

FOR LEASE >
Sparks, NV
Silver State Plaza

CORNER OF MCCARRAN BOULEVARD AND PRATER WAY



FOR LEASE >
Sparks, NV
Silver State Plaza

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.



RENO SPARKS ECONOMIC DEVELOPMENT
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, Switch and Google. Apple recently chose Reno as its site for the massive iCloud data facility, making the largest land purchase in its history. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory 20 miles east of Sparks in the Tahoe Reno Industrial Center (TRIC). This \$5 billion lithium battery plant is projected to employ 6,500 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 3 million square foot data center. It is projected that there will be 16,000 new jobs that are indirectly related to these companies. The City of Sparks is projected to be the largest beneficiary of the economic growth in TRIC.

ROXANNE STEVENSON
+ 1 775 823 4661
roxanne.stevenson@colliers.com

CASEY SCOTT, CCIM
+ 1 775 823 6630
casey.scott@colliers.com

Colliers International
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: 775.823.9666 | F: 775.823.4699
www.colliers.com/reno

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 ¼ 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!



Traffic Counts	
PRATER WAY, 150FT E OF MCCARRAN BLVD:	22,000
E PRATER WAY, W OF N MCCARRAN BLVD:	16,000
MCCARRAN BLVD, .2 MI S OF E PRATER WAY:	28,000
2015 - NDOT	

Demographics				
2017	1 MILE	3 MILE	5 MILE	
POPULATION:	19,913	78,897	192,716	
HOUSEHOLDS:	7,554	29,370	73,445	
MEDIAN HOUSEHOLD INCOME:	\$39,605	\$42,179	\$38,895	
Source: ESRI				

RETAIL BUILDING B			RETAIL BUILDING D		
NO.	NAME	LEASE AREA	NO.	NAME	LEASE AREA
1	PANAFARMATICA	1,514 S.F.	1	DEBENS FAMILY VISION CENTER	2,476 S.F.
2	JONAS BEAUTY SALON	629 S.F.	2	SALLY BEAUTY SUPPLY	1,600 S.F.
3	Korean BBQ	4,926 S.F.	3	PORT OF SUBS	1,910 S.F.
TOTAL		7,069 S.F.	4	SILVER STATE CIGARETTES	1,600 S.F.
			5	LITTLE CAESARS	1,603 S.F.
			6	REYNOLDS MEDICAL RESTAURANT	1,446 S.F.
			7	GAME STOP	1,335 S.F.
			TOTAL		11,970 S.F.

RETAIL BUILDING F		
NO.	NAME	LEASE AREA
1	PET SUPERMARKET	8,451 S.F.
2	SHOE DEPT.	7,702 S.F.
3	SPRINT	2,271 S.F.
4	AARON'S	5,830 S.F.
5	BIG 5 SPORTING GOODS	10,880 S.F.
6	EAST MAIL	1,209 S.F.
TOTAL		36,343 S.F.

RETAIL BUILDING L		
NO.	NAME	LEASE AREA
1	SUPERCUTS	1,500 S.F.
2	OUTER LIMITS	1,500 S.F.
TOTAL		3,000 S.F.

RETAIL BUILDING K		
NO.	NAME	LEASE AREA
1	AVAILABLE	3,397 S.F.
2	SHIMADZU HOT TUBS	638 S.F.
3	FARMERS INSURANCE	845 S.F.
4	FANCY FISH & NODS	760 S.F.
5	RENO GOLD BUYERS	1,081 S.F.
6	CPW & MORE	2,005 S.F.
TOTAL		8,921 S.F.

AVAILABLE

