

±633,498 SF Retail Power Center
Located in Sparks, Nevada.



FOR LEASE

Sparks Galleria Shopping Center

Pyramid Way & Disc Dr, Sparks, NV

Smith Retzloff Retail Team

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AVAILABILITY

CS1	±1,539 SF
DM4*	±18,813 SF
DM5*	±5,000 - 16,835 SF

*DM4 + DM5 can be consolidated ±35,648 SF



PROPERTY INFO

Sparks Galleria is a Class A retail power shopping center consisting of ±633,498 SF that serves much of the Sparks, Nevada trade areas

The center consists of three corners and is anchored by Costco on one corner, Home Depot on another and Sprouts Farmers Market, Marshalls/ Home Goods, and Fitness Connection on the balance

Multiple in-line shop buildings, multi-tenant retail pads and fast food/ casual dining pads

Co-tenants include Qdoba, Starbucks, GameStop, Red Robin and Taco Bell. Other retailers in the immediate trade area include Walmart, Kohl's, Best Buy, Ross, PetSmart, Dollar Tree, Michael's, Bed Bath & Beyond, Cost Plus World Market and Ulta



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±633,498 SF retail power center in the heart Sparks

Strategically located at the intersection of Pyramid Highway and Disc Drive in the heart of Sparks "Spanish Springs" master planned community

Easy access to Pyramid Highway via Disc Drive and Shoppers Way

Proximity to the area's major shopping district, including Walmart, Kohl's, Costco, Best Buy, Bed Bath & Beyond, Petsmart, ULTA, Cost Plus World Market, MOR Furniture, Ross, Michael's, and Dollar Tree

Prominent signage with pylon space availability

Competitive lease rates

Pads available fast food, QSR, & restaurant pads (CP-1, CP-3, & CP-4)

34,000
ADT Traffic Counts
Off Pyramid Hwy

17,200
ADT Traffic Counts
Off Disc Dr



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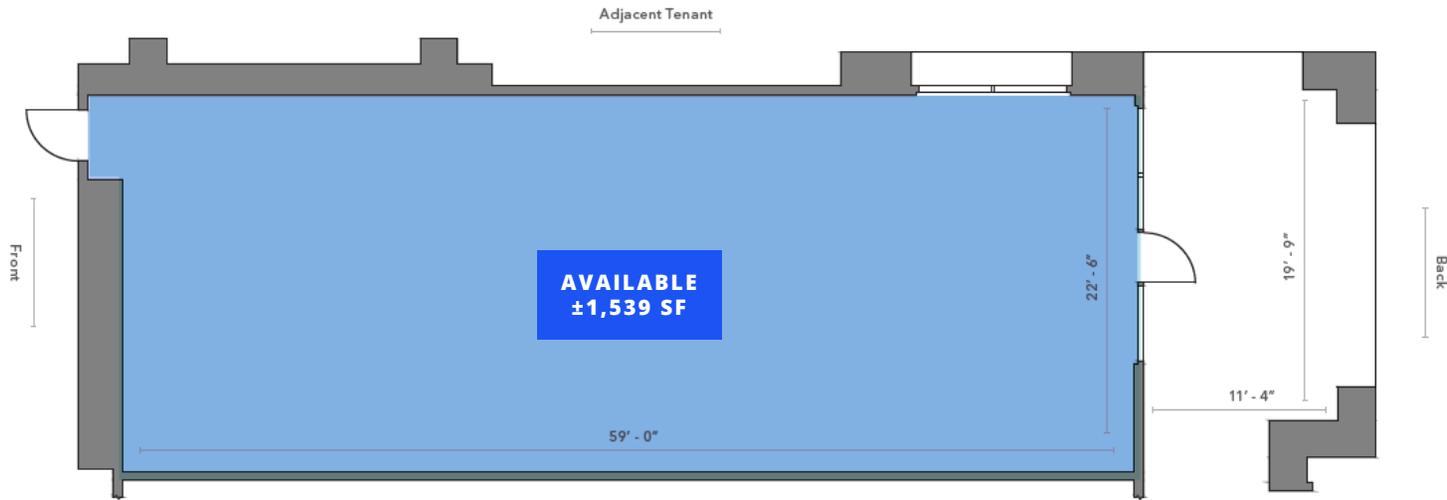
Tenants

Unit	Tenant	SF
CS1 100	Available	1,539
CS1 102	Embrace Dental	2,160
CS1 106	Salon Galleria	1,200
CS1 108	Omni Chiropractic	1,403
CS1 112	State Farm Insurance	2,159
DM1	Sprouts	30,000
DM2	Marshalls/Home Goods	40,233
DM3	Salons By JC	6,530
DM4	Available	18,813
DM5	Available	5,000 - 16,835
DS1 101-107	Keller Williams Realty	4,437
DS1 109-111	Massage Envy	2,780
DS2 101-105	Spectrum	3,600
DS2 107	Poke Moto	1,200
ES1 101	Einstein Bagels	1,896
ES1 103	GNC	1,200
ES1 105-107	Qdoba	2,400
ES2 101	Starbucks	1,697
ES2 103	Gamestop	1,417
ES2 105	Niko's Greek Kitchen	1,330
ES3 101	Optic Gallery	2,330
ESC 105	Sports Clips	1,206
ES3 107	See's Candies	1,206
ES3 109-111	T-Mobile	3,014
EP2	Taco Bell	2,218
FM1	Fitness Connection	41,537
HS1 101-105	Round Table Pizza	3,600
HS1 107	Galleria Nails	1,206
HS1 109	OneMain Financial	1,206
HS1 111	Great Clips	1,200
HS2 101	Port of Subs	1,500
HS2 103	Keva Juice	905
HS2 105	Crumbl Cookies	1,500
HS2 107-109	Salon Centric	3,621
HS3 101-107	Mattress Firm	4,800



CS1-100

±1,539 SF
Available

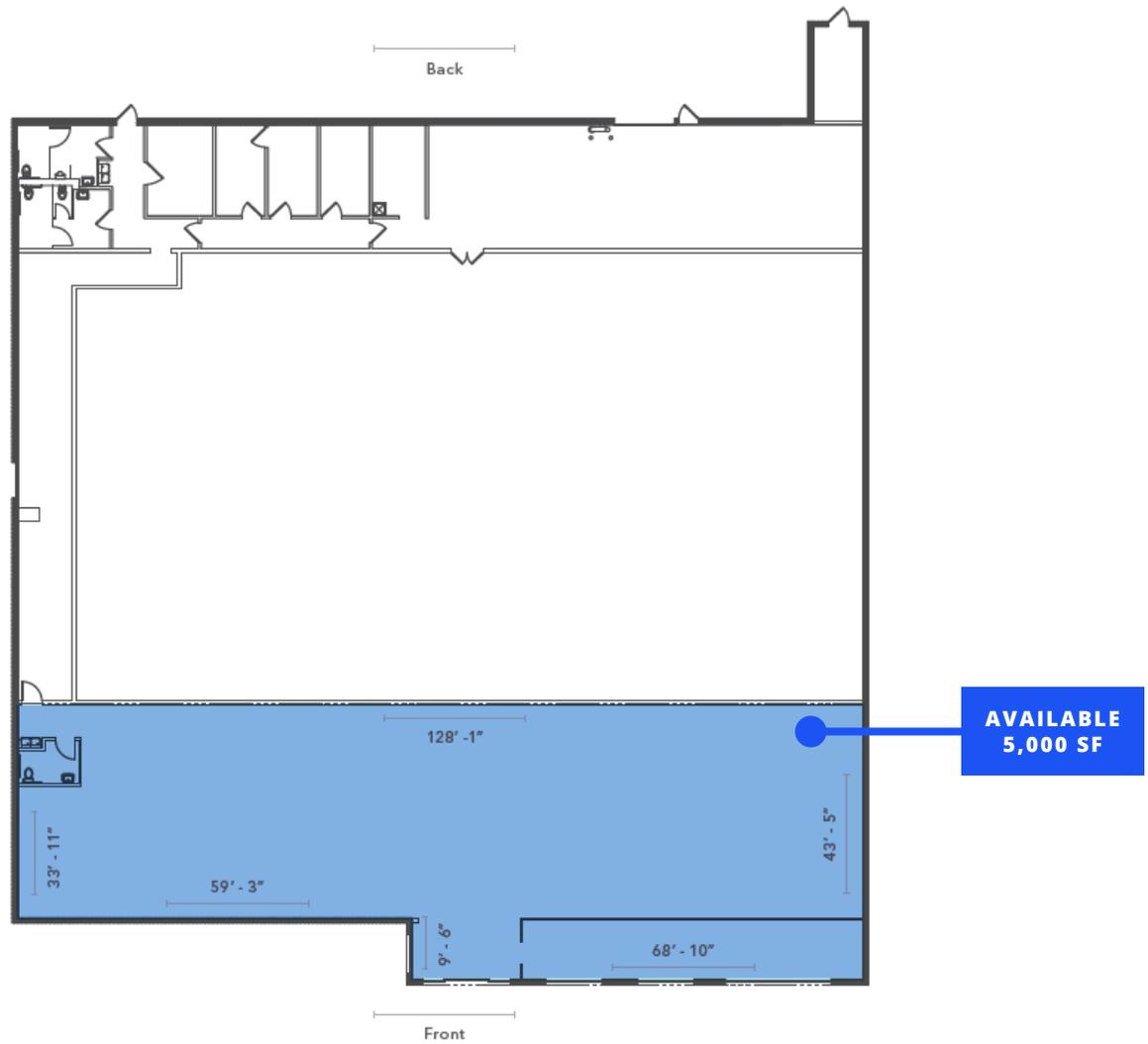


Available for Lease

UNIT DM5

Option 1

5,000 SF
Available

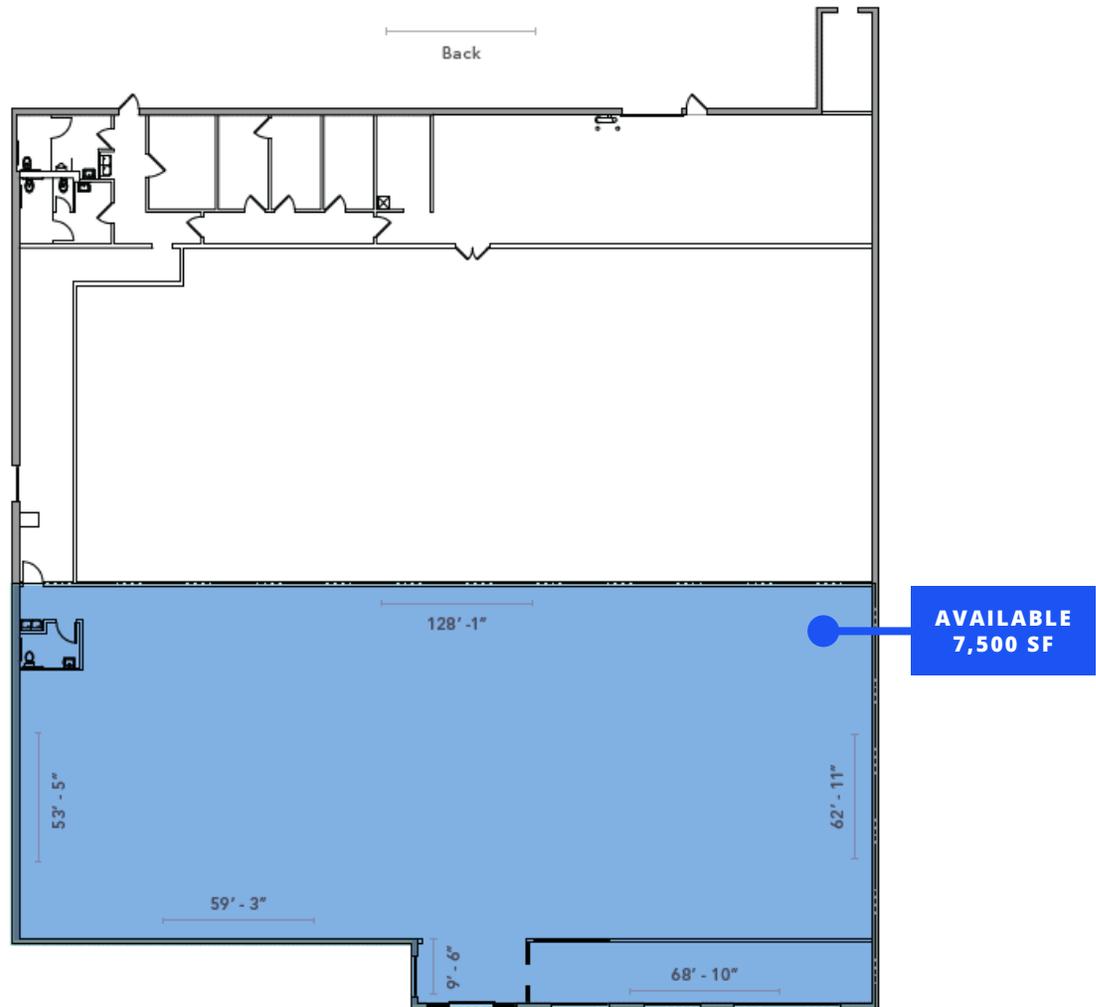


Available for Lease

UNIT DM5

Option 2

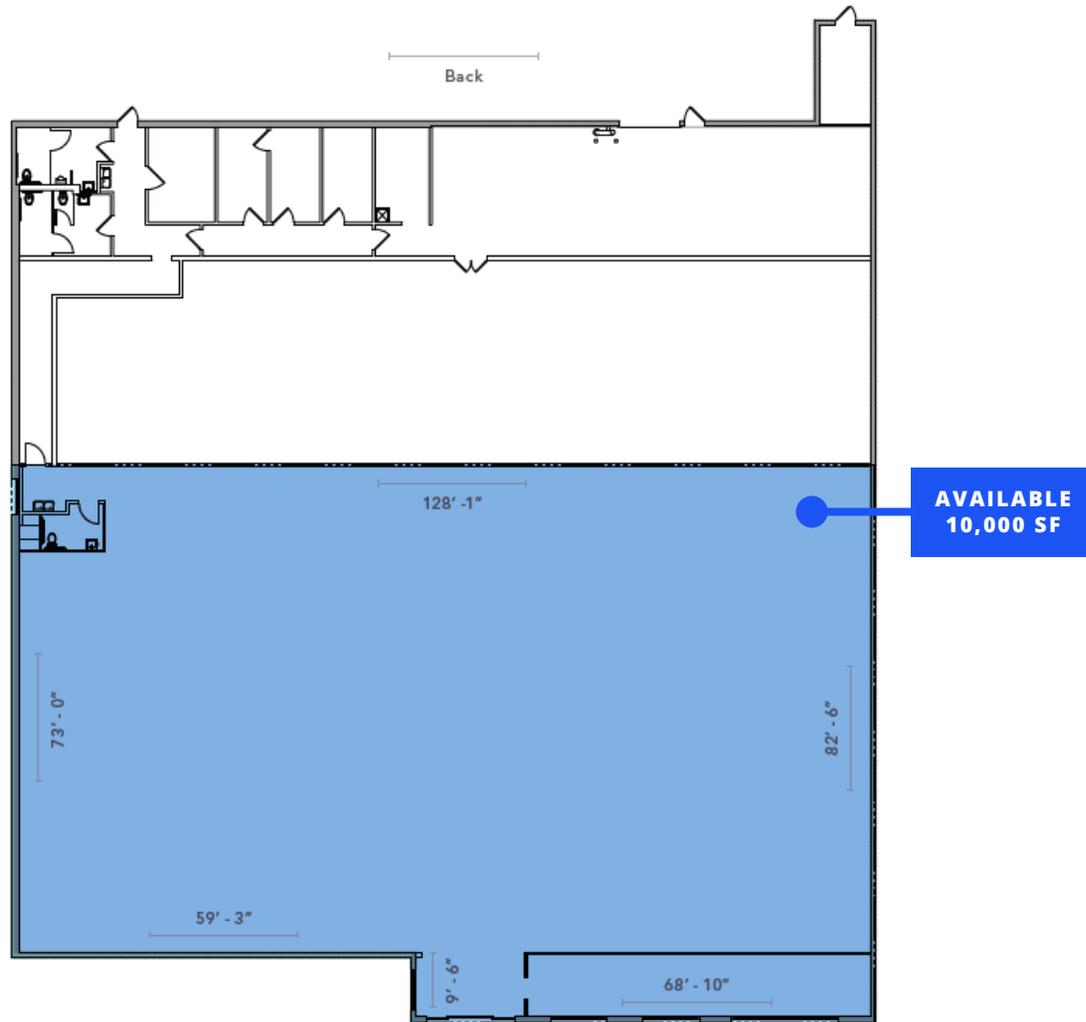
7,500 SF
Available



Available for Lease

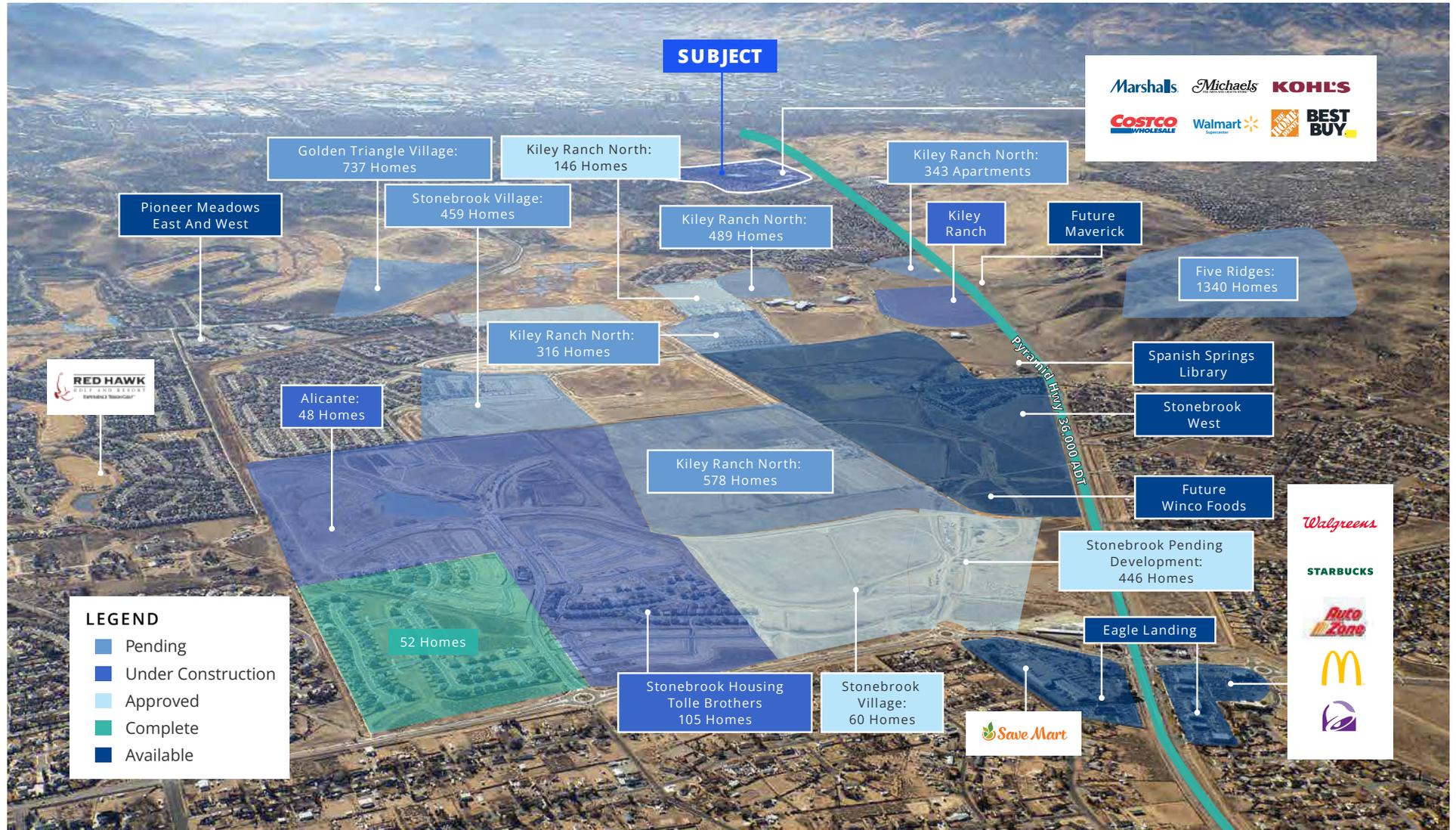
UNIT DM5
Option 3

10,000 SF
Available



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HOUSING DEVELOPMENT SOUTH



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Housing Development
North



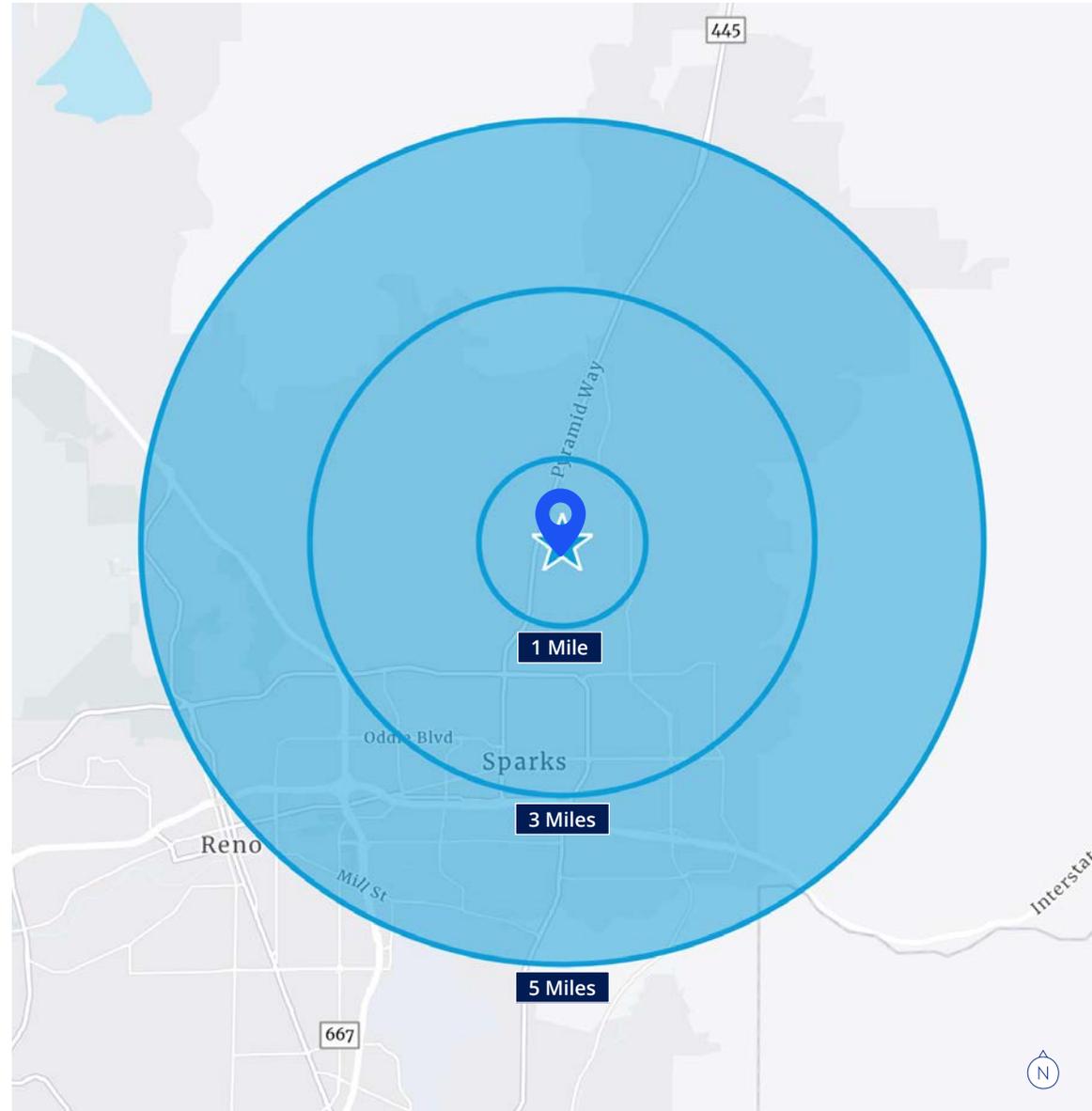
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Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	6,074	108,272	190,566
2030 Proj. Population	6,024	111,691	199,868
2025 Med. Age	40.3	37.1	36.1
Daytime Population	5,900	74,140	190,508

Household Income	1 Miles	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$127,432	\$105,502	\$102,374
2030 Proj. Avg. HH Income	\$144,775	\$117,638	\$115,230
2025 Est. Med. HH Income	\$101,696	\$85,769	\$80,812
2030 Proj. Med. HH Income	\$114,587	\$97,769	\$91,986
2025 Est. Per Capita Income	\$48,563	\$39,236	\$38,425

Household	1 Miles	3 Miles	5 Miles
2025 Est. HH	2,353	40,290	71,296
2030 Proj. HH	2,356	41,857	75,353
Proj. Annual Growth (2025-2030)	0.03%	0.77%	1.11%
Avg. HH Size	2.58	2.68	2.60

Consumer Expenditure	1 Miles	3 Miles	5 Miles
Annual HH Expenditure	\$108,009	\$91,078	\$88,649
Annual Retail Expenditure	\$34,798	\$29,188	\$28,312
Monthly HH Expenditure	\$9,001	\$7,590	\$7,387
Monthly Retail Expenditure	\$2,900	\$2,432	\$2,359



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

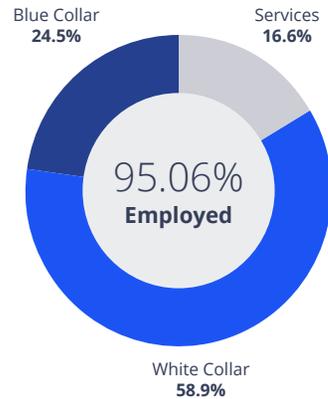
\$121,655
Avg HH Income

39.5
Median Age

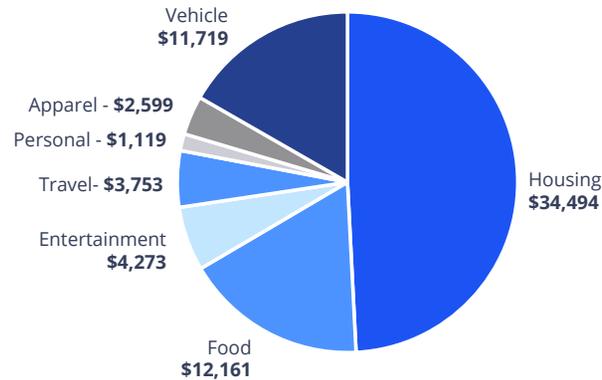
Home Ownership (2025 Housing Units)



Employment



Household Spending

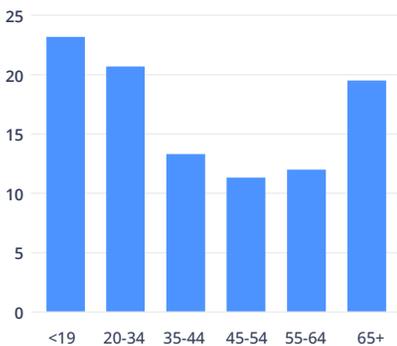


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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Accelerating success.

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