

FOR LEASE > PAD, END-CAP & LINESHOP SPACE

# Legends at Sparks Marina

SPARKS BOULEVARD AND I-80 | SPARKS, NV 89434



The Legends at Sparks Marina and the Outlets at Sparks combine to form the single most comprehensive retail center in Northern Nevada. Anchor tenants include Scheel's Sporting Goods, Target, Lowe's, Best Buy, Galaxy IMAX Theaters, Old Navy, H&M and many brand name outlet stores.

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## Property Highlights

- › Dominant 1.3+ million square foot destination retail center anchored by Scheel's, the world's largest all-sports store, Target, Lowe's and the only IMAX Theatre in Northern Nevada
- › Outstanding mix of retailers, outlet stores and everyday uses including TJ Maxx, Old Navy Outlet, Off Broadway Shoes, F21 Red, Nike Factory Store, H&M, Banana Republic Factory Store, Volcom, Loft Outlet, Gap Outlet, Petco and Payless Shoes
- › Quality restaurants are comprised of Chik-Fil-A, Habit Burger, BJ's Brewhouse, Olive Garden, Buffalo Wild Wings, Chipotle, Jimmy John's, Dunkin Donuts, Popeye's, Taco Bell, Fuddruckers, and Grimaldi's Pizza.
- › Expanded trade area from the rich tenant diversity and lineup with comprehensive cross-shopping
- › Positioned on the junction of Interstate 80 and Sparks Boulevard, Legends at Sparks Marina is easily accessible and highly visible to over 86,000 cars daily
- › Located 13 miles from the 107,000 acre Reno-Tahoe Industrial Center which is the home of the planned 6,500 employee Tesla Gigafactory and other notable tenants like Apple, e-Bay, Zulily, PetSmart, Switch, Tire Rack, Walmart, and recently announced Google.
- › Resurgent Reno/Sparks trade area with an expanding job market and substantial new home development
- › Hampton Inn & Suites along with Residence Inn by Marriott are opening soon and a casino is proposed for the adjacent parcel
- › Under new ownership with retail, restaurant and pad space available

2017 Demographics - ESRI		
1mi radius	3mi radius	5mi radius
<b>POPULATION</b>		
6,150	63,001	166,172
<b>DAYTIME POPULATION</b>		
12,990	46,214	129,952
<b>HOUSEHOLDS</b>		
2,770	23,894	62,794
<b>MEDIAN HOUSEHOLD INCOME</b>		
\$49,523	\$58,077	\$53,760

Traffic Counts
SPARKS BLVD: 31,000 ADT
I-80: 86,000 ADT
<b>NDOT - 2017</b>

# Site Plan & Available Space

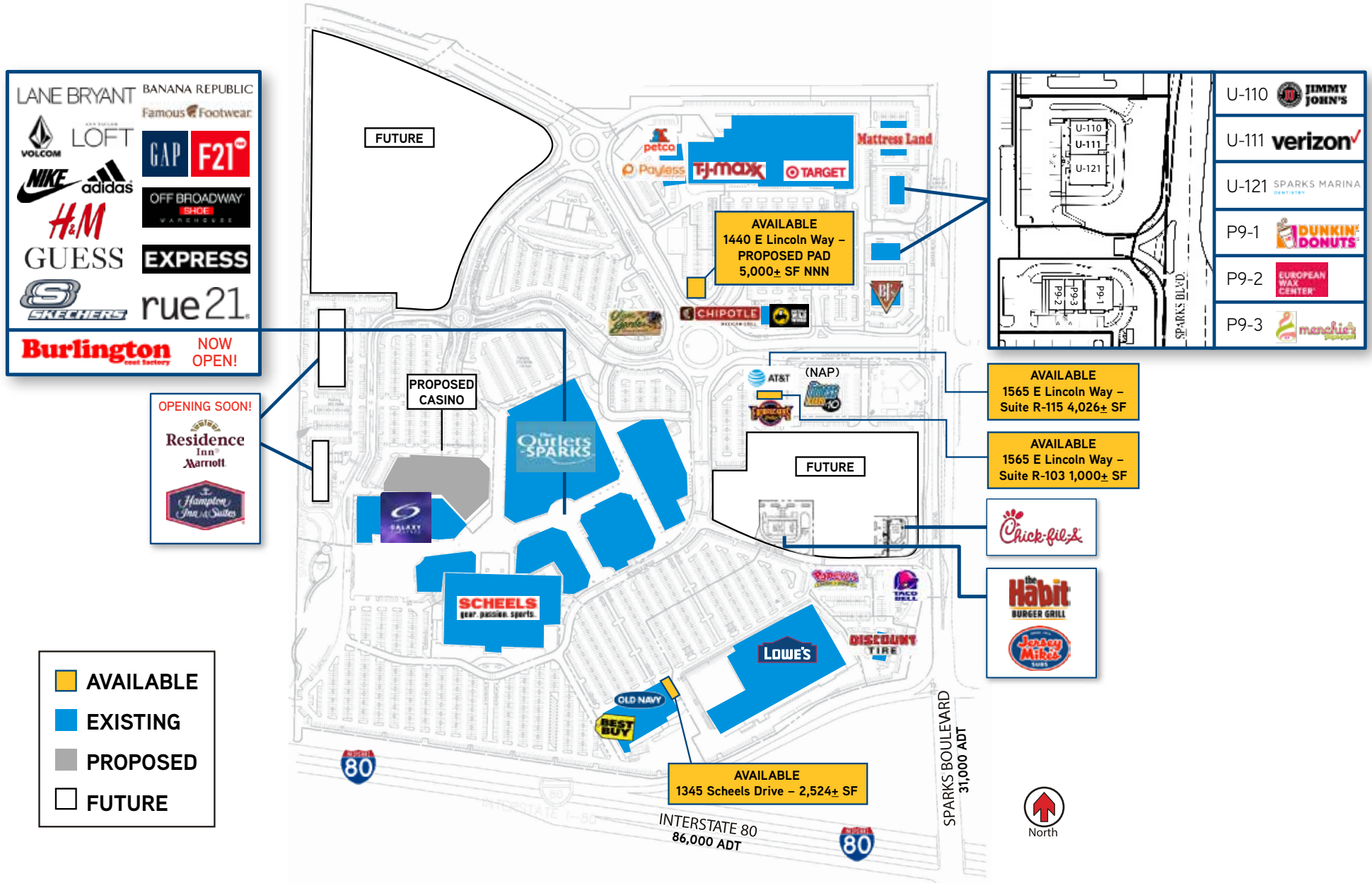
1440 EAST LINCOLN WAY PROPOSED PAD – 5,000± SF NNN

1565 EAST LINCOLN WAY SUITE R-103 – 1,000± SF

1565 EAST LINCOLN WAY SUITE R-115 – 4,026± SF

1345 SCHEELS DRIVE – 2,524± SF

(Contact broker for additional information)



# Aerial Facing North



## Market Overview

Located just east of the Sierra Nevada Mountains and a four hour drive from San Francisco, Reno and Sparks Nevada occupy a valley known locally as the Truckee Meadows. The area is undergoing rapid and sustained growth in terms of population, income, and new home construction. Sparks is the nearest major city to the Tahoe Reno Industrial Complex (TRIC) consisting of over 30,000 developable acres of industrial land. The \$10 billion lithium Tesla Gigafactory is expected to create over 10,000 permanent jobs and 16,000 indirect jobs. At over 7.2 million square feet, the Switch Campus at TRIC is the largest data center in the world with 1.3 millions square feet already built. Legends is the closest retail center to the TRIC, putting it in an excellent position to capitalize on this new job growth.

## Surrounding Area



## Tourism

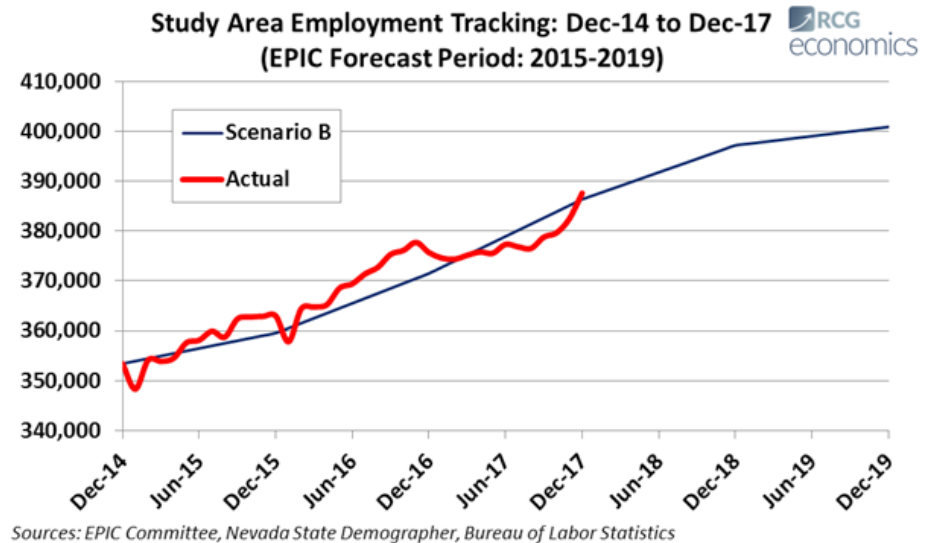
Tourists contribute more than \$4 billion to the economy of the Reno market each year. Approximately half of the visitors to the area reported shopping as one of their activities. Many of these visitors live in Northern Nevada and are welcomed to the market by six, 65 foot monument signs on Interstate 80 at Legends.

Estimated Regional Event Attendees	
Hot August Nights	800,000
Best in West Nugget Rib Cook-off	500,000
Artown	350,000
National Championship Air Races	200,000
The Great Balloon Races	140,000
Reno Rodeo	140,000
US Bowling Championships	100,000
Reno Tahoe Open	50,000
Reno River Festival	44,000

## Employment Growth

The Economic Development Authority of Western Nevada (EDAWN) continues to foster the growth of employment in the area. The technology, distribution, warehousing, manufacturing and transportation sectors continue to add jobs at a record pace.

## EDAWN Jobs Announced – Continued growth



## Increased Consumer Spending

The Washoe County population exceeds 450,000 with the majority concentrated in the Truckee Meadows. The city of Sparks adjoins the east side of Reno and is home to over 91,000 residents. The location, affordability, and economic growth in Sparks has resulted in steady population growth, which is expected to top 133,000 residents in the next fifteen years. Excellent freeway coverage and minimal area traffic allows consumers from all corners of the region access to the Legends at Sparks Marina. This regional center is home to the area's only Scheels, IMAX, Dunkin Donuts, Menchie's, and a 550,000+ square foot outlet center.

## Residential Growth

Median home prices have risen 18% in both Reno and Sparks over the past year with the medium home price reaching \$375,000 in March 2018, providing homeowners with increased equity and consumer confidence.

# LEGEND

1. Legends at Sparks Marina  
(Subject Properties)
2. Redfield Promenade  
- Kimco Realty
3. Target
4. Olive Garden
5. 1575 East Lincoln Way  
- Fitness For 10
6. Shell Gas Station
7. Vacant Agricultural Land (500 AC)  
- University of Nevada Reno
8. Outback Steakhouse
9. Wild Island Family Adventure Park
10. Popeyes
11. Taco Bell
12. Discount Tire
13. Lowes Home Improvement
14. The Outlets at Sparks Marina  
- RED Development
15. 325 Harbour Cove Drive  
- LandCap Investment Partners
16. Hampton Inn & Suites  
Residence Inn by Marriott (UC)
17. The Point at Marina, 920 units approved
- 17A. Lyle, 280 units under construction
- 17B. Waterfront at the Marina, 209 units under construction
18. Sparks Marina RV Park
19. Emigrant Storage
20. Silver State Plaza  
- Walton Street Capital
21. Iron Horse Shopping Center  
- Shopoff
22. Western Village Inn & Casino
23. The Nugget
24. Grand Sierra Resort & Casino  
- EE Technologies
25. 240-250 South Stanford Way  
- EE Technologies
26. 251-259 South McCarran Boulevard  
- Kimball Midwest
27. Nugget Industry Center  
- Lindsay Austin
28. K-Mart Distribution Center Available  
- Colliers International
29. 550 Spice Islands Drive  
- Myers Industries Inc
30. West Spice Industrial Park  
- Global Logistic Properties
31. 960 United Circle  
- Westcore
32. Sierra Commerce Park  
- LBA Realty
33. 1055 East Greg Street  
- Ralcorp Holdings Inc
34. Meredith Kleppe Business Center  
- Brennan Investments
35. 960 East Glendale Avenue  
- Summit Racing Equipment

Lake Tahoe  
(40Miles)

Carson City  
(34 Miles)

Downtown Reno  
(6 Miles)



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