

Retail Space Available for Lease
in the Sparks Submarket



FOR LEASE

Legends at Sparks Marina

1310 Scheels Drive, Sparks, NV 89434

Smith Retzliff Retail Team

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Colliers

Colliers Reno

5520 Kietzke Lane, Suite 300
Reno, NV 89511
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3,743 SF of in-line retail space available

The center is ranked 3rd in the state of Nevada (for it's size) for total number of customer visits, approximately 266k unique monthly visitors with over 13.2M total yearly visits

Positioned on the junction of Interstate 80 and Sparks Boulevard, Legends at Sparks Marina is easily accessible and highly visible to over 84,000 cars daily

Resurgent Reno/Sparks trade area with an expanding job market and substantial new home development

Hampton Inn & Suites, Residence Inn by Marriott and Legends Bay Casino are now open on the adjacent parcels



SURROUNDING TRAFFIC

I-80 W of Sparks Blvd	54,500 ADT
Sparks Blvd S of Prater Wy	28,500 ADT
I-80 W Bound Exit	4,950 ADT
I-80 E Bound Exit	13,200 ADT

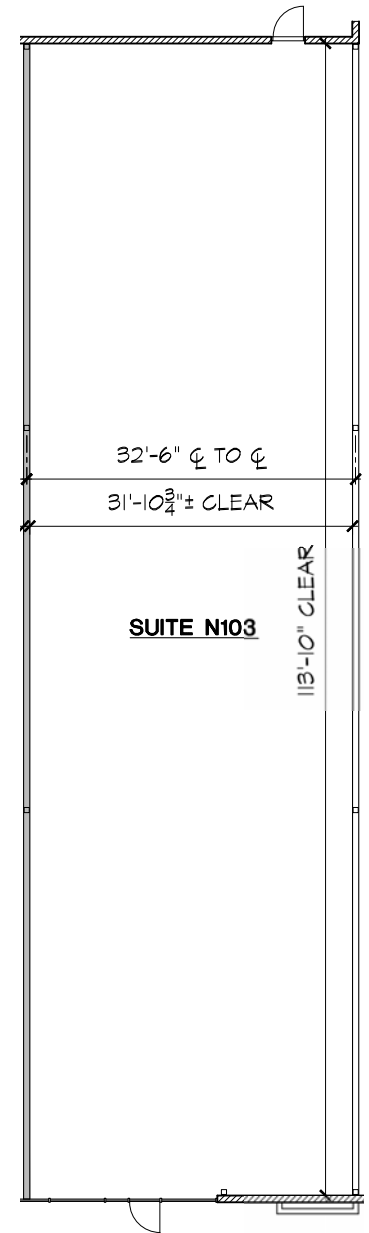
Available for Lease



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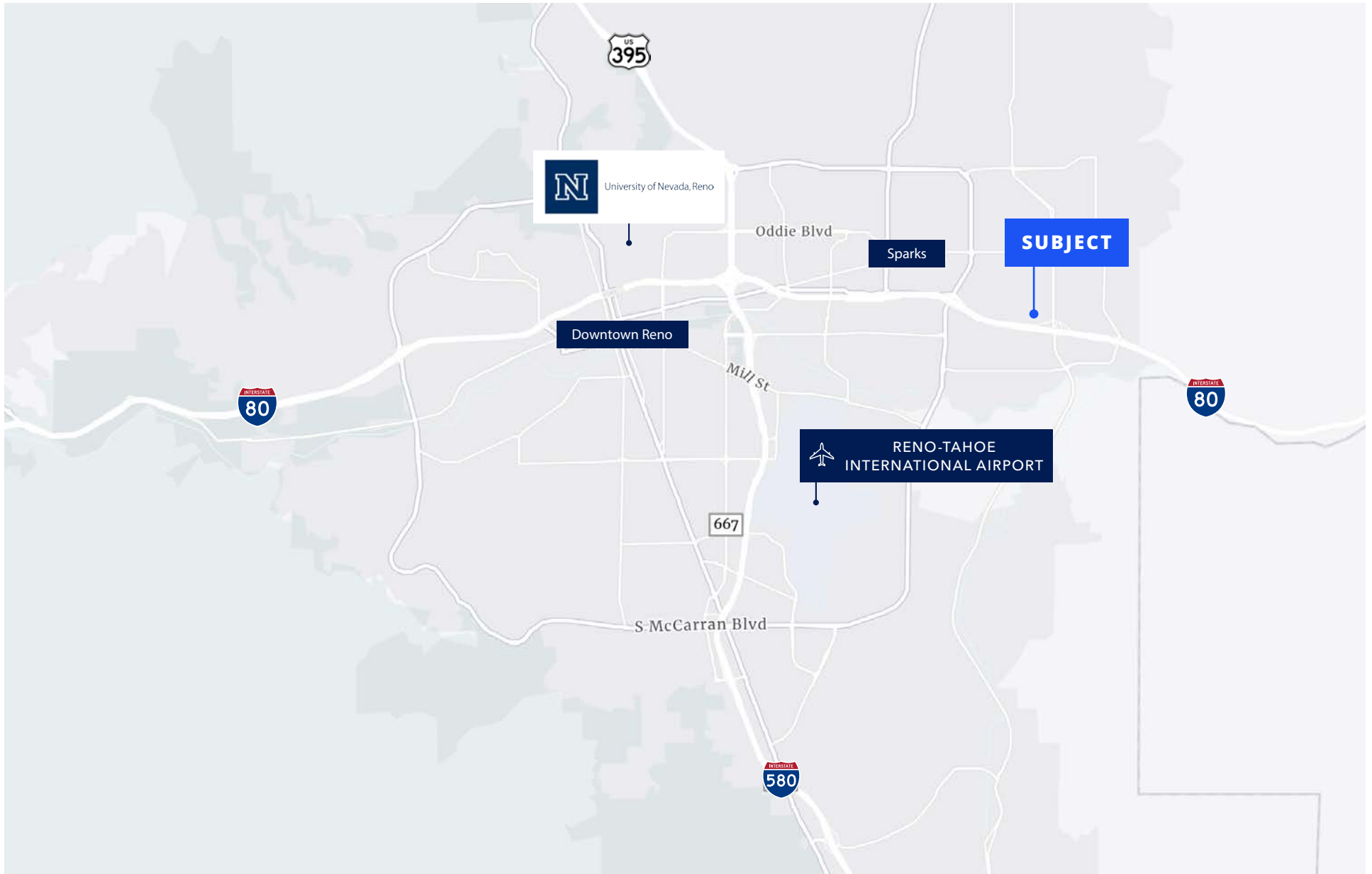
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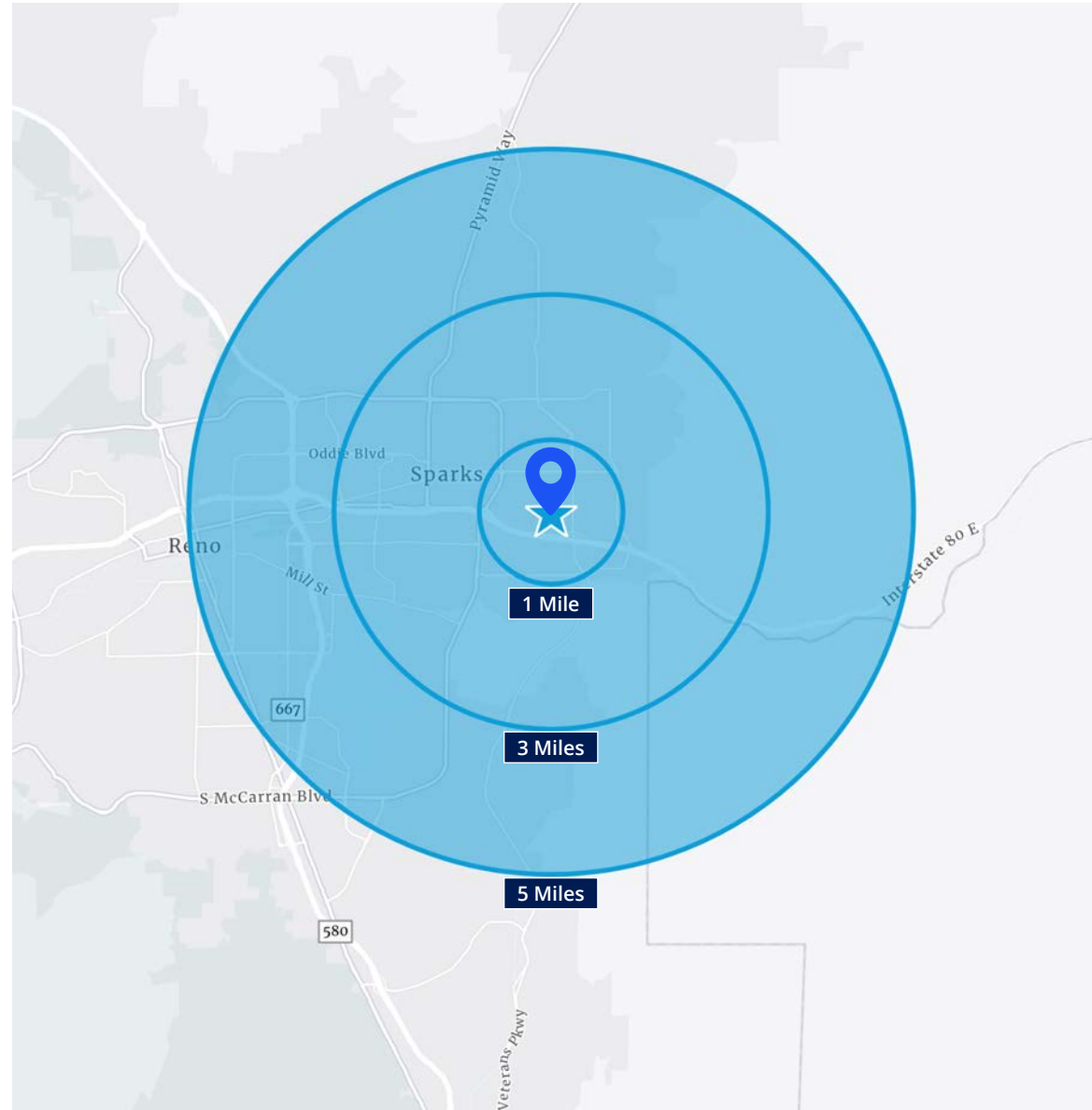


Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	7,319	66,306	178,619
2030 Projected Population	8,049	67,067	184,542
2025 Median Age	35.8	37.9	36.3
2025 Daytime Population	17,659	86,679	219,024

Household Income	1 Mile	3 Miles	5 Miles
2025 Avg. HH Income	\$86,119	\$99,540	\$90,497
2030 Avg. HH Income	\$96,955	\$110,489	\$101,114
2025 Median HH Income	\$67,838	\$80,898	\$70,734
2030 Median HH Income	\$78,046	\$90,669	\$79,570
2025 Per Capita Income	\$40,947	\$40,322	\$36,288

Household	1 Mile	3 Miles	5 Miles
2025 Estimated Households	3,625	26,855	71,418
2030 Projected Households	4,013	27,554	74,528
Avg. Household Size	2.01	2.45	2.46

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Budget	\$75,628	\$86,329	\$78,818
Annual Retail Goods	\$23,634	\$27,411	\$25,008



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

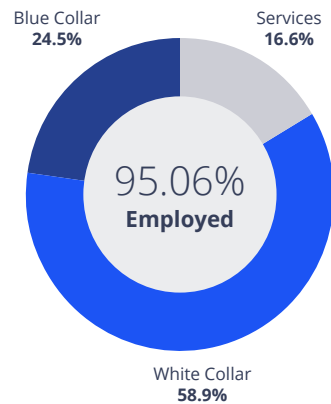
\$121,655
Avg HH Income

39.5
Median Age

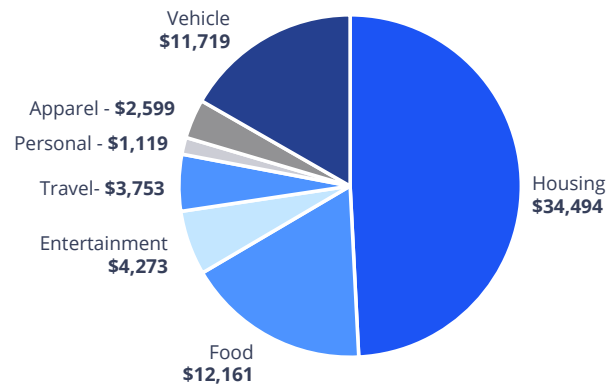
Home Ownership (2025 Housing Units)



Employment



Household Spending

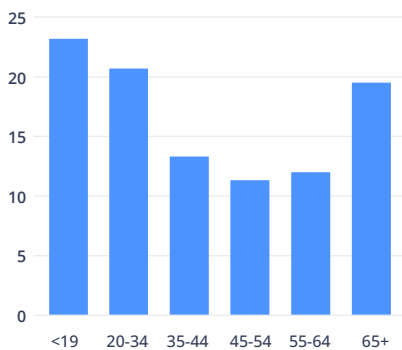


Race & Ethnicity (2025) - % of total population

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

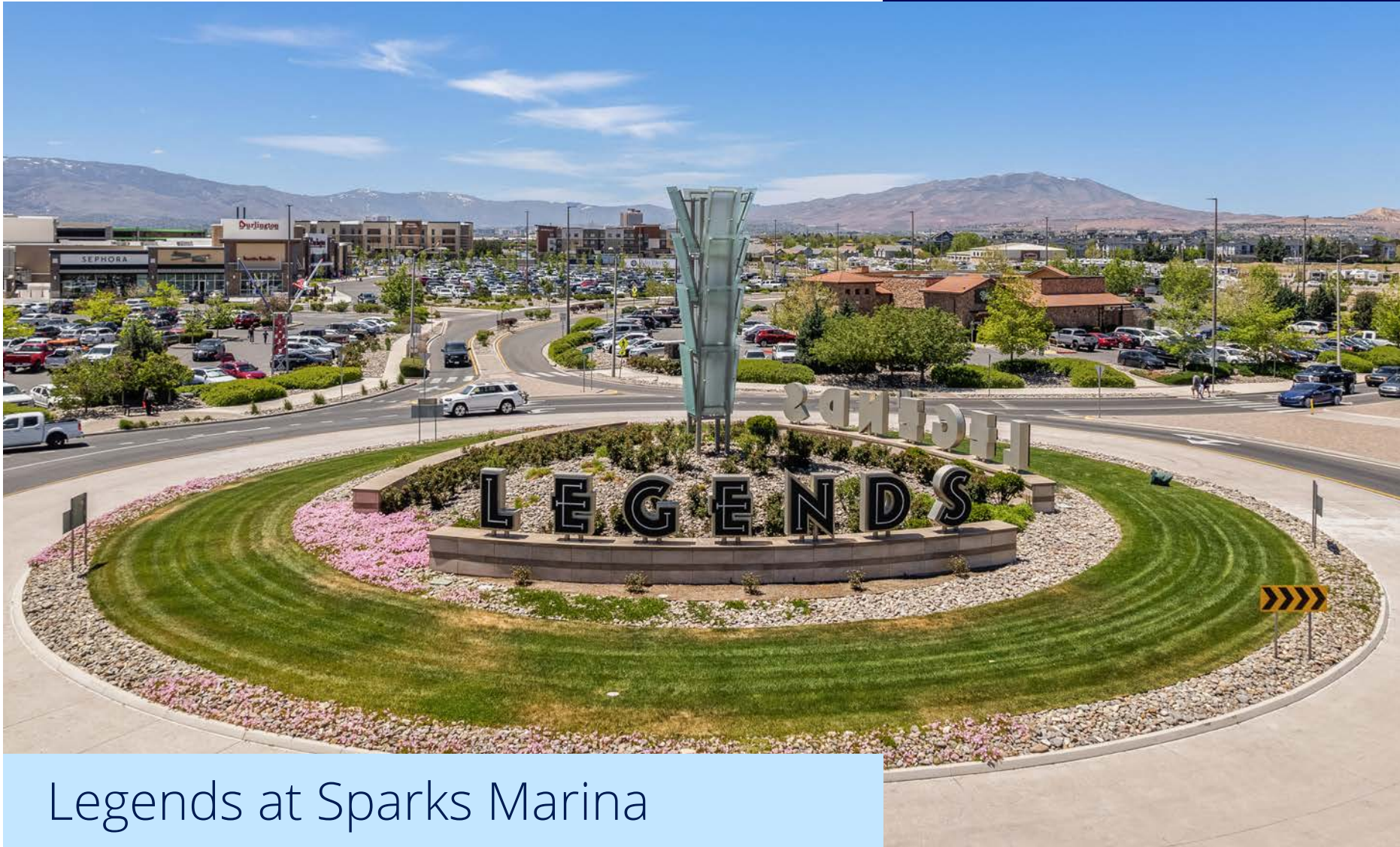
4.36%
GED/Alternative Credential

21.47%
Some College, No Degree

9.77%
Associate Degree

21.12%
Bachelor's Degree

12.87%
Graduate/Professional Degree



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