

FOR LEASE >

Iron Horse Shopping Center

671 E Prater Way,
Sparks, NV 89431

Anchor and Drive-Thru Locations Available

- High quality grocery anchored shopping center with recently opened Food Maxx
- Located in one of the densest neighborhoods in Sparks
- Situated on McCarran Blvd and Prater Way, major arterials with easy access to I-80

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**NEW OWNERSHIP WITH
REMODEL IN PROGRESS!**

**NEW MULTI-TENANT
BUILDING COMING SOON!**



Conceptual Rendering of
New Multi-Tenant Building



Conceptual Rendering of
New Multi-Tenant Building



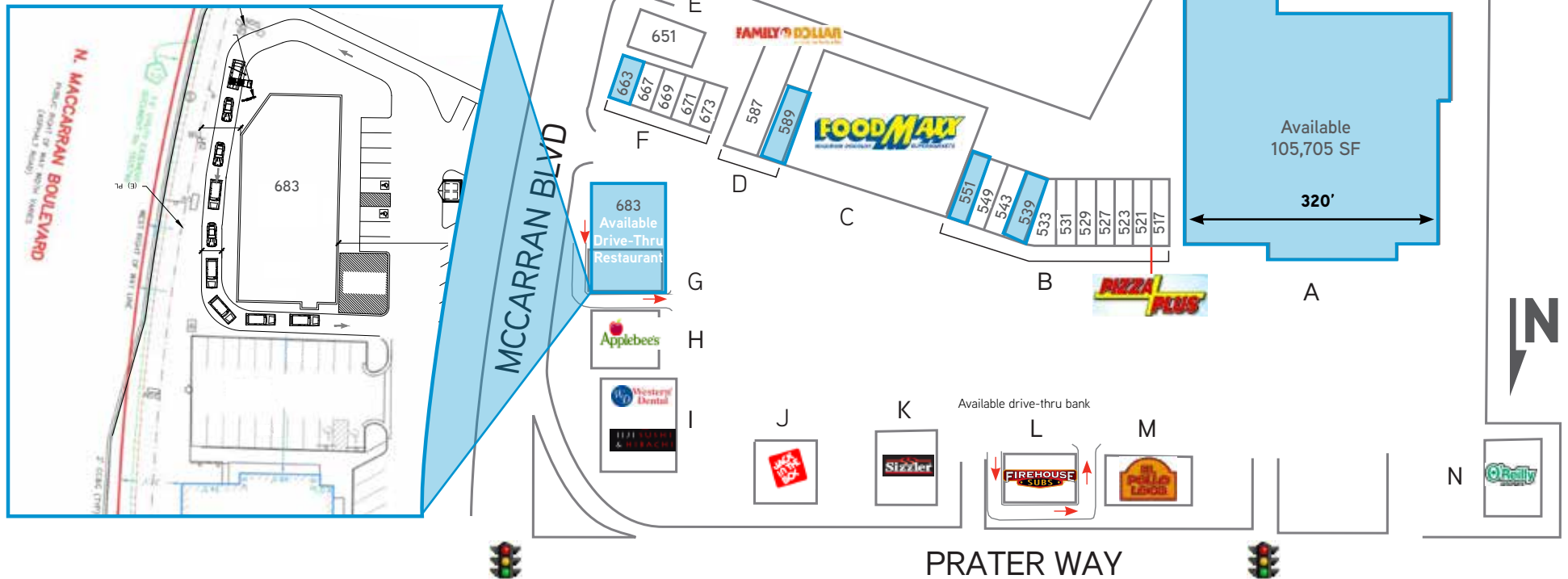
Property Highlights

- › High quality grocery anchored shopping center. Food Maxx recently opened its only Reno-Sparks location, bringing their value experience to further drive new customers to the center
- › 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, Firehouse Subs and Jack-in-the-Box
- › 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
- › Outstanding opportunities available for anchor space up to 105,000 square feet, fast food operators with drive-up window, bank/credit unions with drive-thru lanes and shop space from 2,000 square feet
- › Competitive rent and terms
- › Shopping center under new ownership with a \$1M renovation in progress with parking lot and pylon signage recently completed
- › Rare opportunity for space in a new multi-tenant building and existing end-cap with drive-thru



Site Plan

Conceptual New Multi-Tenant Building



Tenant Directory

Building	Suite	Tenant	Square Feet
A	505	AVAILABLE	105,705
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	Payless Shoes	3,000
B	549	Paycheck Advance	1,625

Building	Suite	Tenant	Square Feet
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
E	651	Tico's Auto	2,500
G	683	AVAILABLE	3,000

Building	Suite	Tenant	Square Feet
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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