



Los Altos Pkwy

SPARKS, NV 89436

LAND
FOR SALE
OR LEASE

NEIGHBORHOOD
COMMERCIAL



TOM FENNELL, SIOR, CCIM

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Price | \$2,995,000.00

Lease Rate | Negotiable

Parcel Size | 3.164 AC

SF Size | 137,823.84 SF

Zoning | NC
Neighborhood Commercial

APN | 514-370-13

About The Property

- Close proximity to main intersection: Los Altos Pkwy and Vista Blvd
- Short distance from main route: Pyramid Way
- Near multiple amenities and convenient to workforce residential.
- 5 Minute drive time to Interstate 80

Permitted Uses Include:

- Offices (professional, medical & dental)
- Retail shops & services (convenience, pharmacy, boutique, florist, gift)
- Personal services (salon, barber, cleaners, tailoring, repair)
- Restaurants & cafés (no drive-thru)
- Banks & financial institutions
- Childcare & preschool facilities
- Community/civic uses (library, cultural center, civic offices)
- Fitness & wellness studios
- Small neighborhood repair shops

[See Planned Development Handbook](#)

[See NC Zoning Component](#)



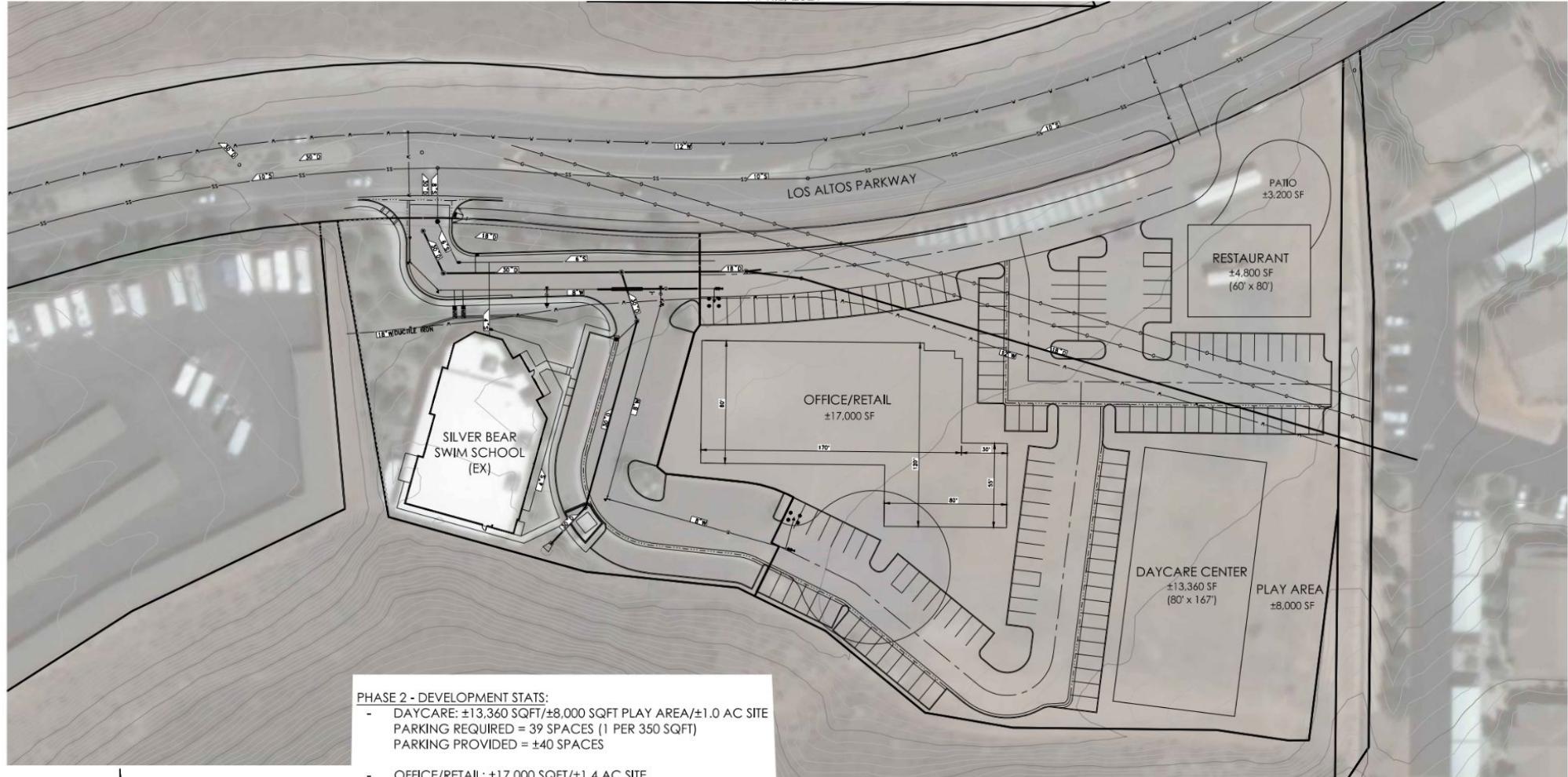
CONCEPTUAL PARCEL OVERLAY



COMMERCIAL CONCEPT PHASE 2 - ALT 2

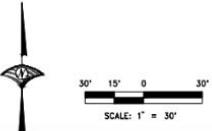
DESERT HIGHLANDS

SPARKS, NEVADA
APRIL, 2021



PHASE 2 - DEVELOPMENT STATS:

- DAYCARE: $\pm 13,360 \text{ SQFT} / \pm 8,000 \text{ SQFT PLAY AREA} / \pm 1.0 \text{ AC SITE}$
PARKING REQUIRED = 39 SPACES (1 PER 350 SQFT)
PARKING PROVIDED = ± 40 SPACES
- OFFICE/RETAIL: $\pm 17,000 \text{ SQFT} / \pm 1.4 \text{ AC SITE}$
PARKING REQUIRED = 43 SPACES (1 PER 400 SQFT AVG)
PARKING PROVIDED = ± 60 SPACES
- RESTAURANT = $\pm 4,800 \text{ SQFT} / \pm 3,200 \text{ SF PATIO} / \pm 0.8 \text{ AC SITE}$
PARKING REQUIRED = 27 SPACES (1 PER 300 SQFT)
PARKING PROVIDED = ± 30 SPACES



AREA MAP



Primary Traffic Counts (24 hrs.)
VISTA BLVD - 24,030 ADT



1 miles
10,029

3 miles
63,523



NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in **TOP 10** states
for best business tax
climate and business
incentives.



19K

UNDERGRADUATE
STUDENTS

4K

GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



“Super-Loop”
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Recognized by **US News** for being the **No. 7**
across the nation for **Business Environment**.

– **US News (2024)**

Nevada is the 6th **fastest-growing state in the nation**,
according to the latest ***U.S. Census*** data.

– **U.S. Census Bureau (2025)**



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax



One of the most competitive tax climates in the U.S., ranked among the best for business.

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



STATE OF NEVADA

AMERCO



TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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