

STARBUCKS & CHASE BANK COMING SOON!



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FOR LEASE >

Eagle Landing Shopping Center

9725 Pyramid Hwy,
Spanish Springs, NV 89441

Anchor, Junior Anchor, and Pad
Sites with Drive-Thru Available

- Frontage on both Pyramid Highway and Eagle Canyon with excellent exposure and access
- Freestanding pad sites with approved drive-thru, retail, anchor, and junior anchor space available
- Located in the heart of Spanish Springs

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Property Highlights

- › Tenants include: Walgreens, Auto Zone, Taco Bell, McDonald's, Bully's, Subway, Pizza Factory, Little Caesars Pizza, Pet Station, Goodwill Donation Express with Starbucks, Chase Bank and Lee's Nails & Spa opening soon.
- › Strategically located at the intersection of Pyramid Highway and Eagle Canyon Drive in the "heart" of the Spanish Springs Valley.
- › Frontage on both Pyramid Highway and Eagle Canyon with excellent exposure and access.
- › Traffic counts exceed 35,000 ADT at the intersection of Pyramid Highway and Eagle Canyon Drive and are projected to increase significantly.
- › Median household income is \$79,569 in Spanish Springs.
- › Spanish Springs High School and Shaw Middle School are located 1/2 mile to the west on Eagle Canyon Drive.
- › Freestanding pad sites with approved drive-thrus, retail, anchor, and junior anchor space available.
- › Over 14,000 new residential units are approved in Spanish Springs.
- › Rare opportunity for an end-cap location with drive-thru, restaurant improvements and grease interceptor!



Site Plan



Tenant Directory

Bldg/ Pad	Suite	Tenant	Square Feet
1	-	AutoZone	7,370
2	-	Taco Bell	2,412
3	-	Starbucks - Coming Soon!	2,200
4	401	Chase Bank - Coming Soon!	1,821
4	402/403/404	Pet Station	3,791
4	405	Little Caesars	1,478
4	406	Subway	1,281
5	-	Walgreens	14,829
6	-	McDonald's	4,073
7	-	PROPOSED RETAIL BUILDING	6,530
8	801/802	GoodWill DonationXpress	1,440
8	803-804	Lee's Nails & Spa - Coming Soon!	2,417
8	805	Pizza Factory	2,673
9	-	PROPOSED RETAIL BUILDING	7,370
10	-	Bully's	10,276
-	-	PHASE 2 ANCHOR & JUNIOR ANCHOR OPPORTUNITIES	TBD



2017 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
4,546	32,005	69,146
DAYTIME POPULATION		
783	3,198	7,254
HOUSEHOLDS		
1,696	10,940	23,270
MEDIAN HOUSEHOLD INCOME		
\$77,804	\$82,144	\$72,920

Traffic Counts
0.1 MILES SOUTH OF LA POSADA ROAD: 35,000 ADT
WEST OF PYRAMID HIGHWAY: 14,000 ADT
0.375 MILES NORTH OF SUNSET SPRINGS ROAD: 12,000 ADT
NDOT - 2016



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