

FOR LEASE > ANCHOR AND IN-LINE RETAIL SPACE

# Iron Horse Shopping Center

MCCARRAN BLVD & PRATER WAY, SPARKS NV 89431



Conceptual Rendering



**TRACTOR SUPPLY CO., HARBOR FREIGHT  
TOOLS AND FIREHOUSE SUBS NOW OPEN!**

High quality grocery anchored shopping  
center with recently remodeled Food  
Maxx, Starbucks opening soon!

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## Conceptual Rendering of New Multi-Tenant Building



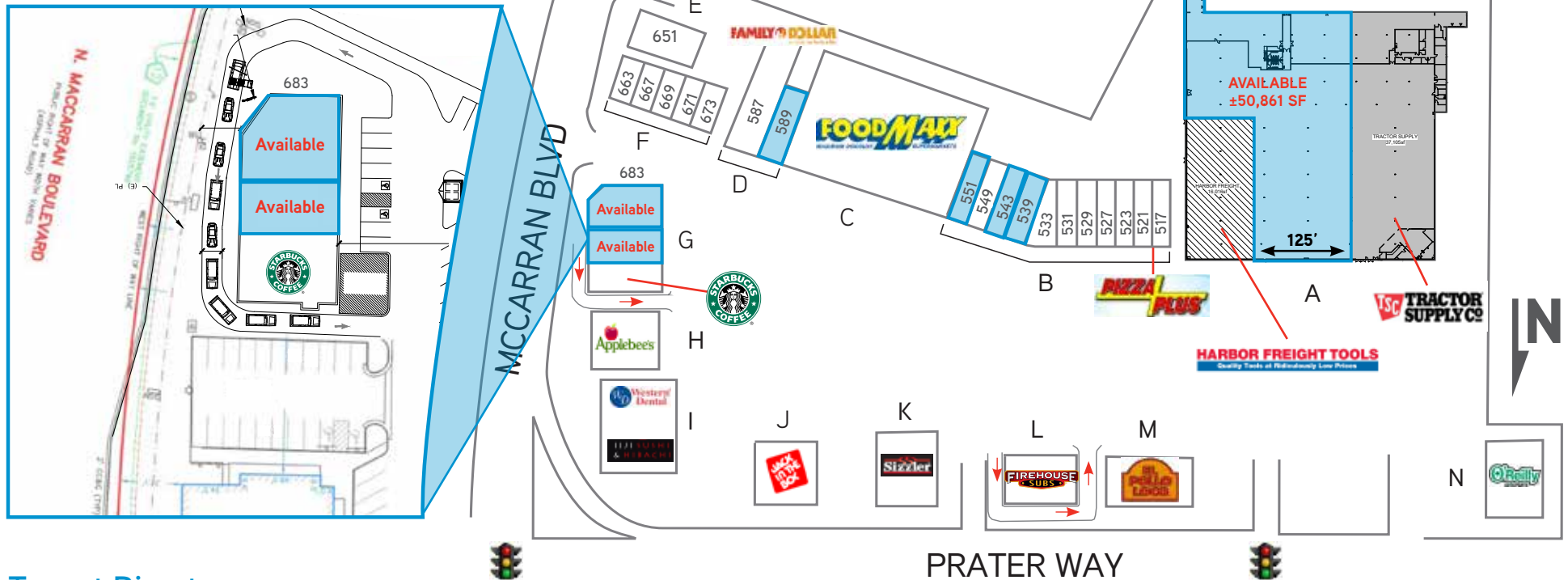
## Property Highlights

- › High quality grocery-anchored shopping center with strong co-anchors. Tractor Supply Co., Harbor Freight Tools and Firehouse Subs now open. Starbucks Coffee opening soon!
- › Located in one of the densest neighborhoods in Sparks with more than 95,000 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 and Firehouse Subs. Starbucks Coffee opening soon!
- › Traffic generators on the intersection consists of Ross, CVS, Big Lots, Dollar Tree, 99 Cents Only, Big Five Sporting Goods, Planet Fitness, McDonald's, Wendy's, Taco Bell, Pet Supermarket and Raising Cane's
- › Outstanding opportunities available for anchor space up to  $\pm 50,861$  square feet and shop space from 2,000 square feet
- › Competitive rent and terms
- › Shopping center under new ownership with renovations in progress. The parking lot has been resurfaced and pylon renovations completed
- › **Rare opportunity for space in a new multi-tenant building, existing in-line or  $\pm 50,861$  SF anchor space**



## Site Plan

Conceptual New Multi-Tenant Building



## Tenant Directory

Building	Suite	Tenant	SF
A	495	Harbor Freight Tools	16,016
A	500	AVAILABLE	50,861
A	505	Tractor Supply Co.	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 RJ	1,200
B	531	Dotty's	1,573
B	533	Dotty's	3,078
B	539	AVAILABLE	2,330
B	543	AVAILABLE	3,000

Building	Suite	Tenant	SF
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	Hiro Poke	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
E	651	Tico's Auto	2,500
G	683	Starbucks	1,900

Building	Suite	Tenant	SF
G	683	AVAILABLE	3,500
G	683	AVAILABLE	1,780
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





2018 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
20,802	95,883	228,290
DAYTIME POPULATION		
8,596	90,839	168,080
HOUSEHOLDS		
7,980	35,858	88,038
MEDIAN HOUSEHOLD INCOME		
\$36,727	\$39,740	\$41,129

Traffic Counts
MCCARRAN BLVD .2 MI S OF PRATER WAY: 29,300 ADT
PRATER WAY E OF N MCCARRAN: 17,700 ADT
MCCARRAN BLVD 200FT N OF PRATER WAY: 22,000 ADT
NDOT - 2018



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