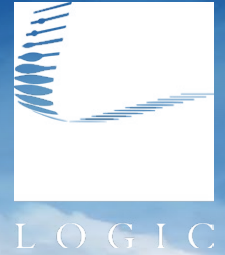


For Lease

Baring Village



1201-1363 Baring Blvd.
Sparks, NV 89434

Point of Contact

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Listing Snapshot



\$1.15 PSF NNN
Lease Rate



± 650 - 2,600 SF
Available Square Footage



\$0.48 PSF
Lease Expense

Property Highlights

- Neighborhood center in high-population residential area
- Smith's and Big R Store-anchored retail center
- Multiple layouts and configurations are available
- 3 to 5 months free rent available to qualified tenants
- Excellent signage and visibility
- Average daily traffic count of ± 25,000 CPD
- Easy access from Baring Blvd. and Sparks Blvd. providing traffic from I-80 and Spanish Springs along Sparks Blvd.
- Neighboring tenants include Port of Subs, A&W, The UPS Store, Pet Station, Jimboy's Tacos, and Comics N' Coffee
- Heavy foot traffic area with Reed High School located directly across Baring Blvd.

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,101	82,359	172,654
2025 Average Household Income	\$110,831	\$106,672	\$100,042
2025 Total Households	6,978	32,661	65,890





Vicinity Map

The center is strategically located in a dense and mature residential area servicing ± 82,359 residents with an average household income of ± \$106,672 within a 3-mile radius.

Amenities within a 3-mile radius

- 1

Edward C Reed High School
-0.18 miles
- 2

Marina Marketplace
-0.92 miles
- 3

D'Andrea Marketplace
-0.96 miles
- 4

The Outlets at Legends
-1.17 miles
- 5

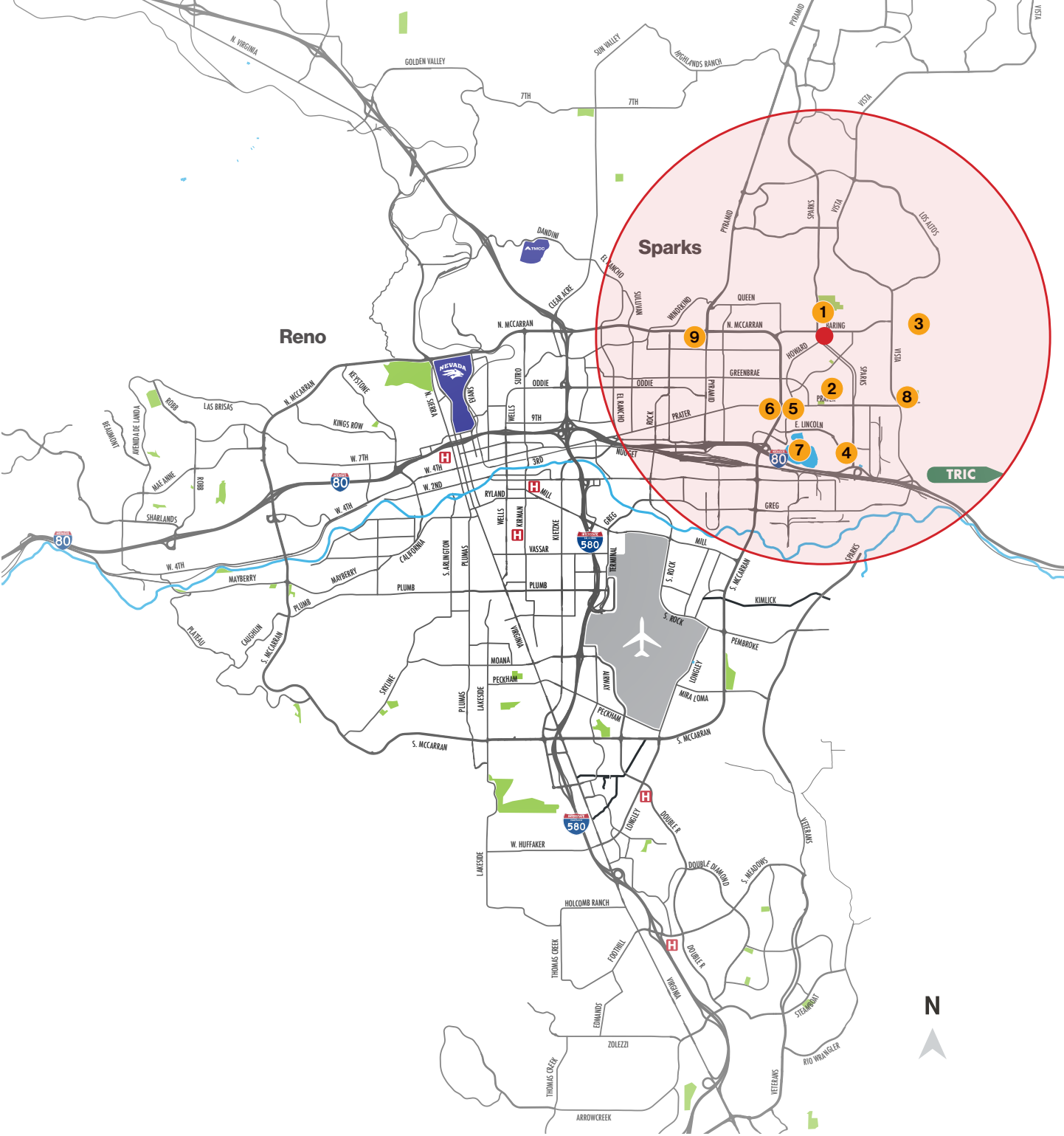
Silver State Plaza
-1.19 miles
- 6

Iron Horse Shopping Center
-1.23 miles
- 7

Sparks Marina Park
-1.6 miles
- 8

Northern Nevada Medical Center
-1.63 miles
- 9

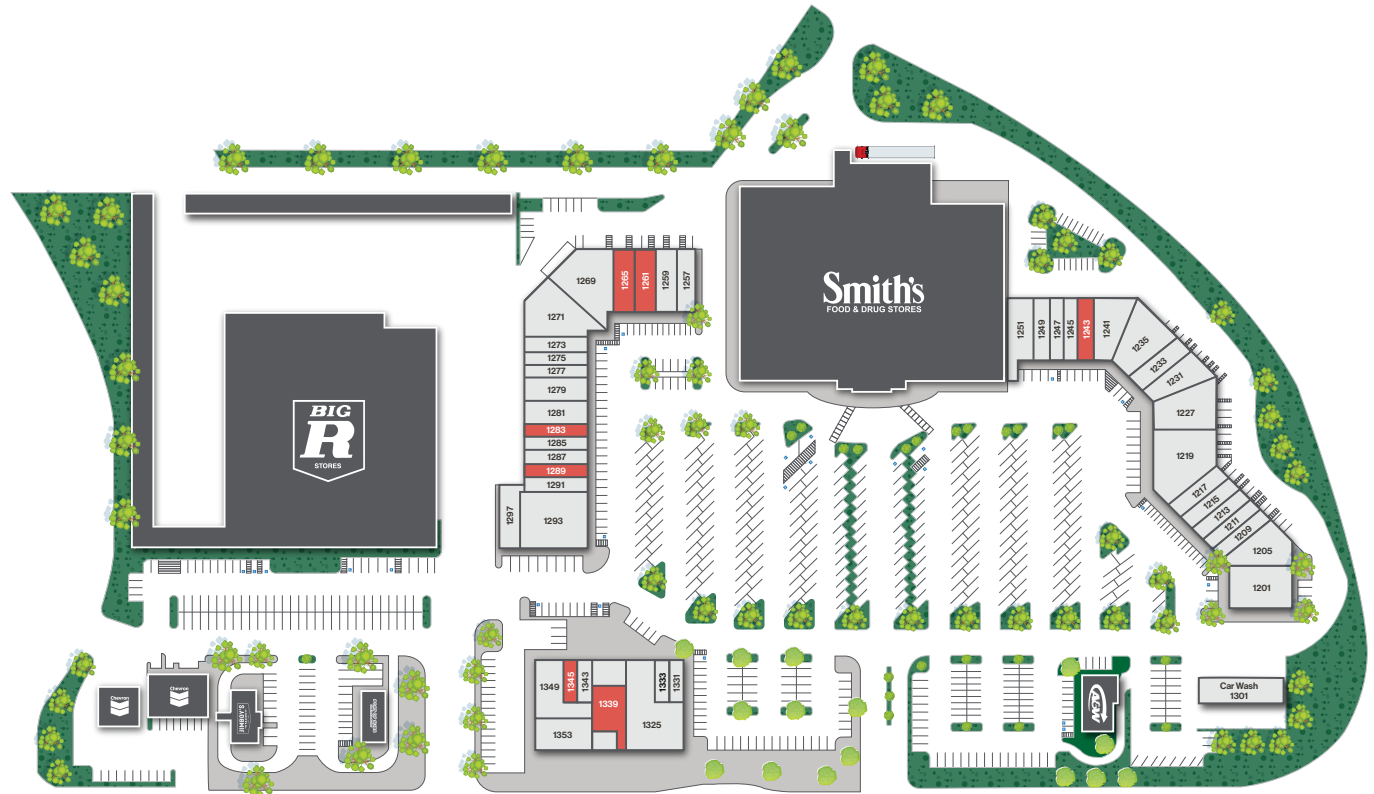
Raley's
-1.7 miles



Site Plan

Available NAP

Suite	Tenant	Square Footage
1243	AVAILABLE Open layout for general retail use In-suite restroom	± 800 SF
1261	AVAILABLE Former optometrist office In-suite restroom	± 2,100 SF
1265	AVAILABLE Grease interceptor in place Click for a Virtual Tour	± 1,017 SF
1283	AVAILABLE Open layout for general retail use	± 1,450 SF
1289	AVAILABLE Open layout for general retail use	± 2,078 SF
1339	AVAILABLE Former lab space with private exam rooms and secure office area Click for a Virtual Tour	± 2,600 SF
1345	AVAILABLE Open layout for general retail use	± 650 SF



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Point of Contact

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435