

**FOR LEASE**

# Evergreen Plaza

2300-2360 Oddie Blvd, Sparks, NV 89431



**CONTACT**

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## Property Highlights

**PROPERTY ADDRESS** 2300-2360 Oddie Blvd.  
Sparks, NV 89431

**APN** 026-284-34

**ZONING** Mixed Use Development (MUD)

**LOCATION** Centrally located on Oddie Blvd in Sparks  
Hard corner stop at Oddie Blvd & El Rancho Dr

**FEATURES** Growing retail trade area  
Ease of accessibility

**TRAFFIC COUNTS** ±14,000 CPD - Oddie Blvd @ Sullivan Ln  
±13,230 CPD - Oddie Blvd @ El Rancho Dr

**PROPERTY OVERVIEW** Well located opportunity in a quickly growing retail trade area.  
Property is anchored by CVS since 1980.  
Long-term tenant success.  
Adjacent to Renown Hospital admin and call center offices of ±500 employees.  
Ideally located around new multi-family developments.



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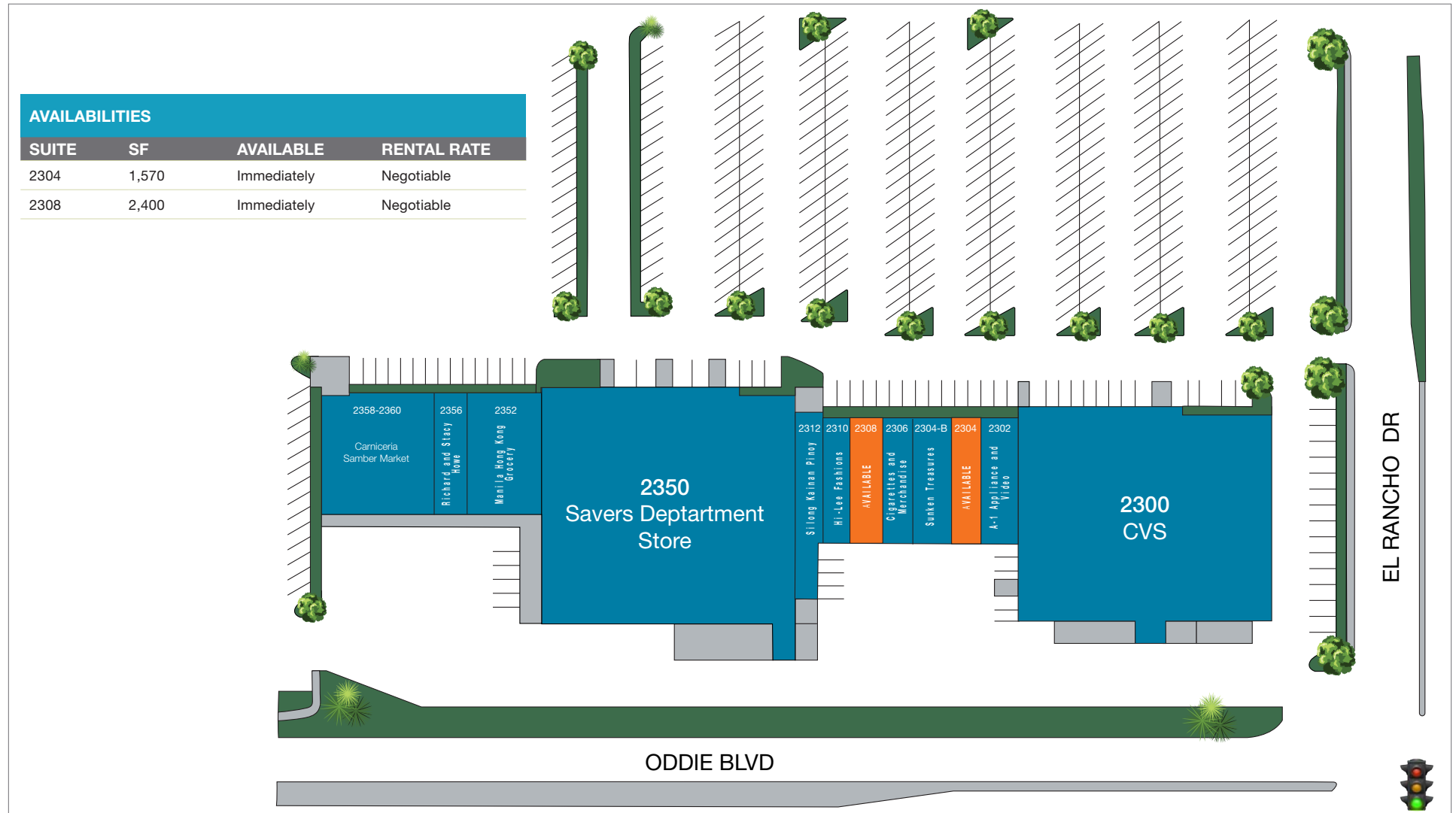
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## SITE PLAN



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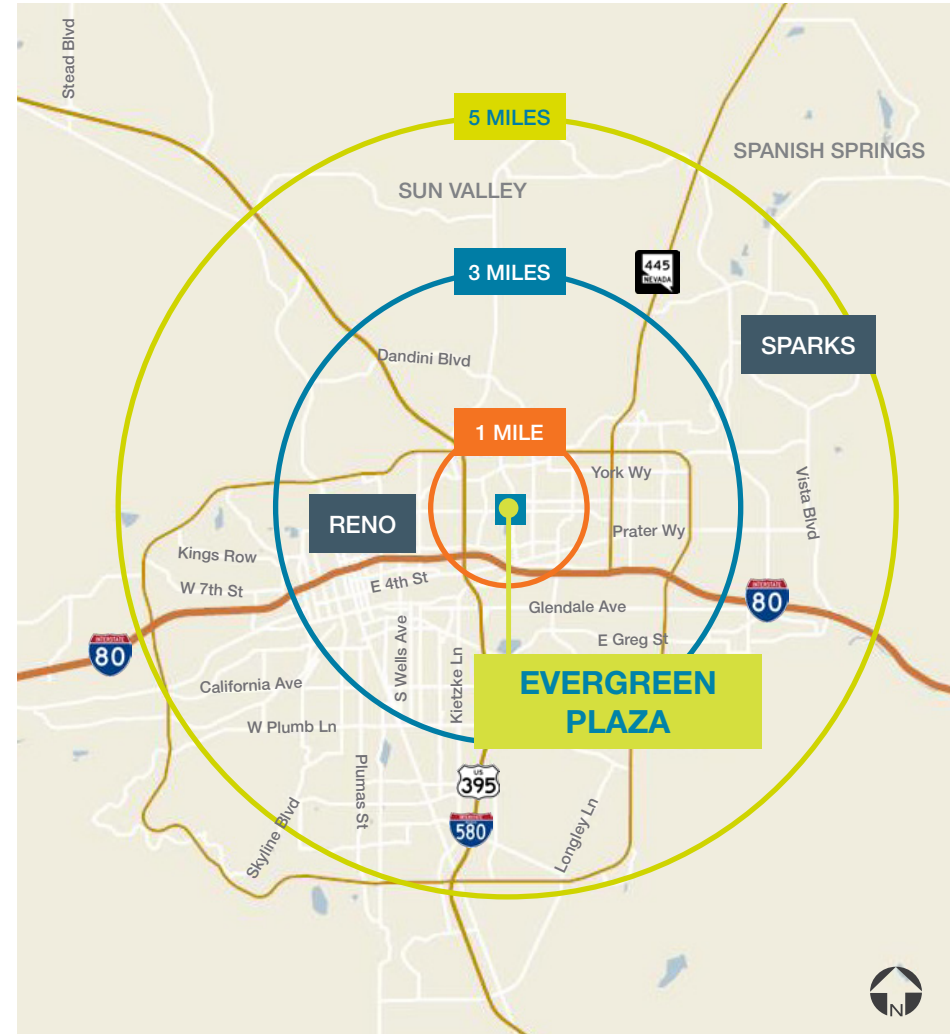


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### DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2019 Population	23,496	113,319	260,803
2019 Daytime Population	32,947	160,800	287,733
2024 Projected Population	28,301	96,431	222,071
2010 Census Population	21,332	103,215	237,311
2019-2024 Annual Population Growth Rate	4.72%	4.63%	4.69%
2019 Median Age	33	35	37
% Some College or Higher	21.7%	30.3%	36.1%
HOUSEHOLDS			
2018 Households	8,444	44,530	102,461
2024 Projected Households	8,870	46,786	107,647
2010 Census Households	7,662	40,510	93,159
2000 Census Household	8,124	39,883	86,356
2019-2024 Annual Household Growth Rate	5.05%	5.01%	5.03%
2019 Average Household Size	2.89	2.53	2.53
INCOME			
2019 Median Household Income	\$39,608	\$44,699	\$58,235
2024 Projected Median Household Income	\$34,808	\$38,222	\$48,632
2019 Average Household Income	\$53,680	\$55,852	\$72,372
2024 Projected Average Household Income	\$49,449	\$54,465	\$68,039
2019 Per Capita Income	\$15,476	\$18,851	\$25,246
HOUSING			
2019 Housing Units	9,286	49,838	112,552
2019 Occupied Units	8,444	44,530	102,461
2019 Vacant Units	842	5,308	10,091
2019 Owner Occupied Units	2,478	15,381	45,637
2019 Renter Occupied Units	5,966	29,149	56,824
2018 Median Housing Value	\$153,548	\$193,143	\$233,016
2018 Average Housing Value	\$170,386	\$220,167	\$265,201



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