

FOR SALE

colliers.com/reno

1410

Iratcabal Drive

SPARKS | NV 89426

Daycare and Early Learning Facility for Sale

Unique purchase opportunity
in the established and rapidly
growing Sparks NV market.

Do Not Disturb Current Tenant



21,000 ADT



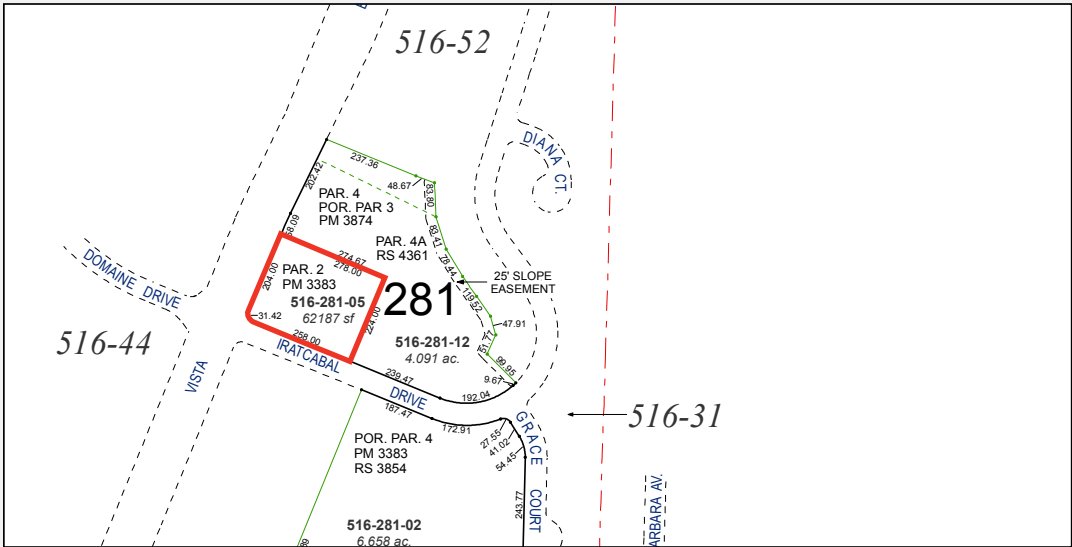
Colliers International
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For more information,
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Parcel Map



Property Details

Purchase Price: \$2,275,000
\$167.38 PSF

Total Building Area	±13,592 SF
Total Lot Area	±1.428 Acres
Zoning	PO (Professional Office)
Structure	Built in 2000
APN	516-281-05
Parking	Surface Level

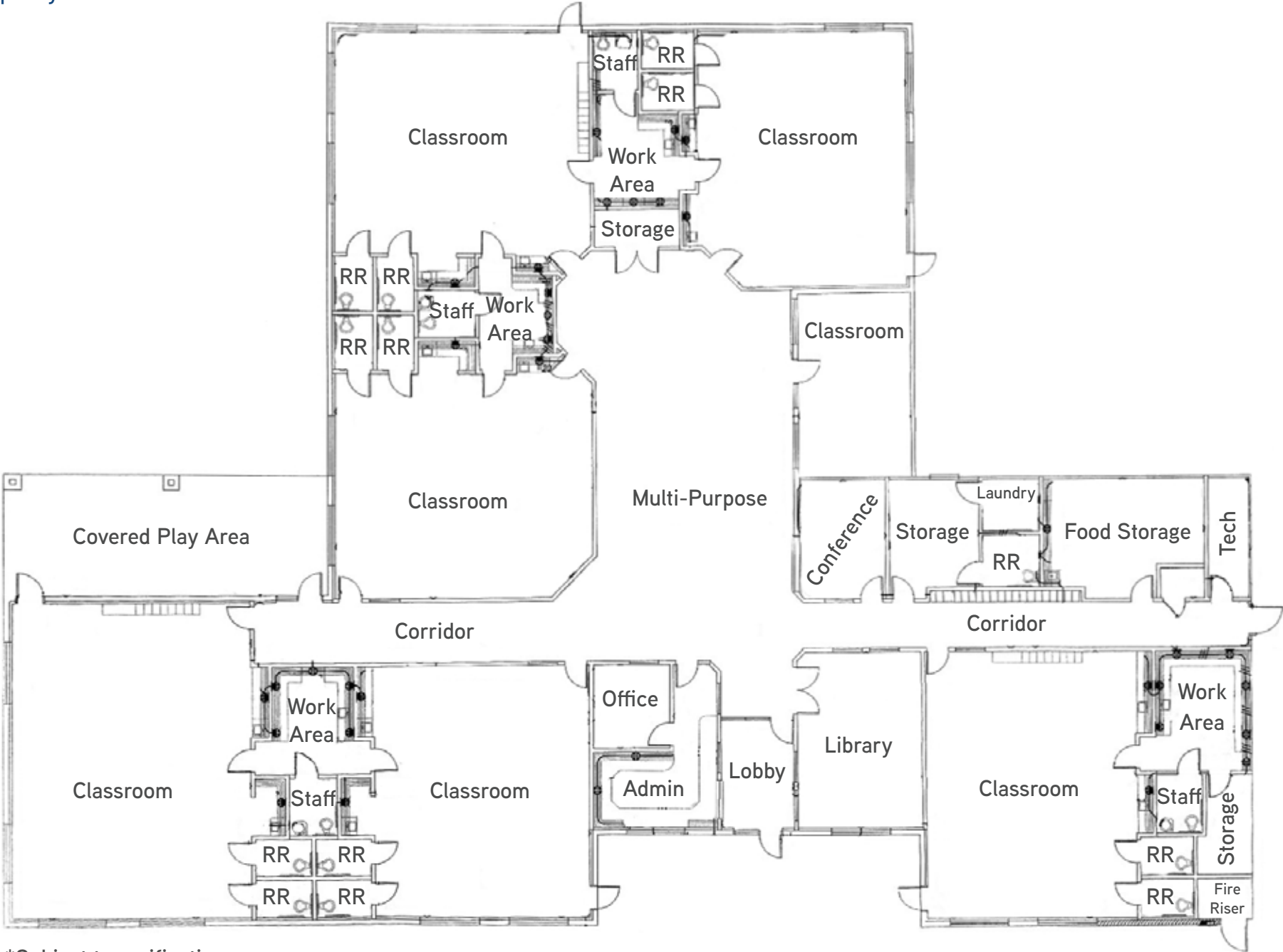
INVESTMENT DESCRIPTION

Conveniently located at the intersection of Vista Blvd and Iratcabal Drive in Sparks NV, this property offers the unique opportunity to purchase a turn-key daycare and early learning facility. Easily accessed via Vista Blvd with left and right turnin and turn-out access from Iratcabal Drive. This property features ample parking, high security features, classrooms, breakroom, and outdoor play space.



Address: 1410 Iratcabal Drive
APN: 516-281-05
Size: ±1.428 Acres

Property Floor Plan



*Subject to verification





Area Demographics

	Radius		
	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Total Population	10,739	72,395	150,866
2023 Total Population	11,739	77,815	161,192
2018 - 2023 % Annual Rate	1.80%	1.45%	1.33%
AVERAGE HOUSEHOLD INCOME			
2018 Household Income Average	\$98,868	\$74,554	\$66,761
2023 Average Household Income	\$112,337	\$85,415	\$76,348
2018-2023 Annual Rate	2.59%	2.76%	2.72%
HOUSEHOLDS			
2018 Households	3,918	27,710	58,582
2023 Households	4,268	29,667	62,233

Sparks Subregion Housing Developments

- › Single-family detached development totals include 8,660 homes approved and 2,435 completed sold and recorded
- › Multi-family development totals include 3,792 homes approved and 199 completed and leased
- › Single-family attached development totals include 606 homes approved and 95 completed sold and recorded
- › Total homes in the Sparks/Spanish Springs Subregion consists of 13,058 homes approved and 2,739 homes completed sold and recorded or leased

- Source UNR Center for Regional Studies | Construction Activity

How Reno/Sparks Ranks Nationally

**Ranked #4 in Growth Entrepreneurship
and #1 in Startup Activity**

Kauffman Index

**2018 Best Mid-Size Cities
for Job Growth #10**

NewGeography

**The Hippest Cities In The US Everyone
Under 30 Wants To Move To**

Business Insider

**Nevada Ranks 2nd in
American Dream Index**

Forbes

**Ranked #12 2018 Best
States for Business**

Chief Executive Magazine

**No. 5 Best Business
Tax Climate**

Business Tax Climate Index by Tax Foundation

**25 of America's Best
Towns Ever**

Outside Magazine

**2017's Most Fun Cities
in America #33**

WalletHub

**2018's Best Large Cities
to Start a Business #51**

WalletHub

**Top 100 Leading
Locations – Reno # 17**

AreaDevelopment.com



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