

GROUND LEASE OR BTS

Hard Corner Signalized Stop

2400 Oddie Blvd, Sparks, NV



CONTACT

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Property Highlights

AVAILABLE	±20,038 SF or ±0.46 acres
APN	026-248-33
ZONING	Mixed Use Development (MUD)
LOCATION	High visibility hard corner signalized stop. Strong national tenant retail trade area. Neighboring Tenants Include: Bank of America, CVS Pharmacy, Savers, McDonalds, Auto Zone, Les Schwab Tires, & Dollar Tree. Adjacent to the FUTURE Renown Health Call Center.
LAND	Asphalt paved lot. Drive-thru opportunity.
TRAFFIC COUNTS	1 Oddie Blvd @ Mall Dr: ±17,000 2 Oddie Blvd @ Silverada Blvd: ±19,600 3 Oddie Blvd @ El Rancho Dr: ±14,570



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Build-To-Suit: Hard Corner Signalized Pad

AREA HIGHLIGHTS

1/4 mile to I-580 and US-395 on and off ramps.

Historically long term national tenant retail trade area.

Great sign exposure in a hard corner signalized pad.

Highly visible, hard corner stop.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017			
Est. Population	24,320	111,615	253,535
Est. Daytime Population	19,180	162,529	290,902
Avg. Household Income (\$)	\$39,614	\$45,668	\$56,783
Median Age (Years)	31	34	36
2022			
Est. Population	25,240	111,615	253,535
Avg. Household Income (\$)	\$43,544	\$49,941	\$62,841
Annual Growth Rate 2017-2022	0.75%	0.89%	1.06%

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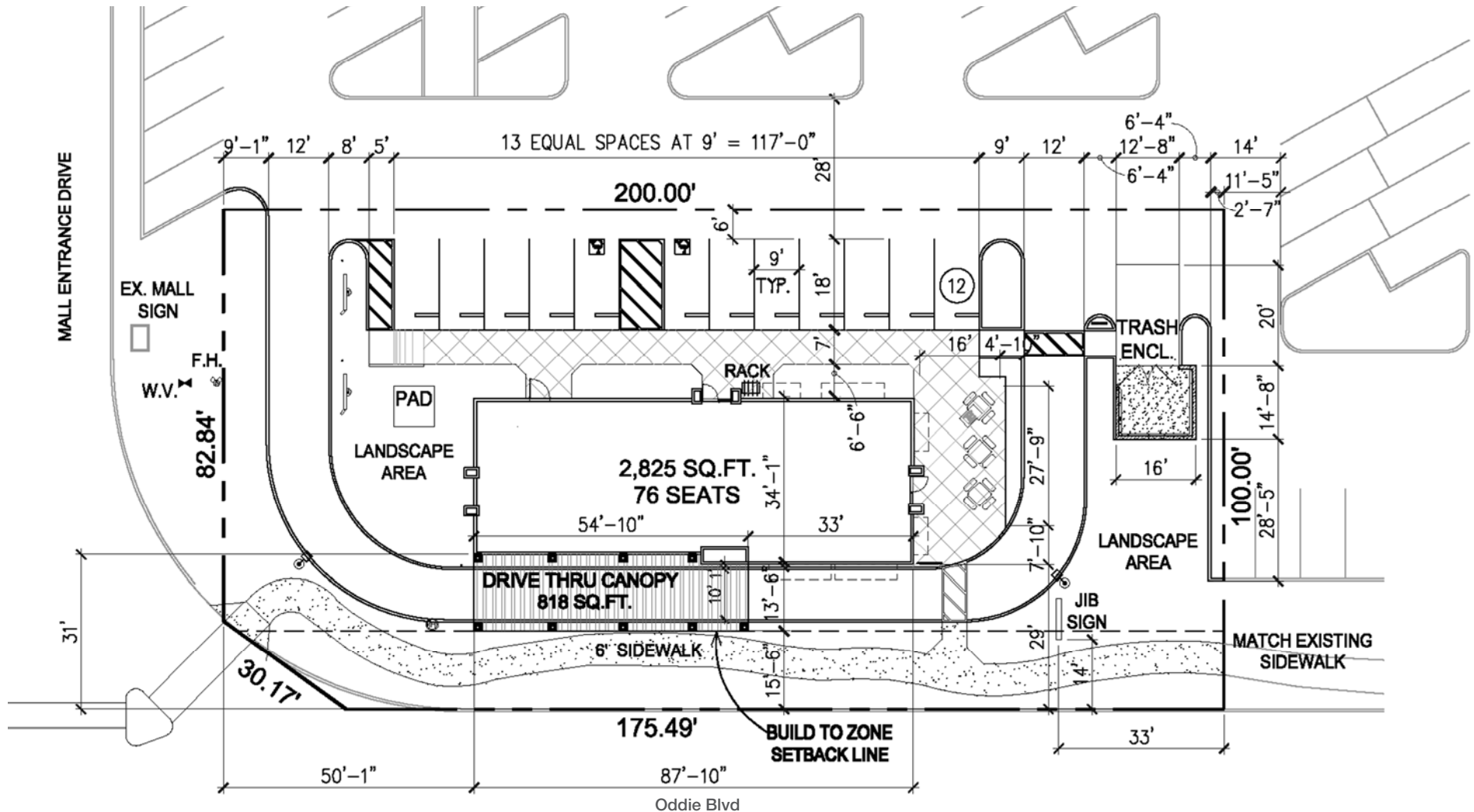
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SITE PLAN



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IMAGES



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