

km Kidder Mathews



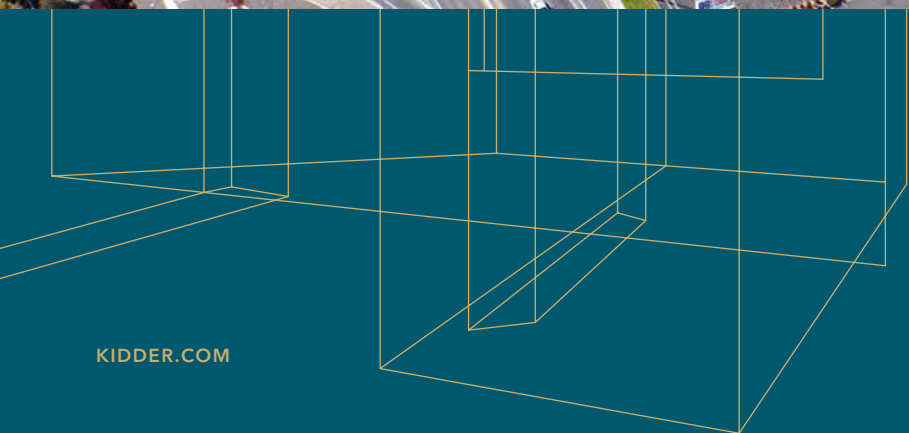
AVAILABLE ±3,290 SF

SIERRA DOLLAR STORE



AVAILABLE ±5,000 SF

JACK'S COFFEE SHOP



# IRONHORSE SHOPPING CENTER

FOR LEASE

# Ironhorse Shopping Center

533 E PRATER WAY, SPARKS, NV



## ADDRESS

651-693 N McCarran Blvd  
345-685 E Prater Way

**AVAILABLE:** Two spaces remaining between  $\pm 3,290$  to  $\pm 5,000$  SF

**PARKING** 1,010 parking spaces, 29 ADA spaces

**IRON HORSE SHOPPING CENTER** is in the middle of Sparks's most attractive retail node with a plethora of national tenants and within close proximity to a number of newly constructed multifamily developments and national flag hotels

**ACCESS** there are five vehicular entrances to the property; three are located on the north side along E Prater Way, and two are located on the east side along N McCarran Blvd

**CURRENT OWNERSHIP** group spent over 6.35 million on capital improvements in the last 12 years to reposition the center, including new exterior facade, new monuments signs and subdividing the big box space

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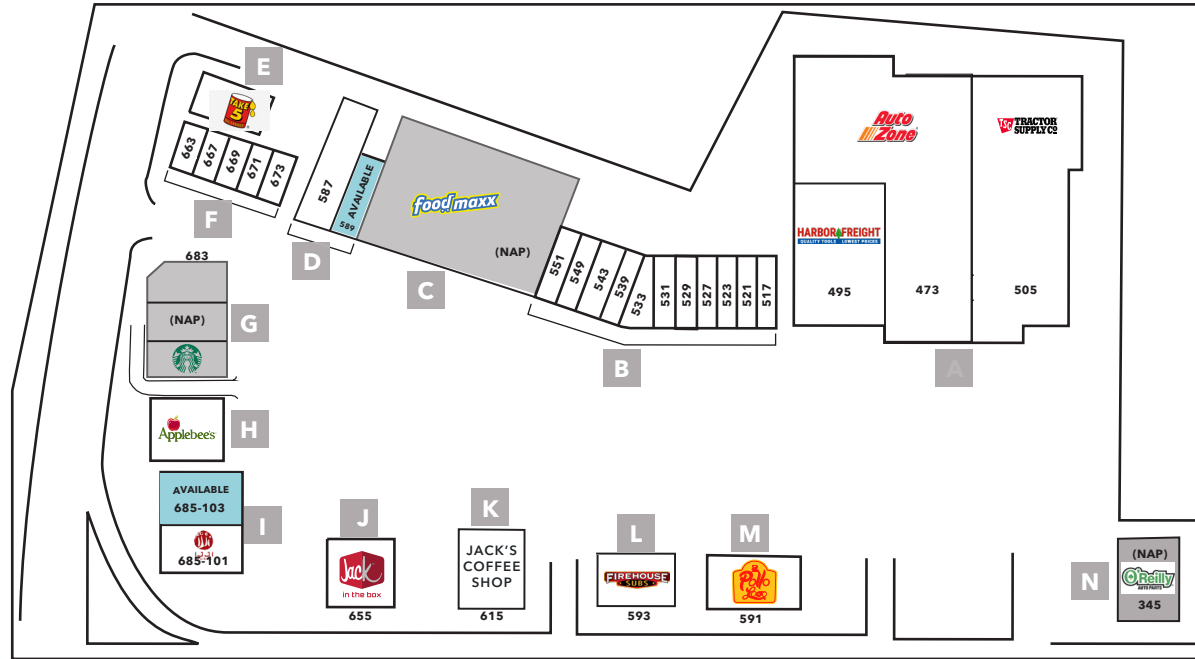
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## Site Plan



### TENANTS

Tenants	Units	Area
Tractor Supply Company	A451	38,326
Autozone	A473	50,861
Harbor Fright Tools USA	A495	16,016
Pizza Plus	B517, B521	4,576
People Ready Inc	B523	2,240
Instant Hair & Nails	B527	1,280
Smoke & Vape	B529	1,200
Dotty's	B531, B533	4,621
Sierra Dollar Store	B539	2,330

### TENANTS

Tenants	Units	Area
La Michoacana Plus	B543	3,000
Paycheck Advance	B549	1,625
T-Mobile	B551	2,000
<b>Available</b>	<b>D589</b>	<b>3,290</b>
The Rock Thrift Store	D587	10,790
Take 5 Oil Change	E651	2,500
Poke King	F663	1,424
Metro PCS	F667	1,251
Adam & Eve	F669	735

### TENANTS

Tenants	Units	Area
Ironwood Games Ltd	F671	660
Jackson Hewitt Tax Service	H673	758
Applebee's	H693	6,586
Ijji Sushi	I685-101	5,000
<b>Available</b>	<b>I685-103</b>	<b>5,000</b>
Jack in the Box	J655	3,008
Jack's Coffee Shop	K615	5,850
Firehouse Subs	L593	3,200
El Pollo Loco	M591	3,500

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## TRAFFIC COUNTS

**13,500 ADT**

PRATER WAY  
(250FT W OF SR659)

**4,000 ADT**

INTERSTATE 80  
(OFF RAMP FOR MCCARRAN BLVD)

**27,200 ADT**

INTERSTATE 80  
(750FT N OF LINCOLN WAY)

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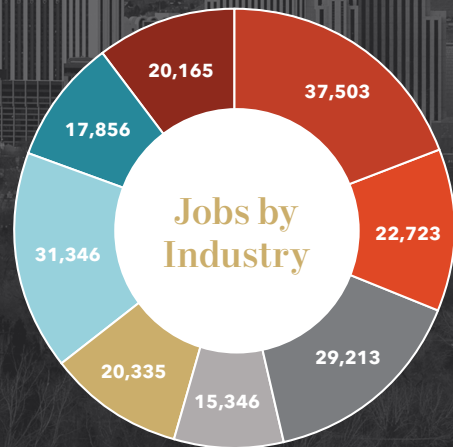


**FOR LEASE**

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## Top Reasons to Move to Reno



**22,723**  
MANAGEMENT

**17,856**  
TRANSPORTATION

**15,346**  
SCIENCE & ENGINEERING

**37,503**  
OFFICE/ADMIN

**31,346**  
HEALTHCARE

**29,213**  
SALES

**20,165**  
CONSTRUCTION

**20,335**  
EDUCATION

## Business Incentives

**SALES & USE TAX ABATEMENT**  
Eligible machinery and equipment, reduce tax rate to 2%

**PERSONAL PROPERTY TAX ABATEMENT**  
Up to 50% for up to 10 years on personal property

**MODIFIED BUSINESS TAX (PAYROLL TAX ABATEMENT)**  
Up to 50% for up to 4 years on quarterly payroll over \$50,000 taxed at 1.475%

**NO STATE INCOME TAX**

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## Relocated Companies (2015-2019)



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

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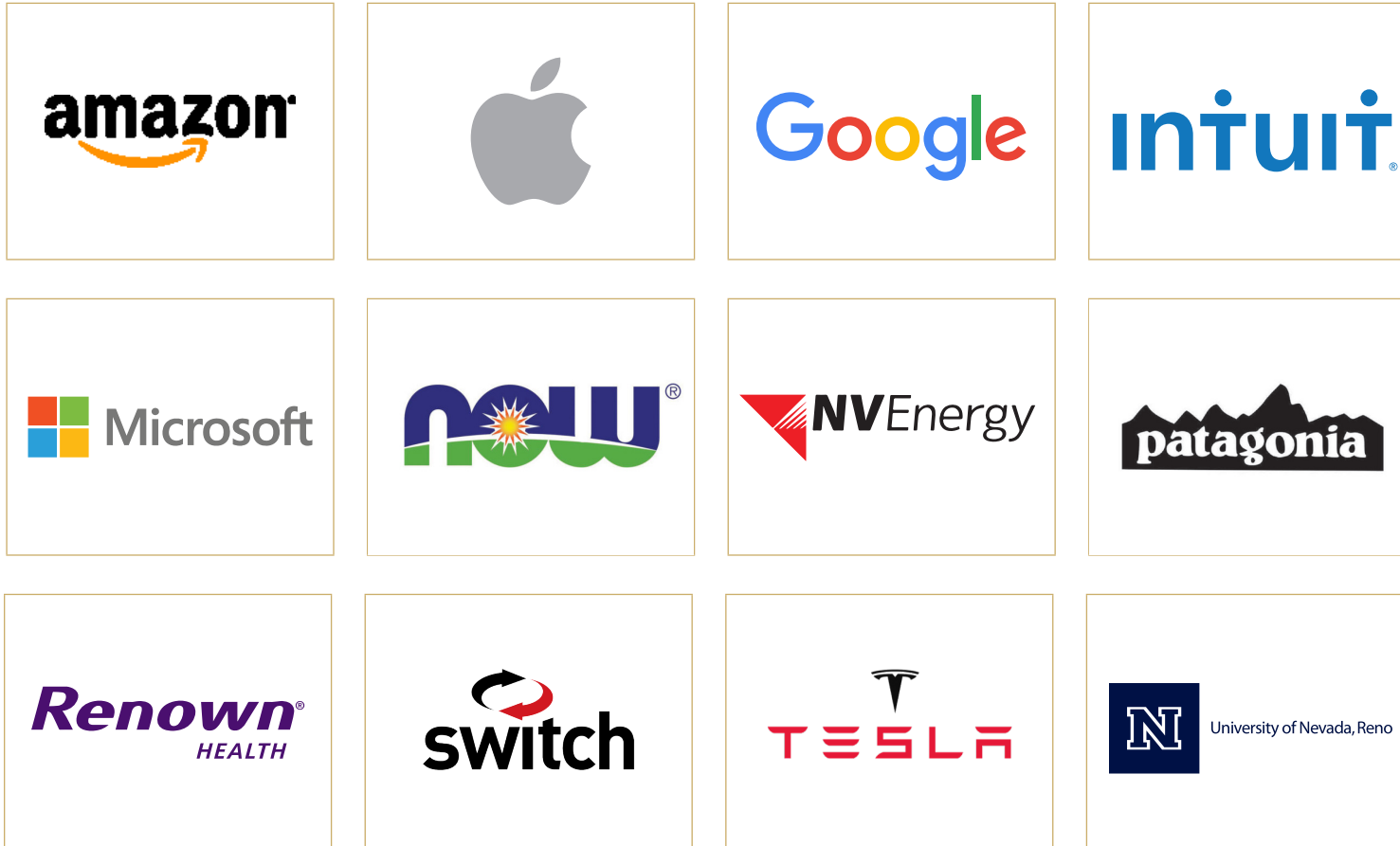
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## Prominent Employers



### PROMINENT EMPLOYERS CONTINUED

- Dupont
- El Dorado Resorts
- ERG Aerospace
- FedEx
- Figure Technologies
- IGT
- Intuit
- Peppermill Reno Resort
- Saint Mary's Health Network
- Sierra Nevada Corporation
- UPS
- Urban Outfitters
- Wells Fargo

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## Demographics

POPULATION	5 min	7 min	10 min
2022 Est. Population	21,827	49,461	104,129
2027 Proj. Population	23,422	52,092	111,371
2022 Med. Age	37.3	37.1	36.9
Daytime Population	9,186	19,449	44,720

HOUSEHOLDS	5 min	7 min	10 min
2022 Est. HH	8,118	18,463	39,266
2027 Proj. HH	8,739	19,480	42,052
Proj. Annual Growth (2022-2027)	621 1.5%	1,017 1.1%	2,786 1.4%
Avg. HH Size	3.1	3.2	3.3

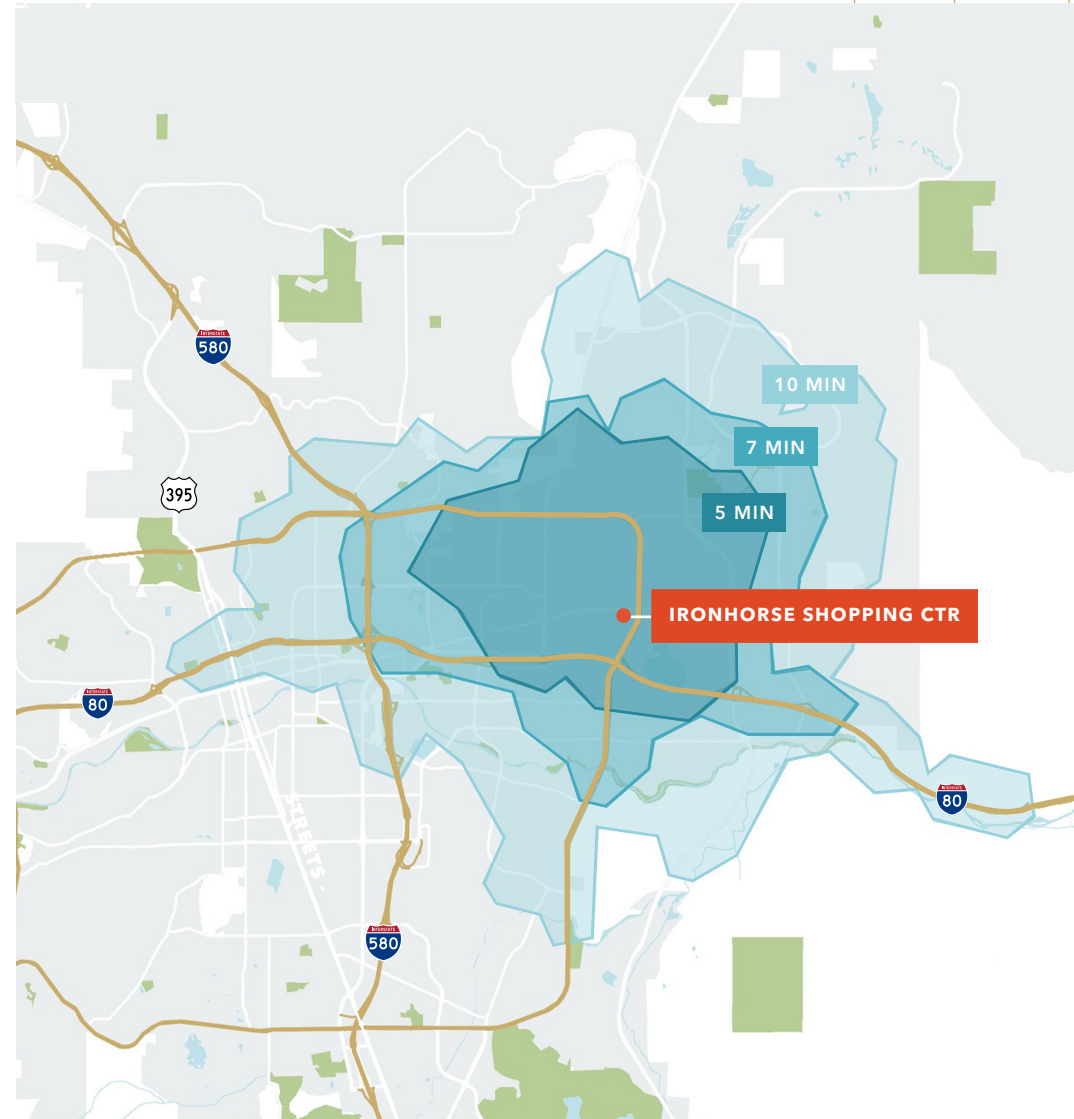
  

INCOME	5 min	7 min	10 min
2022 Est. Avg. HH Income	\$106,084	\$100,306	\$88,634
2027 Proj. Avg. HH Income	\$114,302	\$111,413	\$99,028
2022 Est. Med. HH Income	\$91,407	\$87,627	\$78,702
2027 Proj. Med. HH Income	\$108,719	\$104,495	\$94,223
2022 Est. Per Capita Income	\$39,486	\$37,480	\$33,450

CONSUMER EXPENDITURE	5 min	7 min	10 min
Annual HH Expenditure	\$596.34 M	\$1.3 B	\$2.52 B
Annual Retail Expenditure	\$282.52 M	\$618.32 M	\$1.2 B
Monthly HH Expenditure	\$6,121	\$6,309	\$5,358
Monthly Retail Expenditure	\$2,900	\$2,791	\$2,540

DATA SOURCE: SITES USA



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## Reno-Sparks MSA Facts & Demographics

506,152

POPULATION

2.49

AVERAGE HH SIZE

\$80,339

MEDIAN HH INCOME

38.4

AVERAGE AGE



### HOME OWNERSHIP



38.0%  
RENTERS

54.7%  
OWNERS



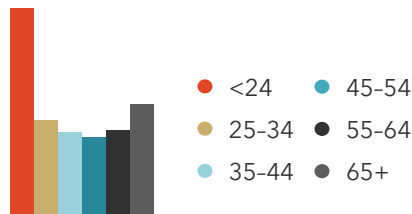
### EDUCATION

19.1% HS GRAD	22.2% SOME COLLEGE
10.0% ASSOCIATES	21.0% BACHELORS



### GENDER & AGE

254,724 MEN	251,428 WOMEN
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### EMPLOYMENT



- Blue Collar 22.8%
- White Collar 59.5%
- Services 17.7%

96.5% EMPLOYED	3.5% UNEMPLOYED
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### INCOME BY HOUSEHOLD

<span style="color: red;">●</span> 0-24k	13.5%
<span style="color: gold;">●</span> 25-49k	15.7%
<span style="color: lightblue;">●</span> 50-99k	31.6%
<span style="color: blue;">●</span> 100k+	39.1%



### HOUSEHOLD SPENDING

\$23.8K HOUSING	\$10.9K FOOD
\$2.9K TRAVEL	\$3.7K ENTERTAINMENT
\$1.0K PERSONAL CARE	\$2.5K APPAREL
\$2.6K FURNITURE	\$1.3K GAS & VEHICLE

SOURCE: ESRI

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