

# 5295

Sun Valley Blvd

SUN VALLEY, NV 89433

RETAIL  
OFFICE

FOR SALE  
OR LEASE



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CORFAC  
INTERNATIONAL

# 5295

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**Sales Price** | \$1,900,000

**Lease Rate** | \$1.63/SF/NNN

**NNN** | \$0.23/SF

**Suite A** | 3,200 SF

**Suite B** | 1,200 SF

**Zoning** | NC  
*Neighborhood Commercial*

**Total Bldg SF** | 8,452 SF

**APN** | 085-701-03

### ABOUT THE PROPERTY

- Three spaces available for lease in separate freestanding, single-level retail and medical office buildings.
- High traffic location, with 2024 NDOT daily counts of 27,500 cars per day.
- Easy access to Sun Valley Boulevard, Clear Acre Lane, and U.S. Highway 395.



PARCEL MAP

W GEPFORD PKWY

A

B

SUN VALLEY BLVD

N











# AREA MAP



MIDTOWN DISTRICT

DOWNTOWN



5295 SUN VALLEY BLVD

SUN VALLEY BLVD



Primary Traffic Counts (24 hrs.)  
**SUN VALLEY BLVD - 27,500**



# Demographics



Units in 1 Mile radius **3,061+**



Primary Traffic Counts (24 hrs.)  
**SUN VALLEY BLVD - 26,300**

**5295**  
Sun Valley Blvd

**1 MILE**

**3 MILES**

**5 MILES**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	10,181	79,074	206,484
<b>Average Household Income</b>	\$84,421	\$92,557	\$96,756
<b>Households</b>	3,061	28,004	80,951
<b>Total Businesses</b>	98	1,121	7,005
<b>Population Growth Rate 2023-2028</b>	2.08%	0.95%	0.88%

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