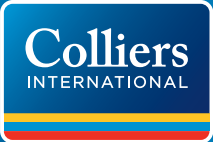


FOR LEASE > D'ANDREA POINTE, SPARKS, NEVADA



FOR LEASE
Sparks, NV
D'Andrea Pointe



NEC OF VISTA BLVD. & D'ANDREA PKWY | SPARKS, NEVADA



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Exposure to over 22,000 cars per day along Vista Boulevard

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FOR LEASE > NEC OF VISTA BLVD. & D’ANDREA PKWY

D’ANDREA POINTE

SPARKS | NEVADA

PROPERTY FEATURES

- > Excellent street front exposure to 22,000 cars per day along Vista Boulevard
- > Servicing the D’Andrea Master Planned Community & Golf Course, as well as the surrounding Sparks and Spanish Springs Communities
- > Adjacent to Walgreens and D’Andrea Marketplace with tenants such as Safeway and CVS
- > Located within minutes of hospital and many warehouse businesses
- > High population of 130,288 in a 5-mile radius and 47,193 households



DEMOGRAPHICS

2015	1 MILE	3 MILE	5 MILE
POPULATION:	13,697	63,576	130,288
HOUSEHOLDS (EXISTING):	5,380	23,937	47,193
MEDIAN HOUSEHOLD INCOME:	\$60,771	\$54,487	\$47,842

Source: STBD



TRAFFIC COUNTS

Baring Blvd, 200ft E of Springland Dr. :	8,100 ADT
Vista Blvd, .3 mi N of E Prater Way :	22,500 ADT
Vista Blvd, .1 mi N of Baring Blvd :	22,000 ADT
Vista Blvd, .75 mi S of Prater Way. :	28,500 ADT

2014 - NDOT

3080 VISTA

Suite 108 - ±1,268 SF (Formerly Super Suppers)
Some Restaurant Improvements

