

FOR LEASE
Sparks, NV
Eagle Landing

PYRAMID HIGHWAY & EAGLE CANYON DRIVE | SPARKS, NEVADA

Owned and
Operated by:



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Traffic Counts

SR445, .375 MI N OF SUNSET SPRINGS RD 10,500 ADT
SR445, PYRAMID HW, .1 MI S OF LA POSADA RD 27,000 ADT
EAGLE CANYON DR, .5 MI W OF PYRAMID HW 10,500 ADT
LA POSADA, .5 MI E OF PYRAMID HW 8,000 ADT

2015 - NDOT



Demographics

2014	1 MILE	3 MILE	5 MILE
POPULATION:	4,722	29,177	63,673
HOUSEHOLDS:	1,757	10,080	21,574
MEDIAN HOUSEHOLD INCOME:	\$78,400	\$81,187	\$68,607

Source: CCIM, Site to Do Business

Contact

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Property Features

- › Tenants include: Walgreen's, Auto Zone, Taco Bell, McDonald's, Bully's, Subway, Pizza Factory, Little Caesar's Pizza, Pet Station and Goodwill Donation Express.
- › 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 27,000 ADT at the intersection of Pyramid Highway and Eagle Canyon Drive and are projected to increase significantly.
- › Median household income is \$78,672 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!



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FOR MORE INFORMATION,
PLEASE CONTACT:
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SITE PLAN



AERIAL - RESIDENTIAL ACTIVITY

