

# FOR SALE

381 LOS ALTOS PARKWAY | SPARKS, NV 89436



**HUGE PRICE REDUCTION: \$450,000.00**

## Property Highlights

- 3704± sf
- APN: 510-491-01
- Year built: 2007
- Designed as a bank branch
- Good visibility and access from Los Altos Parkway.
- Ample parking
- Property is on a long-term ground lease.
- Highly upgraded interior finishes



**AVISON  
YOUNG**  
Western Alliance  
Commercial, Inc.

*For additional information, please contact:*

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## Ground Lease Rent Schedule

October 2017-September 2021      \$6,946.40/month  
October 2021-September 2026      \$7,641.04/month

Four additional, consecutive five-year renewal terms.

1st Renewal (5 years) \$8,405.15/month  
2nd Renewal (5 years) \$9,245.66/month  
3rd Renewal (5 years) \$10,170.23/month  
4th Renewal (5 years) \$11,187.25/month

## Demographics

	1-mile	3-mile	5-mile
2017 Population	6,927	83,171	163,605
Median Household Income	\$70,736	\$57,843	\$52,099
Median Home Value	\$240,813	\$206,199	\$222,644
Average Age	37.5	37.5	37.4

\*Demographic information provided by CoStar



DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
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