



2017 Demographics - CCIM STDB		
1mi radius	3mi radius	5mi radius
POPULATION		
17,890	87,661	196,984
DAYTIME POPULATION		
7,572	58,065	161,248
HOUSEHOLDS		
6,843	29,287	75,382
MEDIAN HOUSEHOLD INCOME		
\$38,776	\$41,598	\$38,798

Traffic Counts
MCCARRAN BLVD .2 MI S OF PRATER WAY: 27,500 ADT
PROBASCO WAY, W OF N MCCARRAN BLVD: 16,000 ADT
GREENBRAE DRIVE, .18 MI N OF PRATER WAY: 21,500 ADT
NDOT - 2015

FOR LEASE >

Iron Horse Shopping Center

671 E Prater Way,
Sparks, NV 89431

- Anchor and Drive-Thru Locations Available**
- High quality grocery anchored shopping center with recently opened Food Maxx
 - Located in one of the densest neighborhoods in Sparks
 - Situated on McCarran Blvd and Prater Way, major arterials with easy access to I-80

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**NEW OWNERSHIP WITH
REMODEL IN PROGRESS!**

**NEW MULTI-TENANT
BUILDING COMING SOON!**



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Conceptual Rendering of New Multi-Tenant Building



Conceptual Rendering of New Multi-Tenant Building

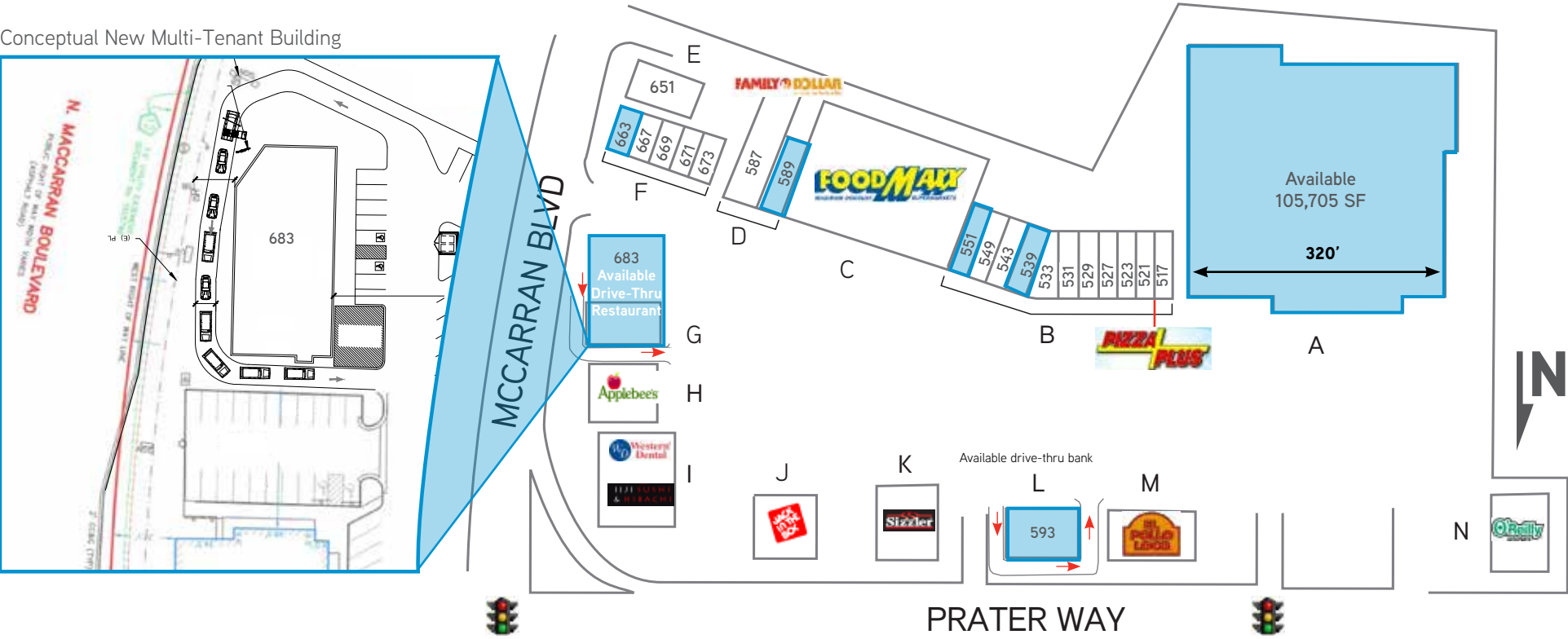


Property Highlights

- High quality grocery anchored shopping center. Food Maxx recently opened its only Reno-Sparks location, bringing their value experience to further drive new customers to the center
- Located in one of the densest neighborhoods in Sparks with more than 75,000 people living within a three-mile radius
- Situated on McCarran Blvd and Prater Way, major arterials with easy access to I-80 and serviced by two signalized intersections
- Tenant mix includes highly visible national tenants: Family Dollar, Applebee’s, El Pollo Loco, Sizzler, Western Dental, O’Reilly and Jack-in-the-Box
- Traffic generators on the intersection include Ross, CVS, Big Lots, Dollar Tree, Fallas, 99 Cents Only, Big Five Sporting Goods, Planet Fitness, McDonald’s, Wendy’s, Taco Bell, Pet Supermarket
- Outstanding opportunities available for anchor space up to 105,000 square feet, fast food operators with drive-up window, bank/credit unions with drive-thru lanes and shop space from 2,000 square feet
- Competitive rent and terms
- Shopping center under new ownership with a \$1M renovation in progress with parking lot and pylon signage recently completed
- Rare opportunity for space in a new multi-tenant building and existing end-cap with drive-thru



Site Plan



Tenant Directory

Building	Suite	Tenant	Square Feet	Building	Suite	Tenant	Square Feet	Building	Suite	Tenant	Square Feet
A	505	AVAILABLE	105,705	B	551	AVAILABLE	2,000	H	685	Applebee's Restaurant	6,586
B	517	Pizza Plus	3,000	C		Food Maxx	47,404	I	685-101	Ijji Sushi	5,000
B	521	Pizza Plus	1,576	D	589	AVAILABLE	3,290	I	685-103	Western Dental	5,000
B	523	PeopleReady	2,240	D	587	Family Dollar	10,288	J	655	Jack in the Box	3,008
B	527	Instant Hair & Nails	1,280	F	663	AVAILABLE (Drive-Thru)	1,424	K	615	Sizzler Steakhouse	7,083
B	529	Stilo RJ	1,200	F	667	Metro PCS	1,251	L	593	AVAILABLE	3,200
B	531	Dotty's	1,573	F	669	Adam & Eve Hair & Nails	735	M	591	El Pollo Loco	3,500
B	533	Dotty's	3,078	F	671	Ironwood Games	660	N	N345	O'Reilly Auto Parts	4,950
B	539	AVAILABLE	2,330	F	673	Jackson Hewitt	758				
B	543	Payless Shoes	3,000	E	651	Tico's Auto	2,500				
B	549	Paycheck Advance	1,625	G	683	AVAILABLE	3,000				