

AVAILABLE > JUNIOR ANCHOR, SHOP SPACE AND PAD SITES

Sparks Galleria Shopping Center



PYRAMID HIGHWAY & DISC DRIVE, SPARKS, NEVADA 89436



**PYLON SIGN
OPPORTUNITY**



**16,835 SF Junior Anchor
Space With Drive-Up Window**

Sparks Galleria is the most prominent retail power shopping center in the Spanish Springs submarket of Sparks NV. Sprouts Farmer's Market and Marshalls/HomeGoods have recently opened, joining the shadow anchors of Costco and Home Depot along with long time existing tenants such as Office Depot and Fitness Connection.

Junior Anchor Space Available – 16,835 SF

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Property Overview

The recent tenant additions have proven the submarket and have only added to the immediate draw and attraction for this power center. The center's location is directly off Route 445/Pyramid Highway, one of the few major thoroughfares to and from the rapidly growing Spanish Springs communities. A dynamic mix of tenants rounds out the project with long term tenants such as Starbucks, QDoba, Port of Subs, Round Table, Salons By JC, Mattress Firm, See's Candies, Taco Bell, T-Mobile, Massage Envy, and One Main Financial. Other retailers in the immediate area include Walmart, Kohl's, Best Buy, Bed Bath and Beyond, Cost Plus, and Ulta.

Property Highlights

- **16,835 SF junior anchor space with drive-up window, shop space and pad sites available**
- Sparks Galleria is a ±633,498 SF Class A Power Center situated in the retail heart of north Sparks/Spanish Springs submarket
- Anchored by Costco, Home Depot, Marshalls/Homegoods, Sprouts Farmers Market, Office Depot, and Fitness Connection
- Sprouts Farmers Market filled a much needed grocery void in the submarket, drawing daily needs shoppers to the project adding to the dynamic mix of national, regional, and local tenants
- Prime, strategic location off Pyramid Highway and Disc Drive with multiple signalized intersection for easy ingress/egress
- Spanish Springs submarket is one of the fastest growing in the Sparks/Reno market with 15,593 residential units currently planned, approved, or under construction
- Surrounded by other retailers such as Walmart, Kohl's, Best Buy, Ulta, Bed Bath and Beyond, Mor Furniture, Cost Plus, and others
- **Pyramid Highway Traffic: 47,500 ADT (NDOT 2018)**



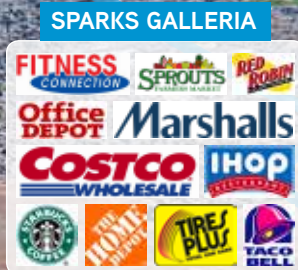
Tenant Directory

Unit	Tenant	SF
C-S1 101	AVAILABLE	1,440
C-S1 102	Dr. Megan Dinh DMD	2,160
C-S1 106	Salon Galleria	1,200
C-S1 108	Omni Chiropractic	1,403
C-S1 112	State Farm Insurance	2,159
D-M1	Sprouts	30,000
D-M2	Marshalls/Homegoods	40,233
D-M3	Salons By JC	6,530
D-M4	Office Depot	18,813
D-M5	AVAILABLE	16,835
D-S1 101-107	Keller Williams Realty	4,437
D-S1 109-111	Massage Envy	2,780
D-S2 101-105	Charter Spectrum	3,600
D-S2 107	AVAILABLE	1,200
E-S1 101	Kay Jewelers	1,896
E-S1 103	GNC	1,200
E-S1 105/107	Qdoba	2,400
E-S2 101	Starbucks	1,697
E-S2 103	Gamestop	1,417
E-S2 105	Niko's Greek Kitchen	1,330
E-S3 101	Las Mesitas Carniceria	2,375
E-S3 105	Sports Clips	1,206
E-S3 107	See's Candies	1,206
E-S3 109-111	T-Mobile	3,014
E-P2	Taco Bell	2,218
F-M1	Fitness Connection	41,537
H-S1 101-105	Round Table Pizza	3,600
H-S1 107	Galleria Nails	1,206
H-S1 109	OneMain Financial	1,206
H-S1 111	Great Clips	1,200
H-S2 101	Port of Subs	1,500
H-S2 103	Power Up Cell Repair	905
H-S2 105-109	LEASED BUT AVAILABLE	3,621
H-S3 101-107	Mattress Firm	4,800

Pad Sites		Acres
CP3	AVAILABLE	1.429
CP4	AVAILABLE	1.052
IS1-JP2	AVAILABLE	4.152

Site Plan





Spanish Springs Residential Construction Activity

In the Spanish Springs submarket, there are a total of 15,593 residential units currently planned, approved, or under construction.

2018 Demographics - CCIM STDB

1mi radius	3mi radius	5mi radius
POPULATION		
5,418	103,646	174,036
DAYTIME POPULATION		
2,669	16,726	101,239
HOUSEHOLDS		
1,953	37,421	62,464
MEDIAN HOUSEHOLD INCOME		
\$66,890	\$50,966	\$48,558



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