

FOR LEASE

590 E PRATER WAY



Retail

PRODUCT TYPE



±16,984 SF

AVAILABLE SF



\$11.00/SF/YR

RATE



Sparks, NV

LOCATION



Kelly Bland

Senior Vice President | Principal

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NRED N°: S. 0025155

NAI Alliance



Retail

PRODUCT TYPE



±16,984 SF

AVAILABLE SF



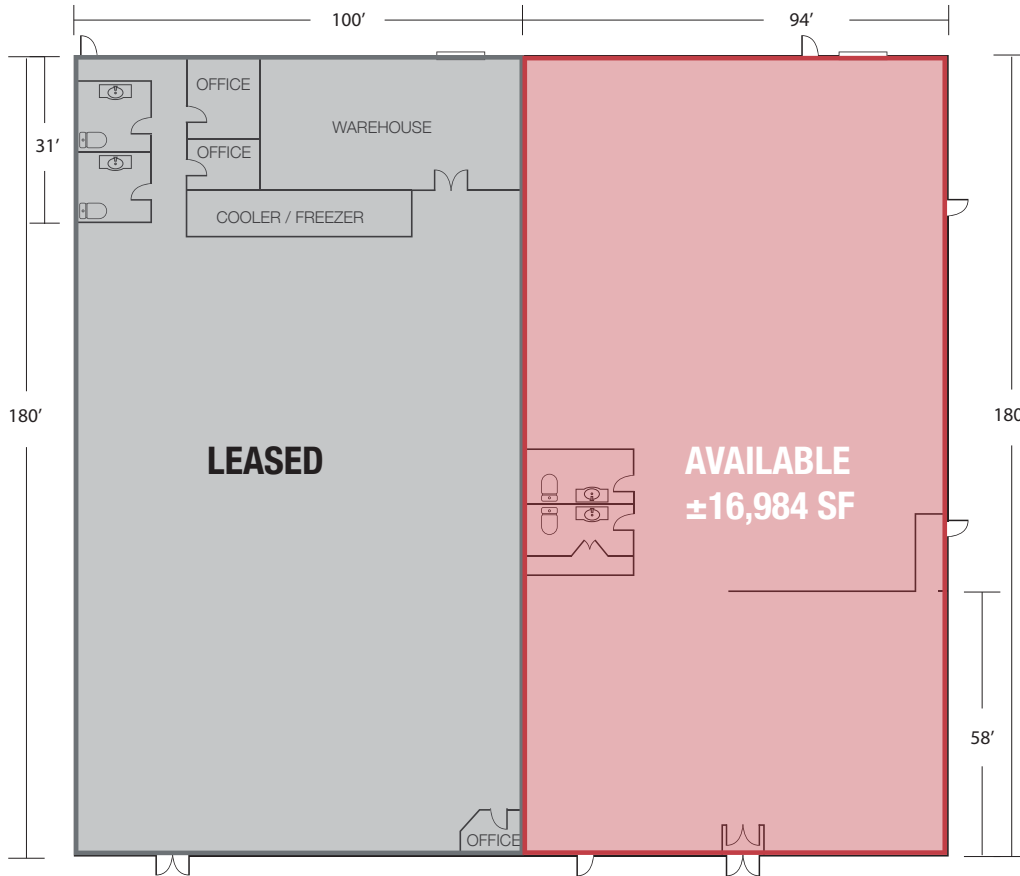
NNN

LEASE TYPE



\$11.00/SF/YR

RATE



*NOT TO SCALE, MEASUREMENTS ARE APPROXIMATE





N MCCARRAN BLVD

E PRATER WAY

SUBJECT

THRIFT *rock* STORE

food *maxx*

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

T-Mobile

Starbucks

Applebee's
GRILL + BAR

Jack
In the box

Jacks
Coffee House

FIREHOUSE
SUBS

El Pollo
Loco

البر
البر

NSB
NEVADA STATE BANK

Batteries
+ Bulbs

McDonald's

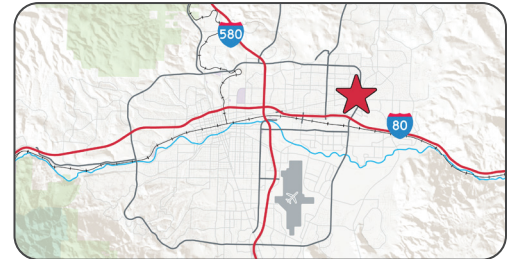
99¢
only
STORES

THE SALVATION
ARMY

Biomat USA
GRIFOLS

FOR LEASE

590 E PRATER WAY



Property Highlights

This well located retail building nestled in the vibrant Sparks submarket. This strategically located property sits at the corner of East Prater Way and North McCarran Boulevard, 1.5 miles from the bustling retail hub of The Outlets at Legends and less than one mile from the convenient access point of Interstate 80.

Property Details

Address	590 E Prater Way, Sparks, NV 89431
Available SF	±16,984 SF Adjacent ±18,000 SF Space May Also Be Available
Lease Rate	\$11.00/SF/MO
Lease Type	NNN
Traffic Counts	Prater Way ±18,100 CPD N McCarran Boulevard ±22,500 CPD
APN	033-151-16
Year Renovated	2012
Year Built	1975
Zoning	MUD: Mixed Use Development Formerly Tod

Aerial Map + Property Highlights



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3-MILE KEY FACTS



102,220

POPULATION



6.6%

UNEMPLOYMENT



2.4

HOUSEHOLD
SIZE (AVG.)



36

MEDIAN
AGE

3-MILE INCOME FACTS



\$57,443

MEDIAN
HOUSEHOLD
INCOME



\$31,132

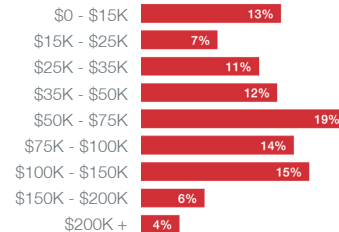
PER CAPITA
INCOME



\$59,959

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



3-MILE BUSINESS FACTS



4,953

BUSINESSES



82,776

EMPLOYEES

3- MILE EDUCATION FACTS

18%

NO HIGH
SCHOOL
DIPLOMA

30%

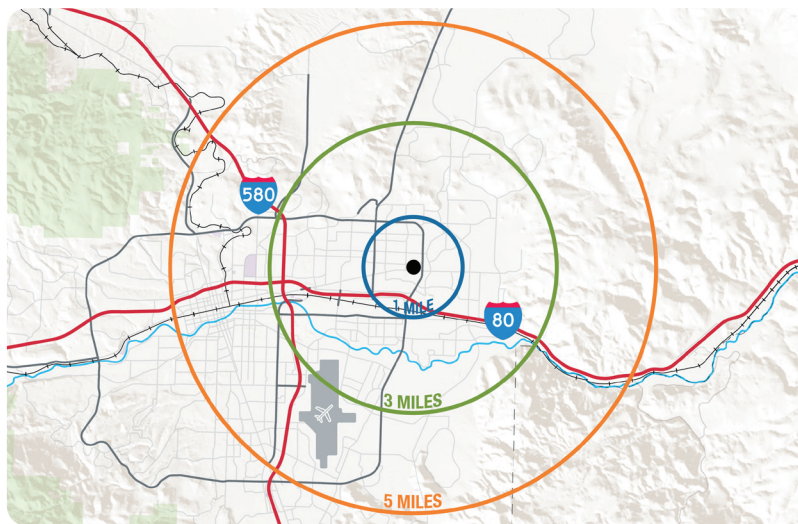
HIGH
SCHOOL
GRADUATE

31%

SOME
COLLEGE

21%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

SUBJECT

FOR LEASE

590 E PRATER WAY

Batteries + Bulbs
 Biomat USA
 McDonald's
 THE SALVATION ARMY
 NSB
 BABY BATH

7 ELEVEN
 DOLLAR TREE
 PAPA JOHN'S
 CARL'S JR.
 United
 BANK OF WEST

E PRATER WAY

ROSS DRESS FOR LESS
 T.J. MAXX
 DOLLAR TREE
 Bank of America
 WELLS FARGO
 Wendy's
 Camel's
 CVS

MARINA MARKETPLACE
 Pegs
 L.L. BEAN
 LUCKY'S
 SUBWAY

HARBOR FREIGHT
 food maxx
 Pollo Loco
 Jack In the box
 Starbucks
 THRIFT STORE
 Firehouse Subs
 Applebee's
 T Mobile

TARGET
 TJ-MAXX
 BUFFALO WILD WINGS
 BJ'S RESTAURANT BREWHOUSE
 verizon
 petco
 DUNKIN' DONUTS
 AMERICA FIRST

SPARKS BLVD

Olive Garden



SPARKS MARINA

Outlets at LEGENDS
 Sparks Nevada

Chick-fil-A
 CHASE
 FF10
 BLAZE PIZZA
 AT&T



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WAY



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