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
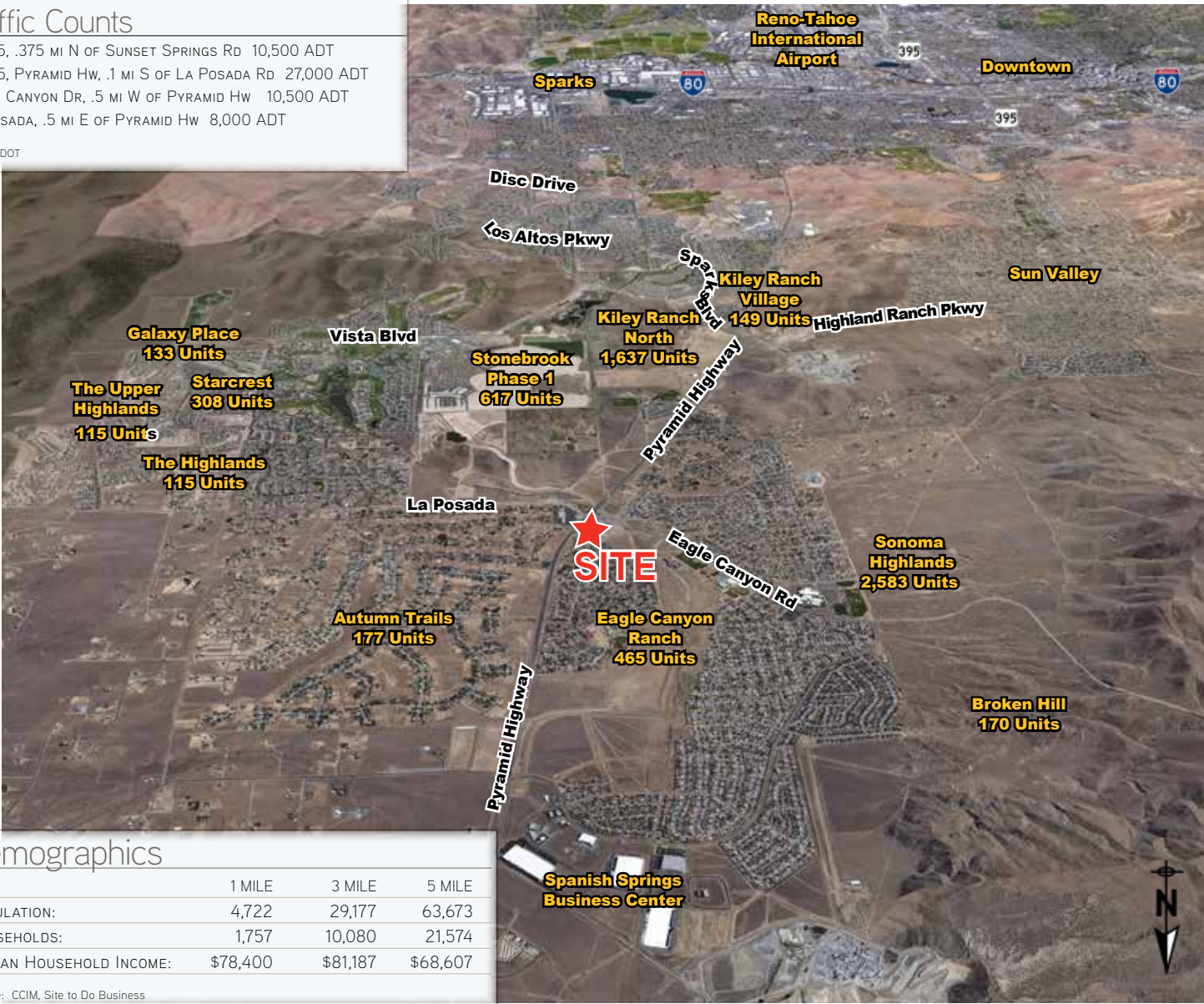
Demographics

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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Colliers INTERNATIONAL

FOR LEASE
Sparks, NV
Eagle Landing

Colliers INTERNATIONAL

PYRAMID HIGHWAY & EAGLE CANYON DRIVE | SPARKS, NEVADA

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!

Owned and Operated by:

FRITZ DUDA COMPANY

FOR MORE INFORMATION, PLEASE CONTACT:

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Eagle Landing

SPARKS | NEVADA

SITE PLAN

PHASE 2
Anchor and Pads
Opportunities
Available

Phase 2 - Anchor and Pads Opportunities Available

Building 8

Suite 803 Area 1231 SF
Suite 804 Area 1186 SF

Building 4

Your Sign Here

Available – 1,812 SF
Has drive-thru

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

AERIAL - RESIDENTIAL ACTIVITY

Activity Status

- Pending Approval (red)
- Approved (blue)
- Under Construction (green)

Pebble Creek 344 Units
Shadow Ridge 390 Units
Broken Hill 170 Units
Eagle Canyon Ranch 465 Units
Autumn Trails 177 Units
Sonoma Highlands 2,583 Units
SITE
The Highlands 115 Units
Stonebrook Phase 1 617 Units
The Upper Highlands 115 Units
Starcrest 308 Units
Galaxy Place 133 Units
Kiley Ranch Village 149 Units
Kiley Ranch North 1,637 Units

Eagle Canyon Rd
Pyramid Highway

Center For Regional Studies
an Economic Development Program of
University of Nevada, Reno