

FOR LEASE

LOS ALTOS CROSSING SHOPPING CENTER

5212 - 5318 SPARKS BLVD, SPARKS, NV 89436

21,600+ VPD

Nozzlemen
Pizza

Dotty's

GREATER
NEVADA
Credit Union

FIRST BRANCH

Orangetheory
FITNESS

CVS
Pharmacy

U.S. BANK

CVS
Pharmacy

14,300+ VPD



SHAWN SMITH
775.470.8878
shawn.smith@kidder.com
LIC N° BS.0046702

SEAN RETZLOFF
775.470.8879
sean.retzloff@kidder.com
LIC N° S.0182046

km Kidder
Mathews

LOS ALTOS CROSSING



PROPERTY INFO

Eleven parcels totaling ± 9.97 AC

Leaseable SF 5,751

Seven build-ready pads totaling 291,762 SF

AREA OVERVIEW

NEC of Sparks Blvd & Los Altos Pkwy

1/2 mile away from Sparks Crossing, Sparks Galleria, and Spanish Springs Town Center

Los Altos Crossing is on one of the main arterials running east to west through Spanish Springs



AVAILABLE SPACE

#	Space	Square Feet
1	5212 Sparks Blvd	±3,906 SF Grease Interceptor
2	5318 Sparks Blvd	±1,845 SF End Cap

AVAILABLE PADS FOR LEASE, BTS, OR SALE

#	Pads	Square Feet
1	5358 Sparks Blvd.	±34,200 SF Retail Pad
2	5338 Sparks Blvd.	±24,016 SF Retail Pad
3	5322 Sparks Blvd.	±31,038 SF Drive-Through Pad
4	5392 Sparks Blvd.	±34,264 SF Retail Pad
5	5388 Sparks Blvd.	±43,928 SF Retail Pad
6	5268 Sparks Blvd.	±73,798 SF Retail Pad
7	5242 Sparks Blvd.	±50,518 SF Restaurant Pad





TRAFFIC COUNTS	
Los Altos Pkwy	14,300 ADT
Sparks Blvd	21,600 ADT
Pyramid Way	40,000 ADT

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	18,074	34,797	79,942
2029 PROJ. POPULATION	18,510	35,749	78,885
2024 MED. AGE	38.2	38.2	38.2
DAYTIME POPULATION	6,553	12,149	30,277

HOUSEHOLD INCOME

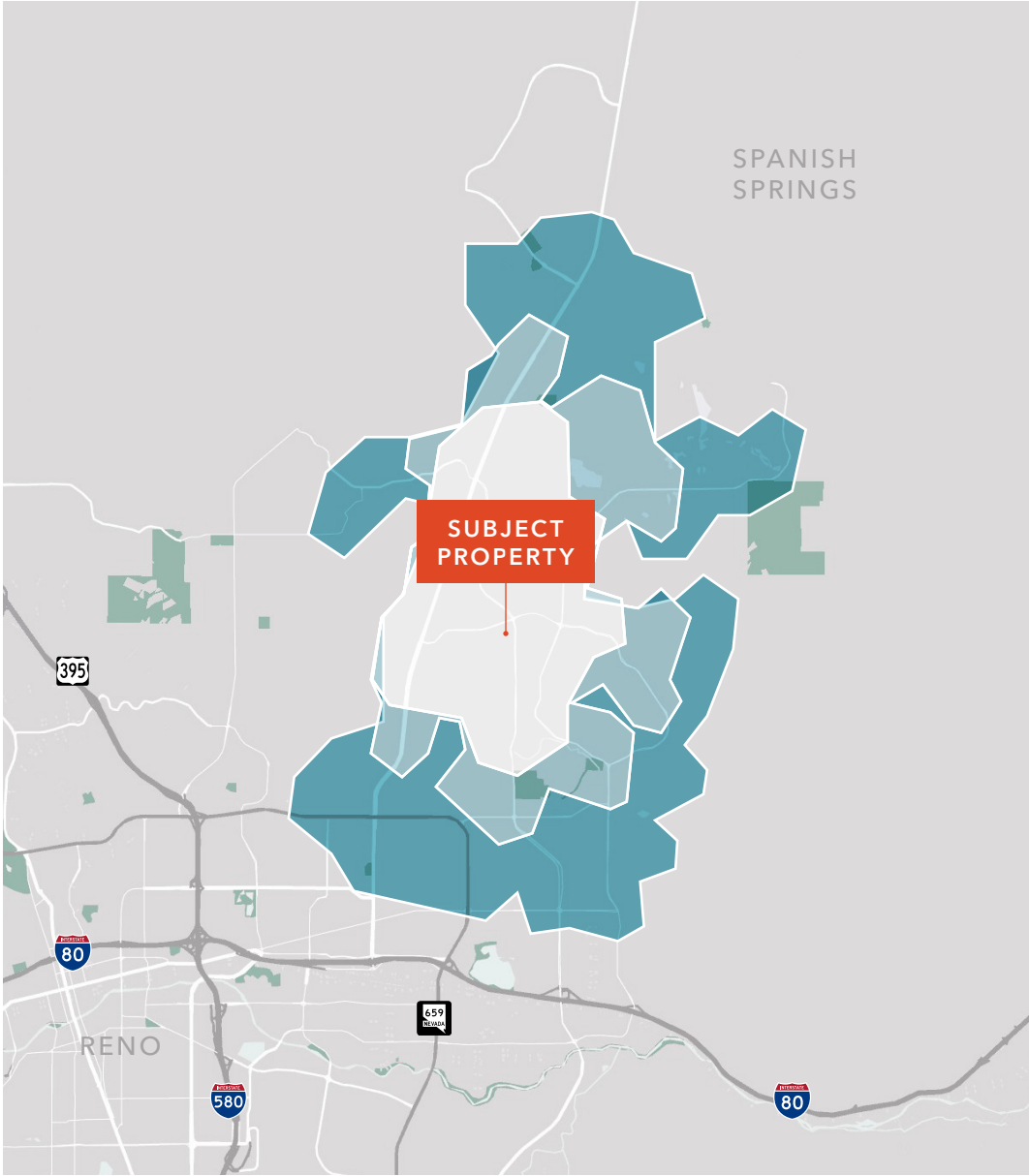
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$127,929	\$127,460	\$121,238
2029 PROJ. AVG. HH INCOME	\$134,537	\$133,847	\$127,289
2024 EST. MED. HH INCOME	\$106,298	\$104,621	\$98,720
2029 PROJ. MED. HH INCOME	\$110,080	\$107,693	\$101,132
2024 EST. PER CAPITA INCOME	\$48,442	\$48,207	\$46,020

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	6,842	13,145	30,319
2029 PROJ. HH	7,002	13,542	30,143
PROJ. ANNUAL GROWTH (2024-2029)	160	397	-176
AVG. HH SIZE	3.2	3.2	3.2

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$517.71 M	\$1.06 B	\$2.42 B
ANNUAL RETAIL EXPENDITURE	\$243.72 M	\$497.06 M	\$1.14 B
MONTHLY HH EXPENDITURE	\$6,305	\$6,696	\$6,657
MONTHLY RETAIL EXPENDITURE	\$2,968	\$3,151	\$3,140



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

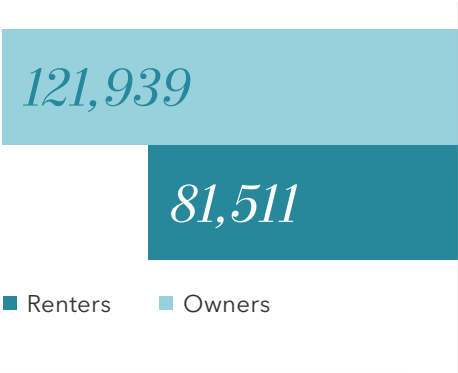
\$110,796

2023 AVG
HH INCOME

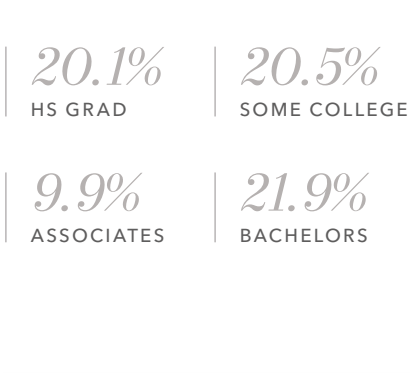
38.6

2023 EST.
MEDIAN AGE

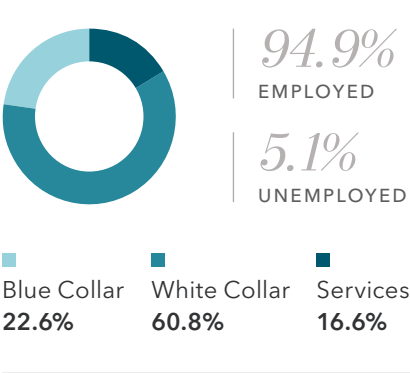
Home Ownership



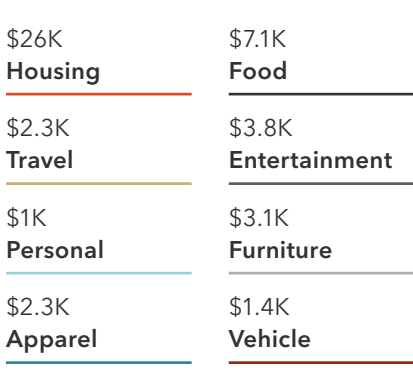
Education



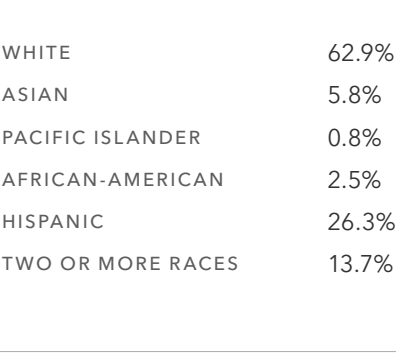
Employment



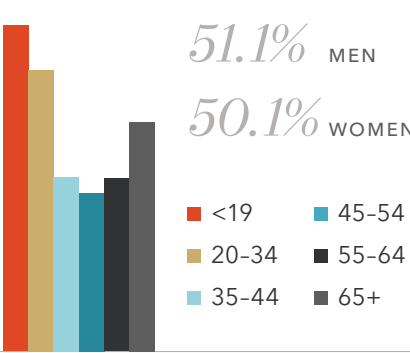
Household Spending



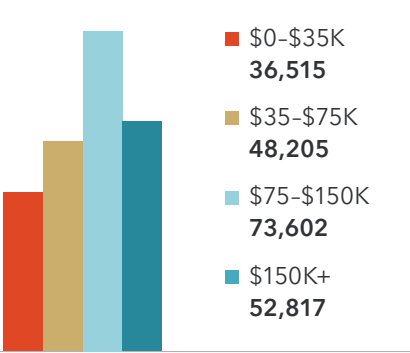
Race & Ethnicity



Gender & Age



Income by Household





LOS ALTOS CROSSING

*For more information on
this property, please contact*

SHAWN SMITH
775.470.8878
shawn.smith@kidder.com
LIC N° BS.0046702

SEAN RETZLOFF
775.470.8879
sean.retzloff@kidder.com
LIC N° S.0182046

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

