

For Lease Legends at Sparks Marina



3,743 SF In-Line Retail Space Available



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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.



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



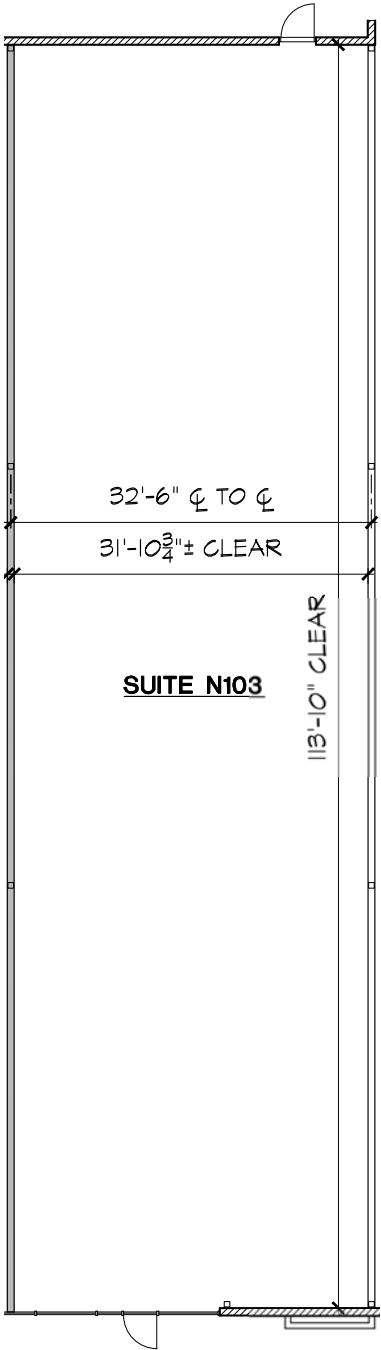
Available Space



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



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



\$76,083

Median household income



\$465,400

Median home value



55.3%

Owner occupied housing units



37.5

Median age



49.0%

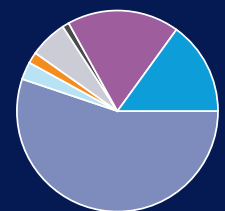
Female population



44.4%

% Married (age 15 or older)

Race



- 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.

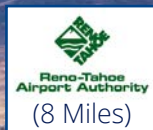
How Reno/Sparks Ranks Nationally

- | | |
|---|---|
| #4 Ranked in Growth Entrepreneurship | #26 Best Cities for Outdoor Activities |
| #1 Startup Activity | #41 in Entertainment and Recreation |
| #6 Job Growth | #4 Amongst America's "Top 10 Leading Metros" |
| #7 Best Business Tax Climate | #9 of 100 Best Places to Live |
| Best Named America's Best Small City | #33 Best Places to Live in America |
| Largest Per-Capita Industrial Space in the Country | #39 2019's Best Large Cities to Start a Business |
| #16 Best Performing Cities | #8 State for Energy and Internet Access |
| #4 State for Economic Growth | #3 State for Short-Term Fiscal Stability |
| Ranked One of the 12 Best Places to Live | #8 State for Overall Economy |
| Top 25 Largest Gen Z Workforce | #6 State for Business Environment |

Area Growth Generators



Carson City
(34 Miles)

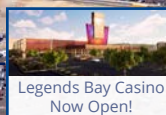
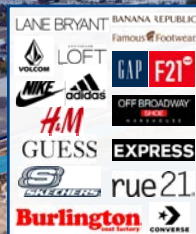


Lake Tahoe
(40 Miles)

Downtown Reno
(6 Miles)



Sparks Industrial Submarket
24.5k Daytime Population



Tahoe Reno
Industrial Center
(15 Miles)



51,000 ADT

Sparks Boulevard

34,500 ADT

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