

For Lease Legends at Sparks Marina



3,743 SF In-Line Retail Space Available



Lead Contact
Sam Meredith
Vice President
+1 775 737 2939
Sam.Meredith@colliers.com
NV Lic. S.0189257

Roxanne Stevenson
Senior Vice President
+1 775 823 4661
Roxanne.Stevenson@colliers.com
NV Lic S.0015517

Dave's Hot Chicken Opening Soon!

Property Overview

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, Galaxy IMAX Theaters, Old Navy, H&M, Legends Bay Casino and many brand name outlet stores and restaurants.

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Property Features



- **3,743 SF of in-line retail space available**
- The center is ranked 3rd in the state of Nevada (for it's size) for total number of customer visits, approximately 266k unique monthly visitors with over 13.2M total yearly visits
- Positioned on the junction of Interstate 80 and Sparks Boulevard, Legends at Sparks Marina is easily accessible and highly visible to over 84,000 cars daily
- Resurgent Reno/Sparks trade area with an expanding job market and substantial new home development
- Hampton Inn & Suites, Residence Inn by Marriott and Legends Bay Casino are now open on the adjacent parcels



Site Plan & Available Space



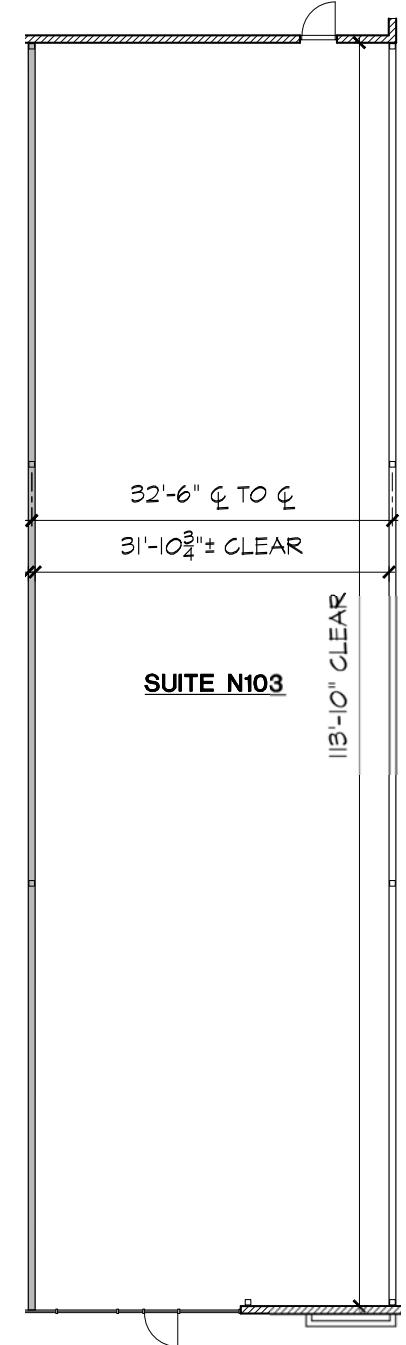
Available Space



Suite N103 – 3,743 Square Feet Available



[View Virtual Tour Here](#)



Legends at Sparks Marina Shopping Center

- 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
- Quality restaurants are comprised of Blaze Pizza, Jersey Mike's, Chick-fil-A, Habit Burger, BJ's Brewhouse, Olive Garden, Buffalo Wild Wings, Chipotle, Jimmy John's, Dunkin Donuts, Popeye's, Taco Bell, Grimaldi's Pizza, Great Full Gardens, Everbowl, Caie Oriental, Dave's Hot Chicken and Burrito Bandito
- 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, Crunch Fitness, Petco and Visionworks
- 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, Google and Blockchain



Location

Located in one of the densest neighborhoods in Sparks with more than 171,000 people living within a five-mile radius



Spanish Springs

Demographics & Traffic Counts

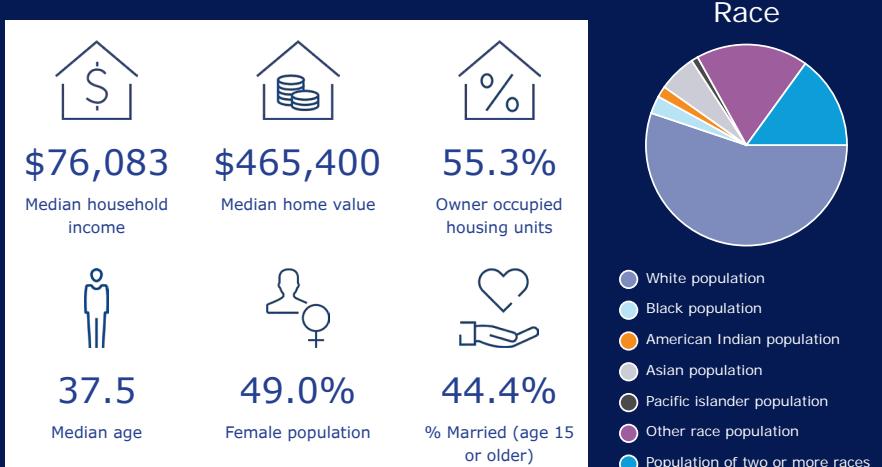
	1 mile	3 mile	5 mile
2024 Population	8,972	66,249	171,841
Daytime Population	17,651	81,698	196,432
Average Household Income	\$82,762	\$95,699	\$87,656
Total Households	4,394	27,901	71,862

2023 Traffic Counts - NDOT

Sparks Boulevard, 360ft South of Prater Way: 34,500 ADT

I-80, .225 mi E of Exit 19.: 51,000 ADT

3 Mile Household & Population



- White population
- Black population
- American Indian population
- Asian population
- Pacific Islander population
- Other race population
- Population of two or more races

Why Reno/Sparks

Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

- #4 Ranked in Growth Entrepreneurship
- #1 Startup Activity
- #6 Job Growth
- #7 Best Business Tax Climate
- Best** Named America's Best Small City
- Largest** Per-Capita Industrial Space in the Country
- #16 Best Performing Cities
- #4 State for Economic Growth
- Ranked** One of the 12 Best Places to Live
- Top 25** Largest Gen Z Workforce

- #26 Best Cities for Outdoor Activities
- #41 in Entertainment and Recreation
- #4 Amongst America's "Top 10 Leading Metros"
- #9 of 100 Best Places to Live
- #33 Best Places to Live in America
- #39 2019's Best Large Cities to Start a Business
- #8 State for Energy and Internet Access
- #3 State for Short-Term Fiscal Stability
- #8 State for Overall Economy
- #6 State for Business Environment

Area Growth Generators



Carson City
(34 Miles)



Lake Tahoe
(40 Miles)

Downtown Reno
(6 Miles)

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Sparks Industrial Submarket
24.5k Daytime Population

Tahoe Reno
Industrial Center
(15 Miles)

INTERSTATE
80
51,000 ADT



Legends Bay Casino
Now Open!

W
WESTERN VILLAGE



Sparks Boulevard

34,500 ADT



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Colliers
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
+1 775 823 9666
Colliers.com/reno



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