

FOR LEASE > ANCHOR, IN-LINE AND DRIVE-THRU SPACE

Iron Horse Shopping Center

MCCARRAN BLVD & PRATER WAY, SPARKS NV 89431



Conceptual Rendering



High quality grocery anchored shopping center with recently remodeled Food Maxx. Starbucks, Harbor Freight and Firehouse Subs opening Summer 2018!

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Conceptual Rendering of
New Multi-Tenant Building



Property Highlights

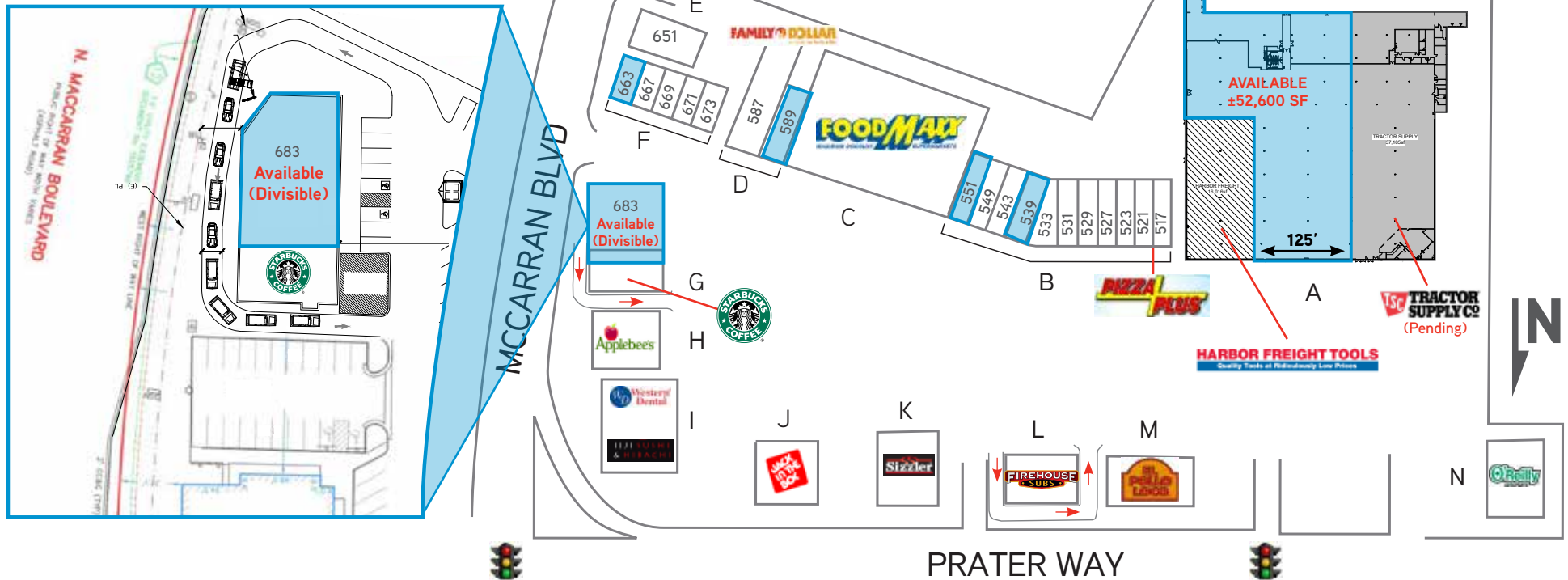
- High quality grocery anchored shopping center with strong co-anchors. Starbucks, Harbor Freight and Firehouse Subs opening Summer 2018!
- Located in one of the densest neighborhoods in Sparks with more than 75,000 people living within a three-mile radius
- Situated on McCarran Blvd and Prater Way, major arterials with easy access to I-80 and serviced by two signalized intersections
- Tenant mix includes highly visible national tenants: Family Dollar, Applebee's, El Pollo Loco, Sizzler, Western Dental, O'Reilly, Jack-in-the-Box, Firehouse Subs and Starbucks Coffee opening soon
- Traffic generators on the intersection include Ross, CVS, Big Lots, Dollar Tree, Fallas, 99 Cents Only, Big Five Sporting Goods, Planet Fitness, McDonald's, Wendy's, Taco Bell, Pet Supermarket and Raising Canes
- Outstanding opportunities available for anchor space up to 52,600 square feet, fast food operators with drive-up window and shop space from 2,000 square feet
- Competitive rent and terms
- Shopping center under new ownership with a \$1M renovation in progress. The parking lot has been resurfaced and pylon renovations schedules for Summer 2018
- **Rare opportunity for space in a new multi-tenant building, end-cap with drive-thru and ±52,600 SF anchor space**

Conceptual Rendering



Site Plan

Conceptual New Multi-Tenant Building



Tenant Directory

Building	Suite	Tenant	SF
A	495	Harbor Freight Tools	16,016
A	500	AVAILABLE	52,600
A	505	(PENDING)	37,105
B	517	Pizza Plus	3,000
B	521	Pizza Plus	1,576
B	523	PeopleReady	2,240
B	527	Instant Hair & Nails	1,280
B	529	Stilo R.J.	1,200
B	531	Dotty's	1,573
B	533	Dotty's	3,078
B	539	AVAILABLE	2,330

Building	Suite	Tenant	SF
B	543	Payless Shoes	3,000
B	549	Paycheck Advance	1,625
B	551	AVAILABLE	2,000
C		Food Maxx	47,404
D	589	AVAILABLE	3,290
D	587	Family Dollar	10,288
F	663	AVAILABLE (Drive-Thru)	1,424
F	667	Metro PCS	1,251
F	669	Adam & Eve Hair & Nails	735
F	671	Ironwood Games	660
F	673	Jackson Hewitt	758

Building	Suite	Tenant	SF
E	651	Tico's Auto	2,500
G	683	NEW MULTI-TENANT BUILDING AVAILABLE	5,400 (Divisible)
H	685	Applebee's Restaurant	6,586
I	685-101	Ijji Sushi	5,000
I	685-103	Western Dental	5,000
J	655	Jack in the Box	3,008
K	615	Sizzler Steakhouse	7,083
L	593	Firehouse Subs	3,200
M	591	El Pollo Loco	3,500
N	N345	O'Reilly Auto Parts	4,950



2017 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
17,890	87,661	196,984
DAYTIME POPULATION		
7,572	58,065	161,248
HOUSEHOLDS		
6,843	29,287	75,382
MEDIAN HOUSEHOLD INCOME		
\$38,776	\$41,598	\$38,798

Traffic Counts
MCCARRAN BLVD .2 MI S OF PRATER WAY: 28,000 ADT
PRATER WAY E OF N MCCARRAN: 17,000 ADT
PROBASCO WAY, W OF N MCCARRAN BLVD: 16,000 ADT
NDOT - 2016



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