

FOR LEASE

KILEY RANCH MARKETPLACE

Regional Shopping Center Development in Spanish Springs

SPARKS, NEVADA

SOUTH RIDGES SUBDIVISION
UNDER CONSTRUCTION

445
NEVADA

FUTURE BELIMO
BUSINESS PARK

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

7,864 + VPD

KILEY RANCH
MARKETPLACE

FUTURE
RESIDENTIAL

SKY RANCH
MIDDLE SCHOOL

45,571 + VPD

FUTURE

Renown
HEALTH

DEVELOPED BY



BARCLAY
GROUP



Kidder
Mathews

KILEY RANCH MARKETPLACE REGIONAL SHOPPING CENTER



PROPERTY HIGHLIGHTS

Projected delivery
Phase 1: Q2 2027
Phase 2: Q2 2027

Kiley Ranch Marketplace is a planned regional shopping center in the sub-market of Spanish Springs in Sparks, Nevada.

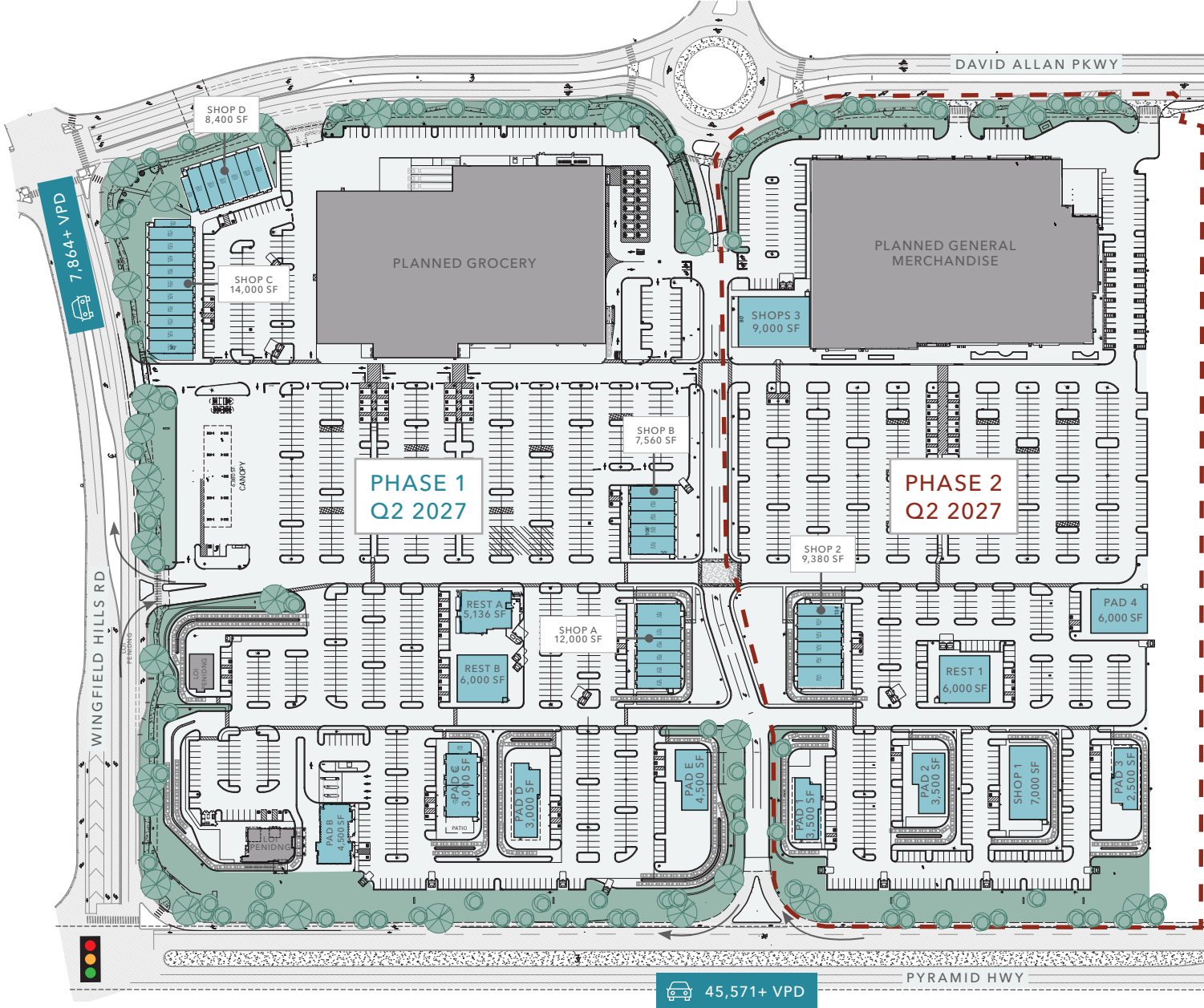
Spanish Springs is the fastest growing residential sub-market in the Reno/Sparks MSA.

Located on the signalized corner of Pyramid Hwy and Sparks Blvd.

Pyramid Hwy is the main commuter arterial from I-80 to Spanish Springs, with daily traffic counts over 40,500.

Multiple phase retail development project.

KILEY RANCH MARKETPLACE



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2025 EST. POPULATION	24,566	44,048	80,267
2030 PROJ. POPULATION	27,989	47,398	82,776
2025 MED. AGE	37.9	39.3	39.1
DAYTIME POPULATION	9,023	15,851	30,721

HOUSEHOLD INCOME

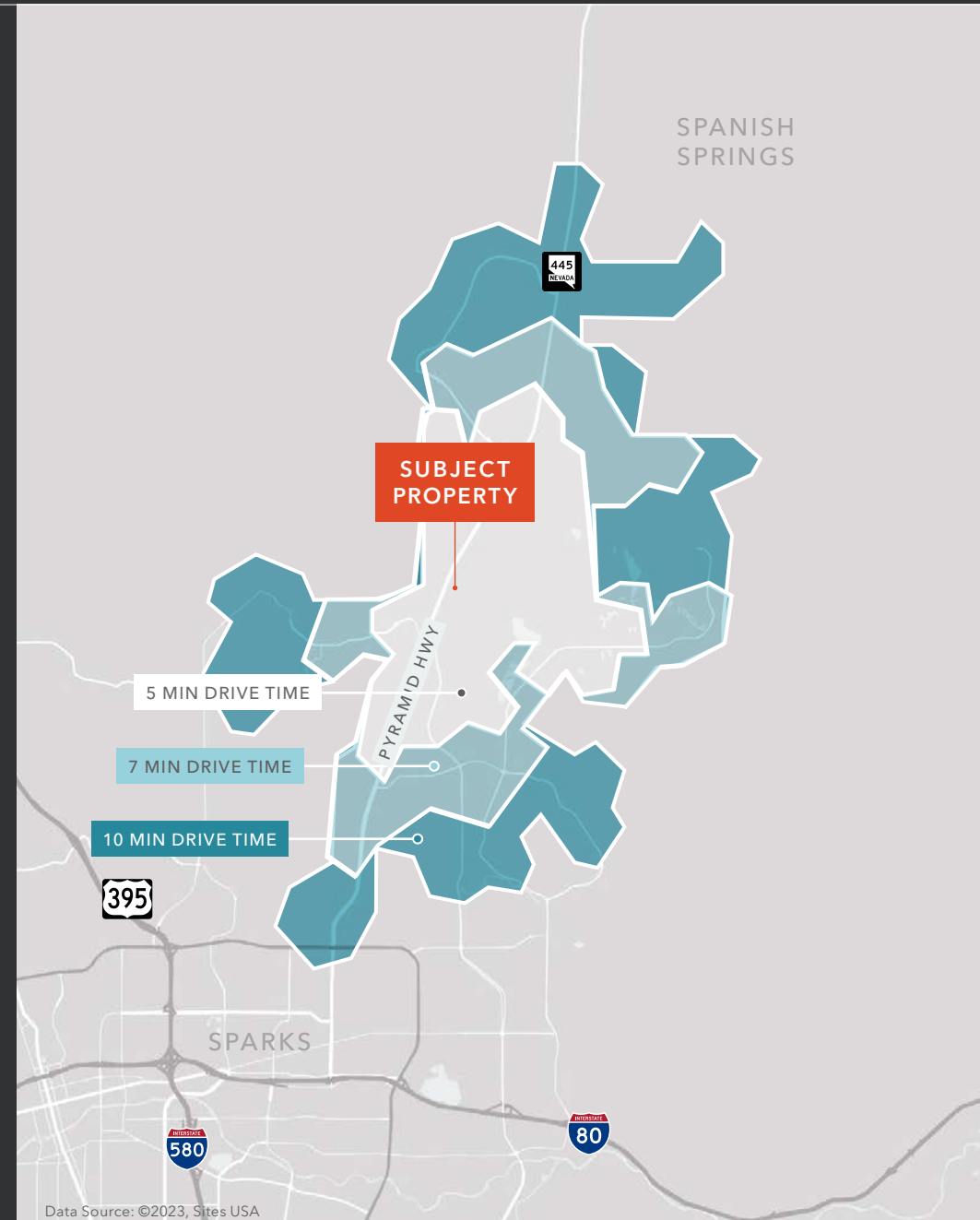
	5 Min	7 Min	10 Min
2025 EST. AVG. HH INCOME	\$132,097	\$135,639	\$133,033
2030 PROJ. AVG. HH INCOME	\$131,656	\$134,455	\$132,294
2025 EST. MED. HH INCOME	\$105,371	\$110,303	\$109,472
2030 PROJ. MED. HH INCOME	\$106,098	\$110,265	\$109,547
2025 EST. PER CAPITA INCOME	\$50,197	\$50,684	\$48,269

HOUSEHOLD

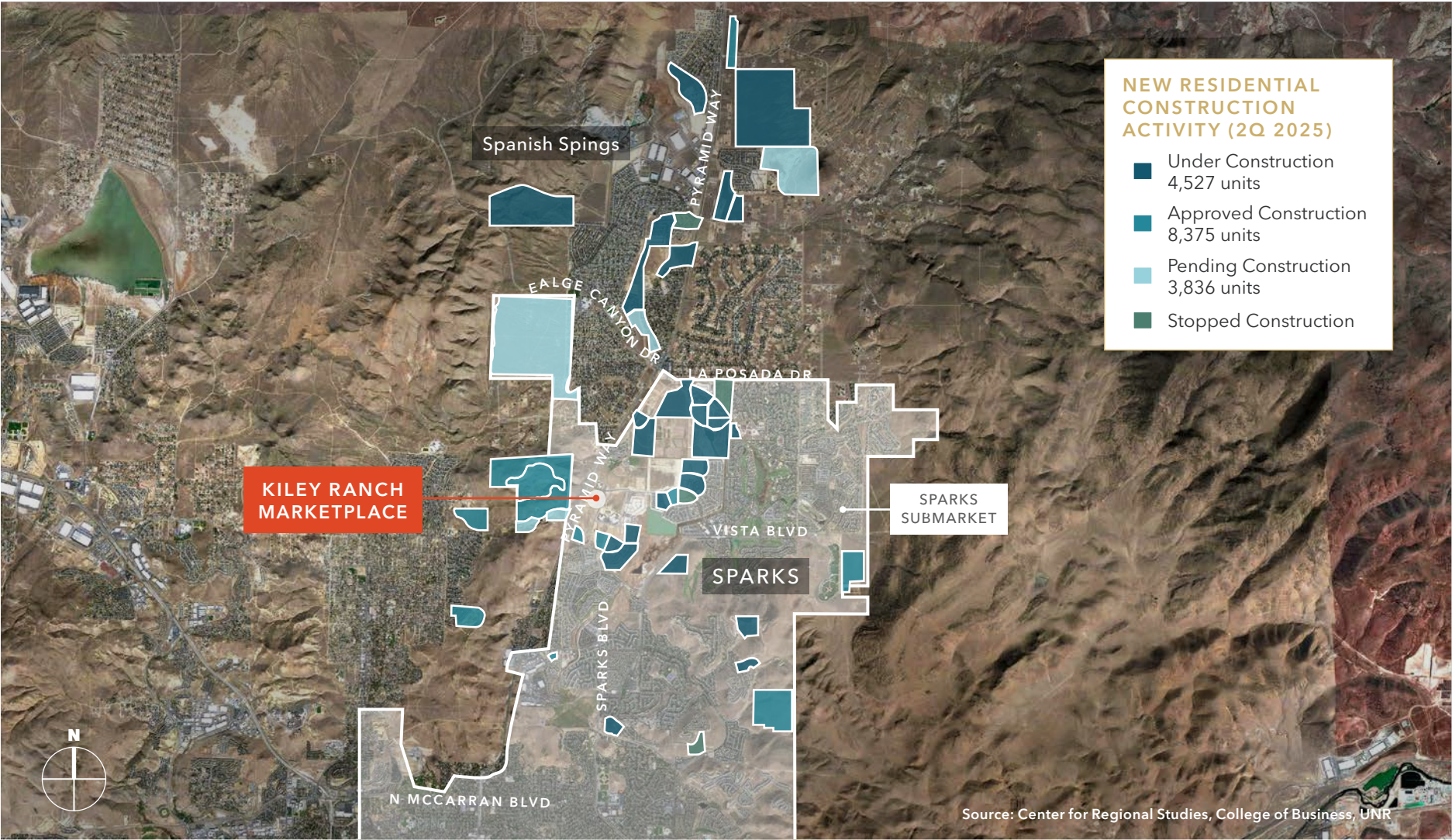
	5 Min	7 Min	10 Min
2025 EST. HH	9,325	16,449	29,109
2030 PROJ. HH	10,696	17,891	30,398
PROJ. ANNUAL GROWTH (2025-2030)	1,371	1,442	1,289
AVG. HH SIZE	2.6	2.7	2.8

CONSUMER EXPENDITURE

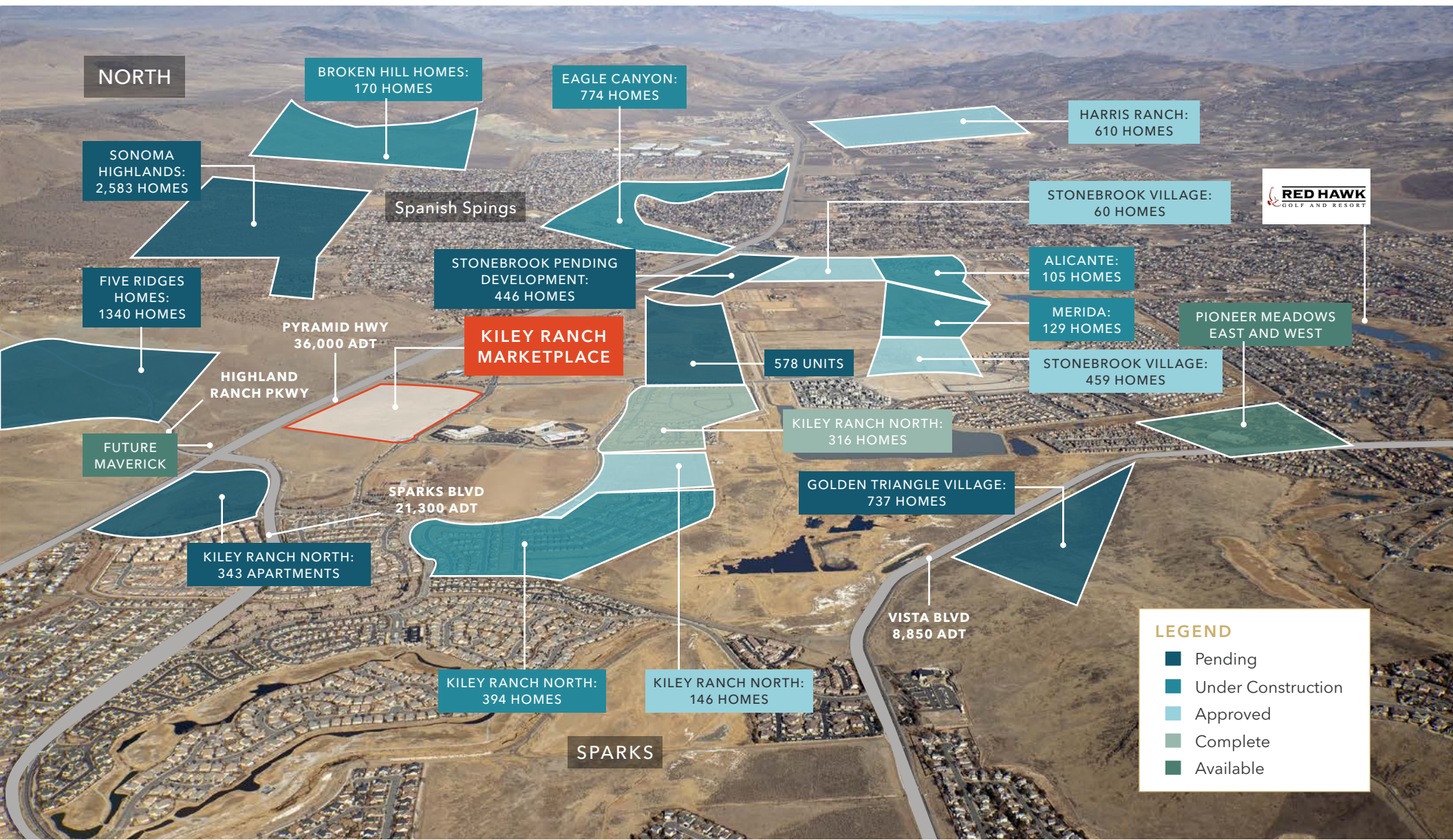
	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$9,781	\$10,024	\$9,994
ANNUAL RETAIL EXPENDITURE	\$544.92 M	\$989.24 M	\$1.75 B
MONTHLY HH EXPENDITURE	\$6,299	\$6,727	\$7,024
MONTHLY RETAIL EXPENDITURE	\$4,870	\$5,012	\$5,023



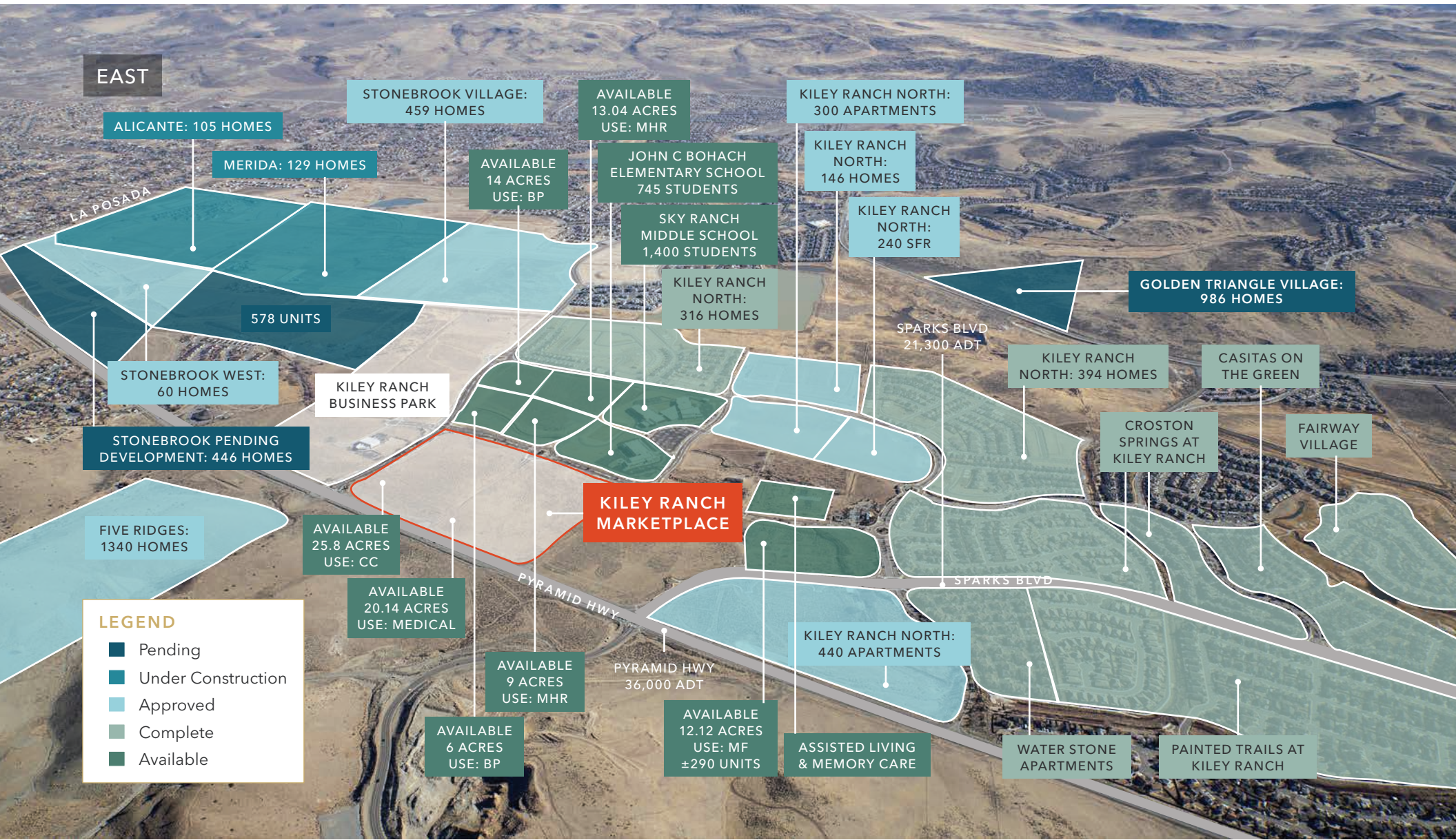
SPANISH SPRINGS SUBREGION HOUSING STUDY



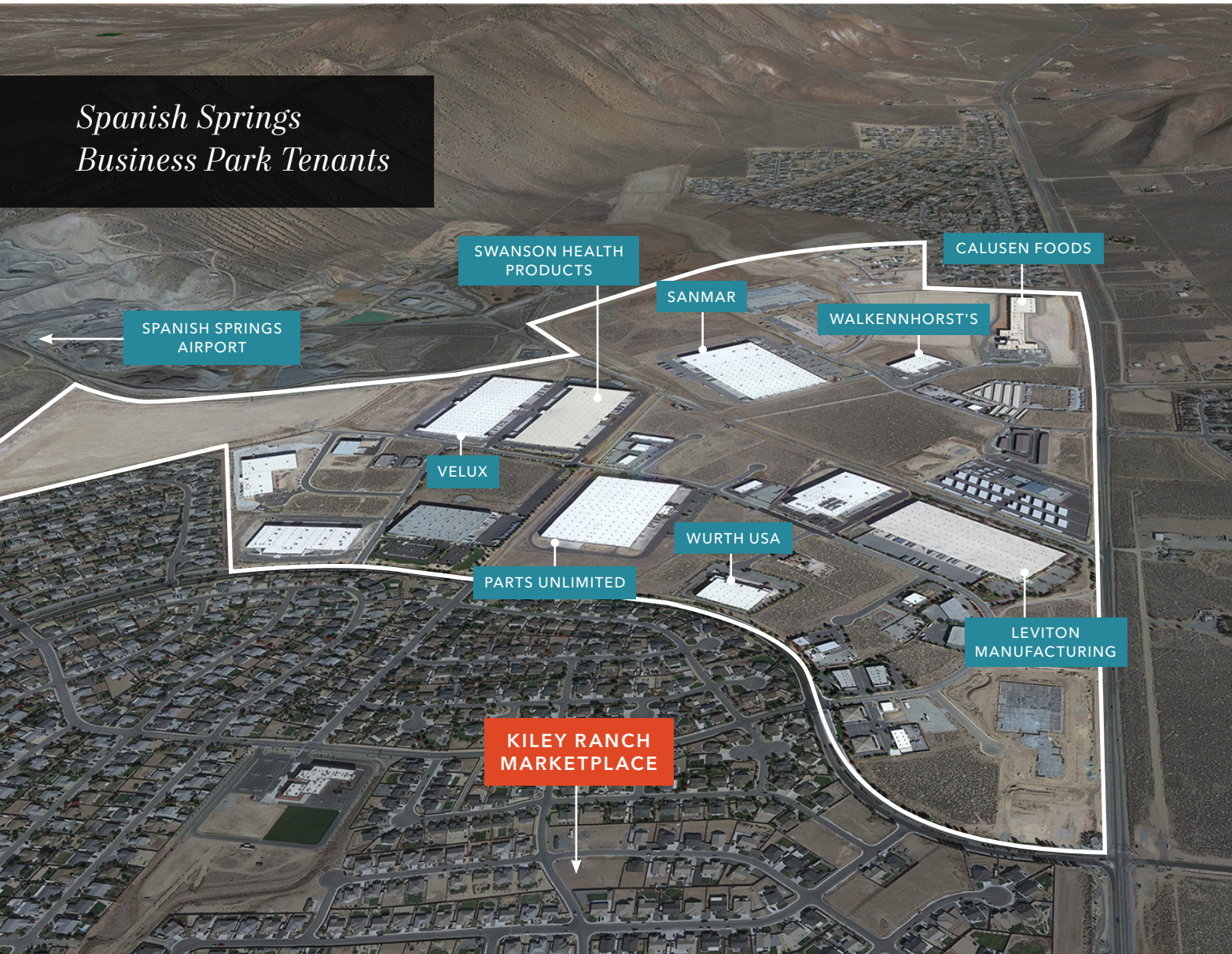
KILEY RANCH MARKETPLACE



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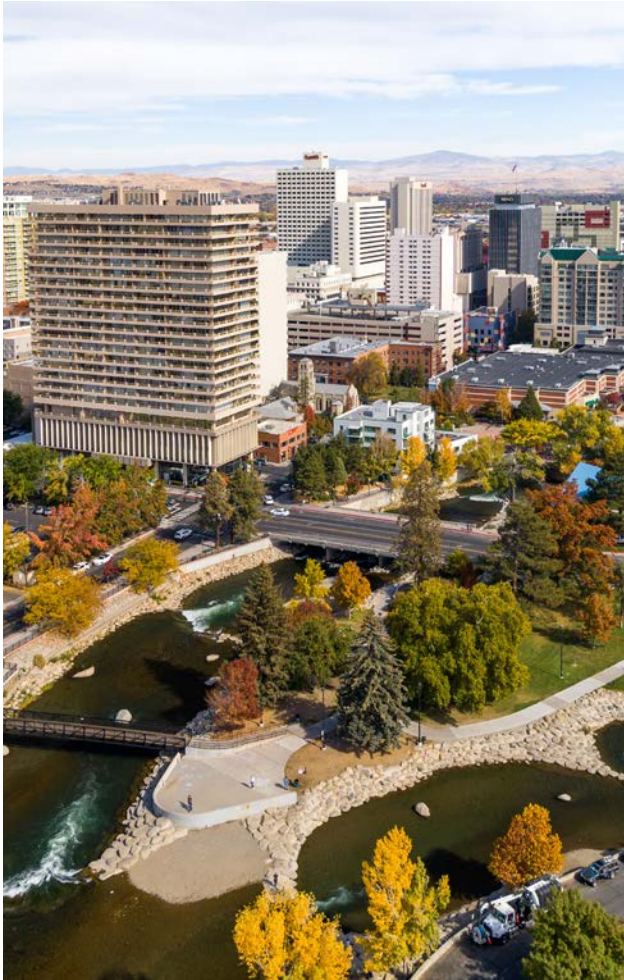
*Spanish Springs
Business Park Tenants*



New Deantronics
Sanmar
Wurth USA
Leviton
Part Unlimited
Monin
Swanson Health Products
Pyramid Hwy Storage Park
New Breed
Cleaner's Supply
Sierra Design
Velux
Walkenhorst's
Jentech
Woodross LLC
Stone Interiors
Ecolight LTD
Clausen Foods

GROWTH & DEVELOPMENT

The Spanish Springs area is experiencing rapid population strong economic development, making it an ideal location for a thriving shopping center.



SINGLE FAMILY HOUSING

New home development has the potential for an additional 9,021 new residential units. National homebuilders such as Toll Brothers, Lennar, and DR Horton are firmly entrenched in the Valley along with several regional builders.

SPANISH SPRINGS BUSINESS PARK

There are currently 16 major tenants in the Spanish Springs Business Park employing approximately 2,000 people. The New Deantronics Corporate Headquarters, a medical device manufacturer, is adding an estimated 200-300 jobs to the current base of $\pm 2,000$ jobs. Total build-out for the park is estimated at 7,000 employees.

HOUSEHOLD INCOME

The average household income immediately surrounding the site in 2024 was \$121,108 and the population is 128,019 in a 5 mile radius. The population is expected to climb to 21,368 people by 2029.

ECONOMIC PROJECTIONS

Current economic development officials are projecting $\pm 50,000$ new jobs to the Reno/Sparks area by end of 2024. As a result, within five years we increased 60,000 people to the area. This is due to quality job growth spurred by recent company relocations and announcements such as Tesla/Panasonic (6,500+ jobs) and Switch (2,000+ jobs).

RELOCATED COMPANIES (2015-2024)



Tesla/Panasonic selected Northern Nevada as their location for the world’s largest Gigafactory focusing on the manufacturing of cutting edge technologically and advanced energy storage.



Switch is the world’s largest data center at 1.2 million square feet. Switch has completed their construction for a total of seven buildings and 6.49 million square feet of high tech data campus on 1,000 acres.



New Deantronics is a global medical device company founded in San Francisco, California in 1985. The company is breaking ground on a purpose-built 200,000 sq. ft. facility for research/development and manufacturing, estimated at \$40 million, and will generate over 200 new jobs.



Cloud-based, digital medication adherence software for smart phones, tablets, and wearables, plus artificial intelligence analytics to measure and predict real time outcomes, engagement and impact of medication. Will generate 300 new jobs. (2020 Relocation)



Health/Medical
300 new jobs
Relocated from Minnesota



Technology Ecosystem
267 new jobs
Relocated from California



Logistics/Distribution
150 new jobs
Relocated from Massachusetts

2019 RELOCATIONS

Developed by



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