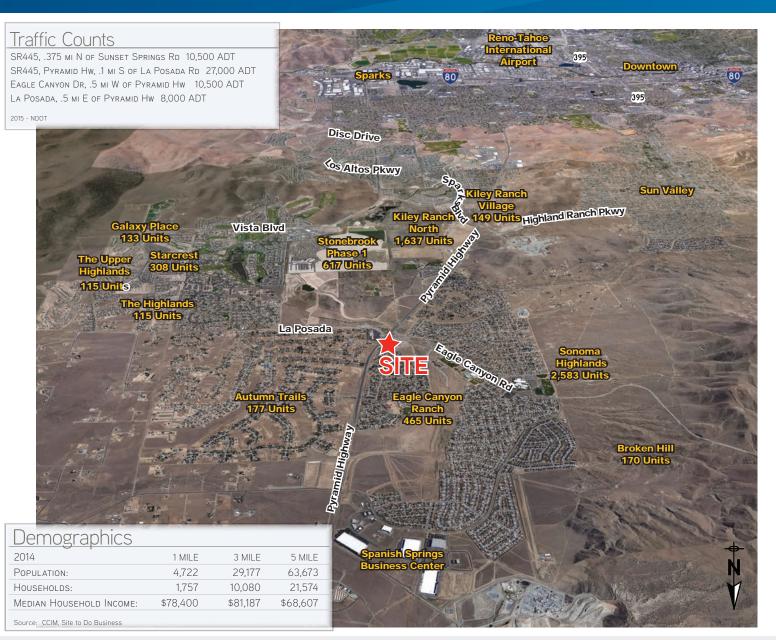
Sparks, NVEagle Landing

wned and perated by:



PYRAMID HIGHWAY & EAGLE CANYON DRIVE | SPARKS, NEVADA



Contact

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Sparks, NV Eagle Landing

tagle Landing

PYRAMID HIGHWAY & EAGLE CANYON DRIVE | SPARKS, NEVADA





Property Features

ROXANNE STEVENSON

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- > 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!

RICK CASAZZA + 1 755 823 4666

rick.casazza@colliers.com

Visit our website for more information: NevadaRetailBrokers.com

Owned and Operated by:



FOR MORE INFORMATION,
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SITE PLAN



KEY 1. Autozone

- 2. Taco Bell
- 3. Pad 3 Approved Drive-thru
- 4. Suite 401- 1,821 SF End Cap with Drive-thru
- 5. Walgreen's

- 6. McDonalds
- 7. Proposed 6,484 SF Building
- 8. Line Shops Bldg. 8:
 Suite 803 1,231 SF
 Suite 804 1,186 SF
 Can be combined for total of 2,417 SF
- 9. Proposed 7,200 SF Building
- 10. Bully's

