FOR LEASE > Sparks, NV Silver State Plaza



CORNER OF MCCARRAN BOULEVARD AND PRATER WAY

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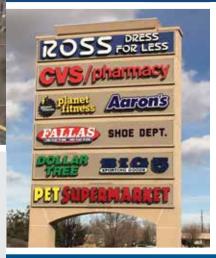


CORNER OF MCCARRAN BOULEVARD AND PRATER WAY

New leases just signed with Shoe Dept., Raising Cane's and Sprint. Only one space left!

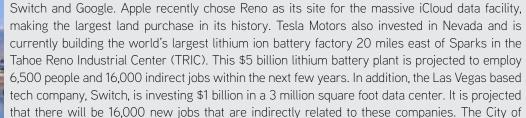


Silver State Plaza is well positioned as the dominant retail center in the area's most traveled streets, McCarran Blvd. and Prater Way. The combination of strong trade area demographics and national retailers provides an unsurpassed retail location.









Sparks is projected to be the largest beneficiary of the economic growth in TRIC.

With Nevada having the third most business-friendly tax structures in the country, it has opened up many possibilities for out-of-state companies to locate facilities here, including Apple, Tesla,

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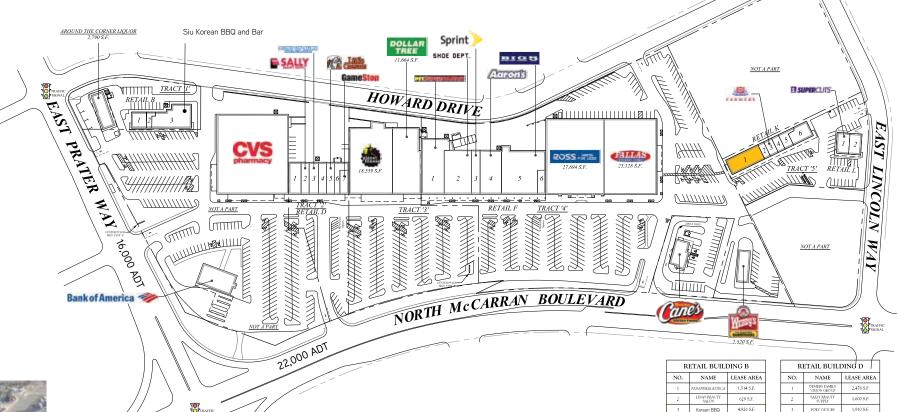
RENO SPARKS ECONOMIC DEVELOPMENT



Sparks | Nevada

PROPERTY FEATURES:

- > 155,669 SF dominant neighborhood shopping center anchored by Ross, CVS, Big 5 Sporting Goods, Planet Fitness, Dollar Tree, Fallas Discount Store, Pet Supermarket, and Shoe Dept. coming soon
- > Desirable regional location situated at the intersection of McCarran Blvd. (22,000 ADT) and Prater Way (16,000 ADT), as well as being a 1/4 mile from I-80's West and East bound on/off ramps (103,000 ADT)
- > Tremendous visibility and access with over 1,110 feet of frontage along McCarran Blvd. and multiple access points
- > Significant daytime population with 240,271 employees within a 5-mile radius
- > Densely populated trade area with over 78,897 people within a 3-mile radius
- > Co-tenants include Aaron's, Sally Beauty, GameStop, Little Caesars, Port of Subs, Wendy's, Supercuts, Wells Fargo, Bank of America, and Raising Cane's coming soon
- > Only one space now available
- > Please call for more details and a tour!



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			Traffic Counts
MANA MANAGEMENT OF THE PARTY OF	The state of the s	The second secon	PRATER WAY, 150FT E OF MCCARRAN BLVD: 22,000
			E PRATER WAY, W OF N MCCARRAN BLVD: 16,000
		The same of the sa	MCCARRAN BLVD, .2 MI S OF E PRATER WAY: 28,000
MANAGEMENT AND PROPERTY AND PARTY.		Cane's	2015 - NDOT
200 0年,中央大学	ROSS		
	SHOE DEPT.		
cvs		The second second	SALLY ISALLY IN ALLEGE
East Prater Way	2	s design.	THE REPORT OF THE PERSON OF TH



2017

POPULATION:

Households:

Demographics

MEDIAN HOUSEHOLD INCOME:



1 MILE

19,913

7,554

\$39,605

3 MILE

78,897

29,370

\$42,179

5 MILE

192,716

73,445

\$38.895



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