

FOR LEASE > JUNIOR ANCHOR & RETAIL SPACE

# Silver State Plaza, Sparks NV

CORNER OF MCCARRAN BOULEVARD AND PRATER WAY



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±25,128 SF JUNIOR ANCHOR END-CAP AVAILABLE



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 OVERVIEW

Reno and Sparks are experiencing a strong comeback. The area was among the hardest hit states with the recession beginning in 2007. However, it is now experiencing one of the strongest recoveries. In addition to its significant influx of major new businesses, the region prides itself on its life-work balance. Washoe County's unemployment rate was 3.7% as of August 2018. Recent tech and construction activity has surged the economy and GDP has shown significant continual growth (\$147.5 billion in 2016 – a 13% jump from \$128.3 billion in 2006)\*. In addition, the University of Nevada Reno is a tier 1 university and had 22,000 students enrolled in 2018.

The economy has enjoyed steady growth over the past few years as property values are steadily increasing, the population is growing, and industries are diversifying. Some of the biggest names in technology, distribution and manufacturing like Apple, Google, Tesla, Switch Supernap and Zulily have already made the move to our region, followed more recently by Clear Capital, Thrive Market, Block Chain, eBay and Deantronics.

Source: Nevada Business Times

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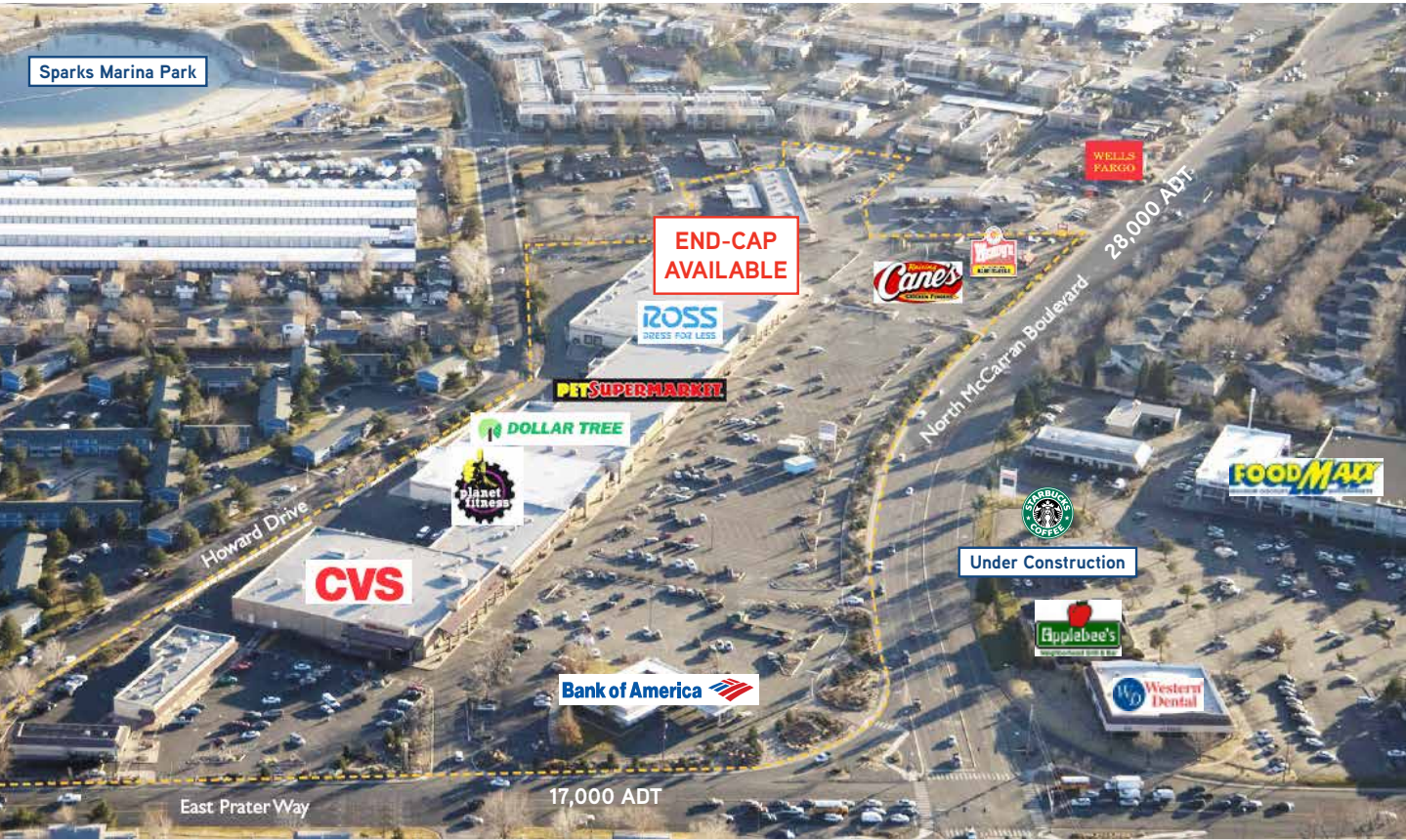
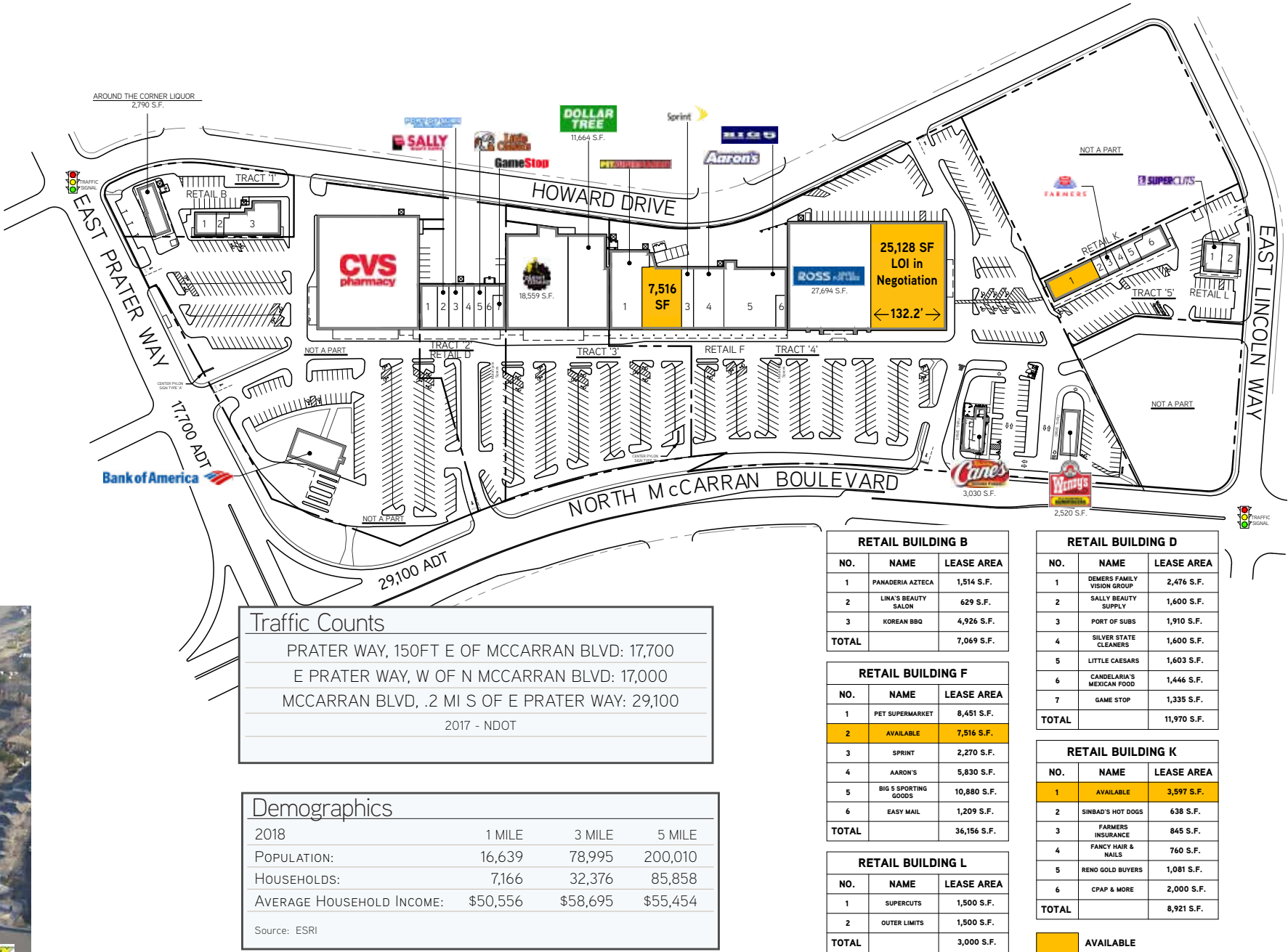
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PROPERTY FEATURES:

- > 155,669 SF dominant neighborhood shopping center anchored by Ross, CVS, Big 5 Sporting Goods, Planet Fitness, Dollar Tree and Pet Supermarket.
- > Desirable regional location situated at the intersection of McCarran Blvd. (29,100 ADT) and Prater Way (17,700 ADT), as well as being a ¼ mile from I-80's West and East bound on/off ramps (94,000 ADT)
- > Tremendous visibility and access with over 1,110 feet of frontage along McCarran Blvd. and multiple access points
- > Significant daytime population with 154,729 employees within a 5-mile radius
- > Densely populated trade area with over 78,995 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
- > Junior Anchor and shop space now available
- > Competitive terms!



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