For Lease

Pyramid Pavilion

LOGIC

979 Pyramid Way
Sparks, NV 89431

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Listing Snapshot

$1.95 PSF NNN
Lease Rate

± 820 SF
Available Square Footage

$0.51 PSF
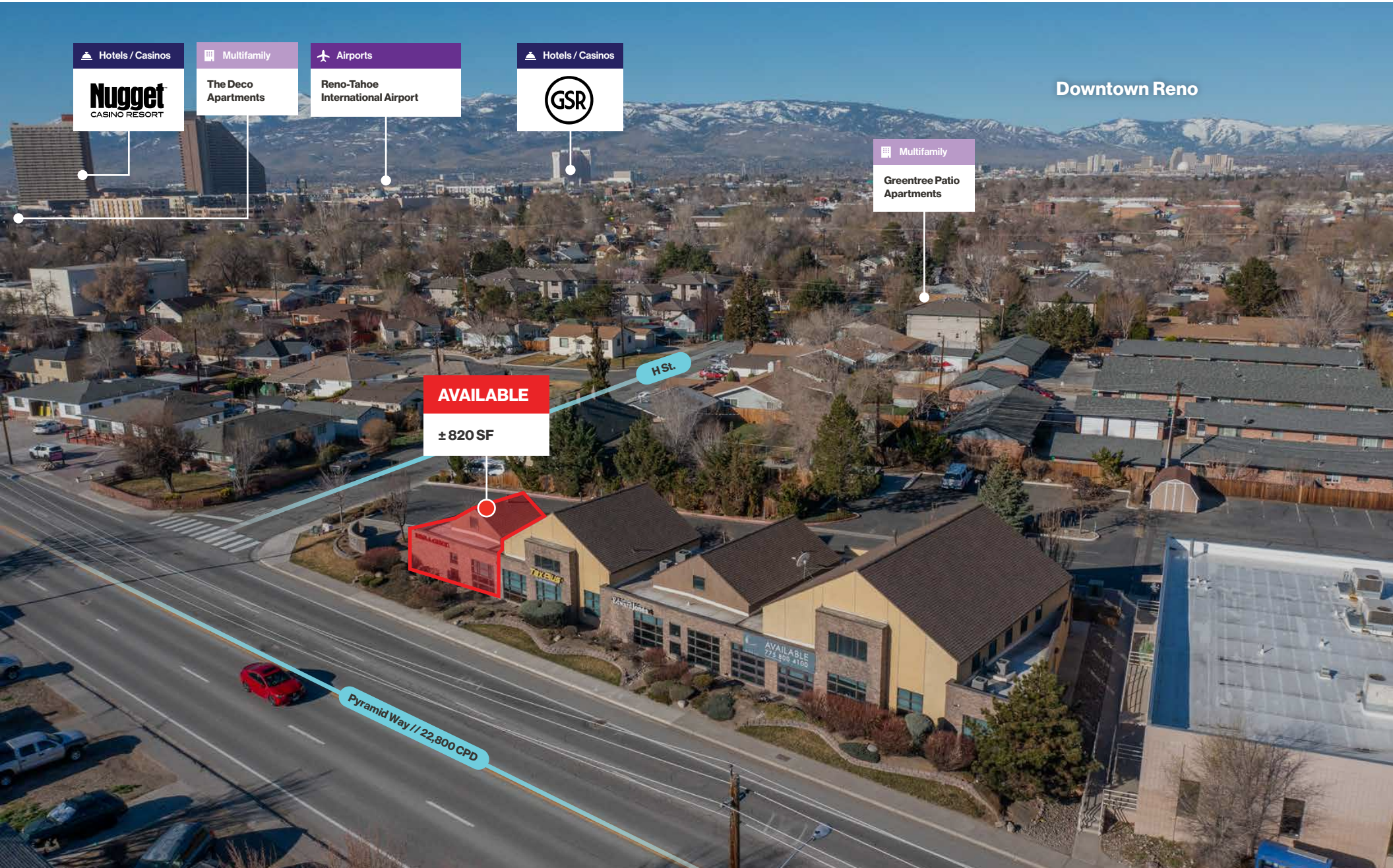Lease Expense

Property Highlights

- ± 820 SF end-cap office or retail space with frontage along Pyramid Way

- Space features reception area, large bullpen, one private office, restroom, and breakroom with built-in sink

- Available for occupancy after September 1, 2025

- Neighboring tenants include Tax Plus, Edward Jones, and Hospice Services of Reno

- Ample parking on site with 30 individual spaces

- High traffic location with traffic counts over ± 22,800 CPD along Pyramid Way

Demographics

	1-mile	3-mile	5-mile
2025 Population	24,096	106,568	241,966
2025 Average Household Income	$81,305	$86,146	$92,963
2025 Total Households	10,034	42,721	97,884

Aerial

Parks   **Schools**   **Retail**   **Hotels / Casinos**   **Airports**   **Venues**   **Office/Industrial**

N. McCarran Blvd. // 40,500 CPD

U.S. 395 // 101,000 CPD

US 395

I-80 INTERSTATE 80

Oddie Blvd. // 11,800 CPD

Prater Way // 14,800 CPD

Dwight D. Eisenhower Hwy. // 137,000 CPD

Pyramid Way // 22,800 CPD

S. McCarran Blvd. // 21,300 CPD

Sparks Blvd.

Vista Blvd.

Veterans Pkwy.

S. Rock Blvd.

Glendale Ave.

E. Greg St. // 10,000 CPD

Mill St.

Retail — BEN'S

Retail — CVS pharmacy, T··Mobile

Retail — WinCo Foods, Wendy's, Arby's, Party City

Retail — Bank of America, Dollar Tree, KFC, CVS pharmacy, AutoZone, Les Schwab Tires, boost mobile, McDonald's, goodwill

Retail — Sparks Mercantile Mall — AutoZone, Papa Murphy's, Raley's, McDonald's, Starbucks, Chevron

Schools — Sparks Middle School

Schools — Maxwell Elementary School

Schools — Drake Elementary School

Retail — Scolari's FOOD & DRUG COMPANY — Wells Fargo, THE HUMAN BEAN, H&R BLOCK

Retail — BIG O TIRES

Retail — Iron Horse Shopping Center — 98¢ & up, DOLLAR TREE, RAPID CASH, Batteries + Bulbs, Applebee's, BIG 5, AutoZone, ROSS DRESS FOR LESS, T··Mobile, foodmaxx, HARBOR FREIGHT

Schools — Greenbrae Elementary School

Schools — Edward C Reed High School

Schools — Mendive Middle School

Schools — Katherine Dunn Elementary School

Retail — PAPA JOHN'S, DOLLAR TREE, 7-ELEVEN, BANK of the WEST

Parks — Teglia's Paradise Park Activity Center

Schools — Bernice Mathews Elementary

Retail — Paradise Plaza — Walgreens, Jack in the Box, Wells Fargo, octapharma, FAMILY DOLLAR, easterseals, US bank

Schools — Sparks High School

Schools — Dilworth Middle School

Schools — Lincoln Park Elementary School

AVAILABLE ± 820 SF

Retail — MAVERIK ADVENTURE'S FIRST STOP

Schools — Career College of Northern Nevada

Retail — Starbucks, SUBWAY, Peg's, L&L,

Retail — OUTBACK STEAKHOUSE

Venues — WILD ISLAND FAMILY ADVENTURE PARK

Parks — Sparks Marina Park

Retail — Walmart

Hotels/Casinos — Nugget CASINO RESORT

SPARKS INDUSTRIAL SUBMARKET

Hotels/Casinos — GSR

Airport — Reno-Tahoe International Airport

Retail — Outlets at Legends — Olive Garden, Great Full Gardens, Chick-fil-A, CHASE, SCHEELS, JC Penney, TJ-maxx, DUNKIN' DONUTS, GALAXY THEATRES, LOWE'S, BJ's RESTAURANT & BREWHOUSE, BLAZE, TARGET, The Habit BURGER GRILL, petco, Popeyes, OLD NAVY, Burlington

Multifamily ✈ Airports 🛎 Hotels / Casinos

🛎 Hotels / Casinos
Nugget CASINO RESORT

Multifamily
The Deco Apartments

✈ Airports
Reno-Tahoe International Airport

🛎 Hotels / Casinos
GSR

Downtown Reno

Multifamily
Greentree Patio Apartments

H St.

AVAILABLE

± 820 SF

AVAILABLE
775 800 4100

Pyramid Way // 22,800 CPD

Site Plan

Suite	Tenant	SF
101	**AVAILABLE*** Reception area, open bullpen, one private office, and break room	**± 820 SF**
105	Tax Plus	± 1,002 SF
109	Edward Jones	± 1,353 SF
115	Hospice Services Of Reno	± 2,400 SF

*Available September 1, 2025

Hospice Services of Reno

Edward Jones

Tax Plus

**SUITE 101
± 820 SF**

Pyramid Way // 22,800 CPD

H St.

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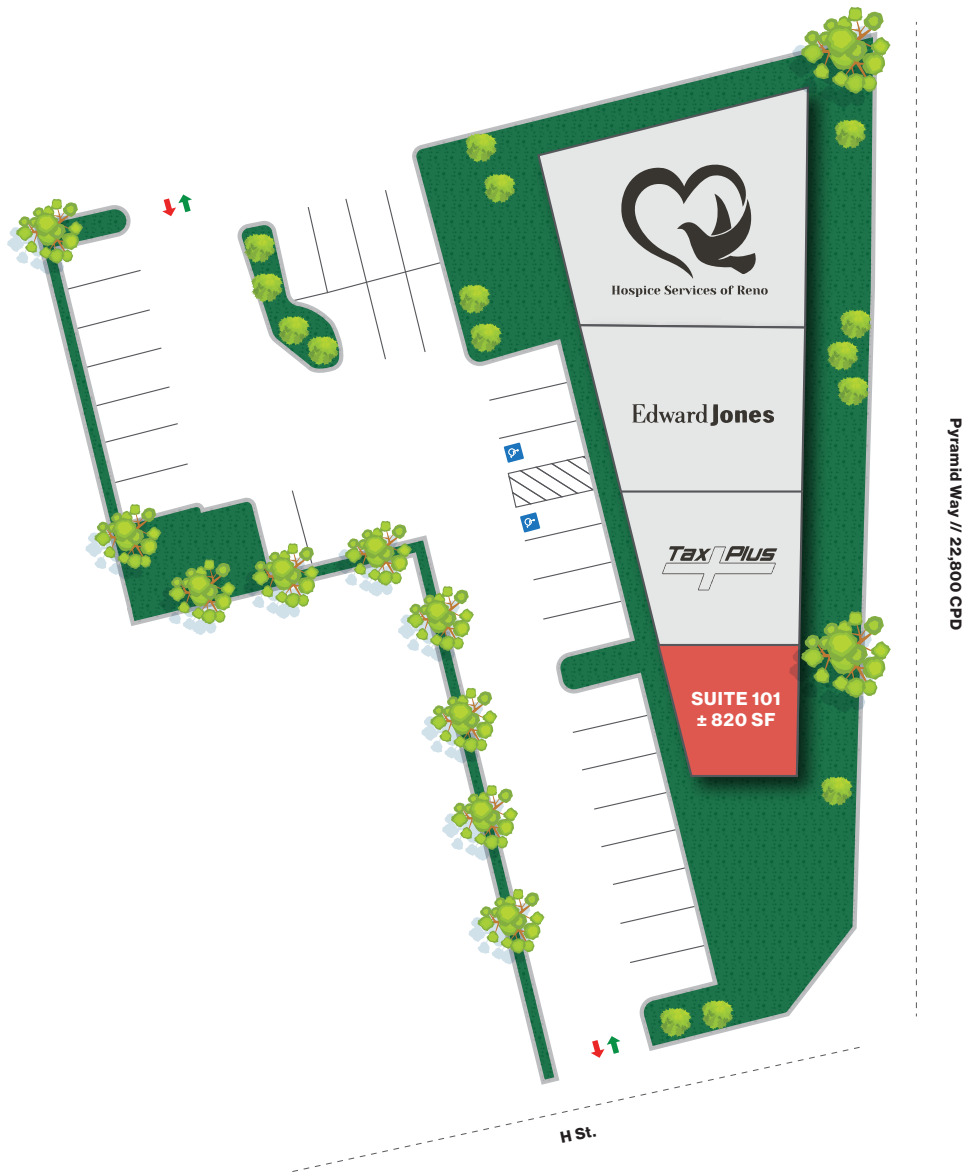
Floor Plan | Suite 101 ± 820 SF

BUILT-IN COUNTER

RESTROOM
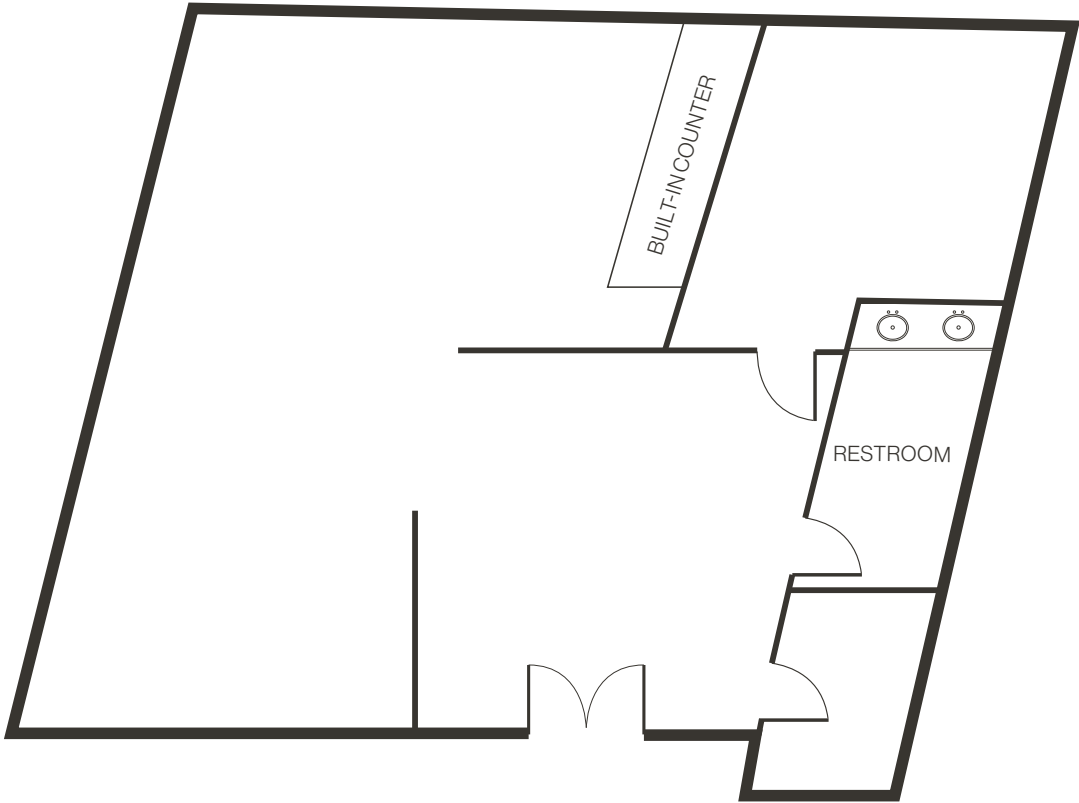
Property Photos
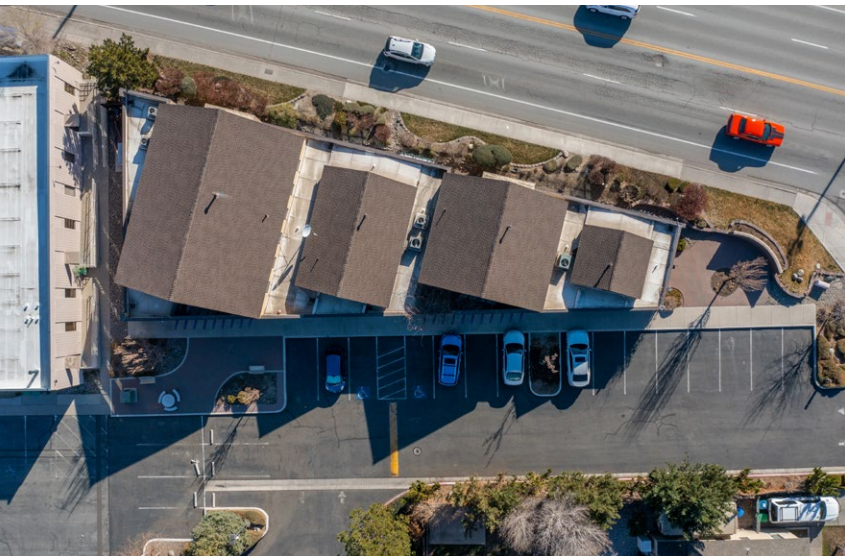
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Specializing in Brokerage and Receivership Services

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Join our email list and
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