




Site Area

Your Basecamp
FOR WORK AND PLAY

0 Campo Rico Lane, Sparks NV

 CUSHMAN &
WAKEFIELD

One Destination.
ENDLESS POSSIBILITIES.



±191,559 MIXED-USE DEVELOPMENT

Purposefully designed to support the rhythms
of work, life, and the great outdoors.



Immediate access
to Highway 445



32 minute drive
to CA border



30 minute drive
to Reno/Stead Airport



Offerings for **Industrial/
Flex Space, Retail,
and Office**

Five Pines is more than a destination—it's a first-of-its kind campus experience where business and nature exist in perfect balance. Inspired by the natural landscapes within Northern Nevada, this 191,559 SF mixed-use development is introducing a bold new concept seamlessly integrating flexible industrial space, retail and office space in one dynamic location.

Whether you're fueling up before a day at Pyramid Lake or finding a workspace that keeps you close to home, Five Pines is a place where families grow, businesses thrive, and explorers recharge.



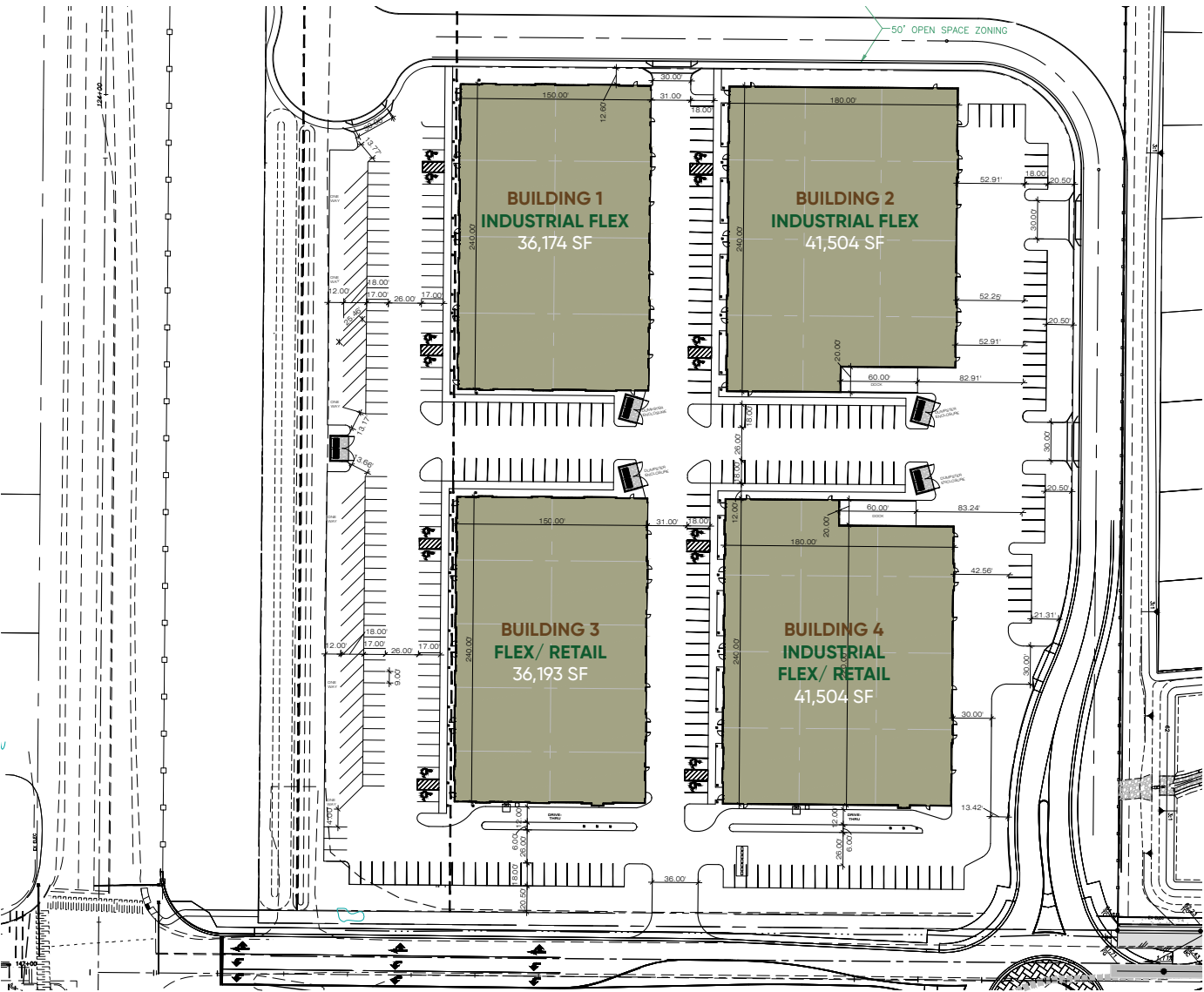
CONCEPTUAL SITE PLAN

INDUSTRIAL FLEX SPACES

can demise down to 2,000 SF

Shaped by Nature.
BUILT FOR GROWTH.

Five Pines has it all. From flexible industrial space built to scale with your business, to local office space that skips the downtown commute, retail opportunities that serve the surrounding community, and adventure-seekers alike.



Building	Size	Use	Parking Spaces
Building 1	54,261 SF	Industrial Flex + Retail/Office	51
Building 2	41,504 SF	Industrial Flex	65
Building 3	54,290 SF	Industrial Flex + Retail/Office	116
Building 4	41,504 SF	Industrial Flex	76



ROOTED IN COMMUNITY.

Five Pines makes it easy for businesses to meet clients where they live. Conveniently located in Spanish Springs, along Pyramid Highway/I-445, this prime location puts you at the heart of a thriving residential community and minutes from the city, mountains, and everything in between.

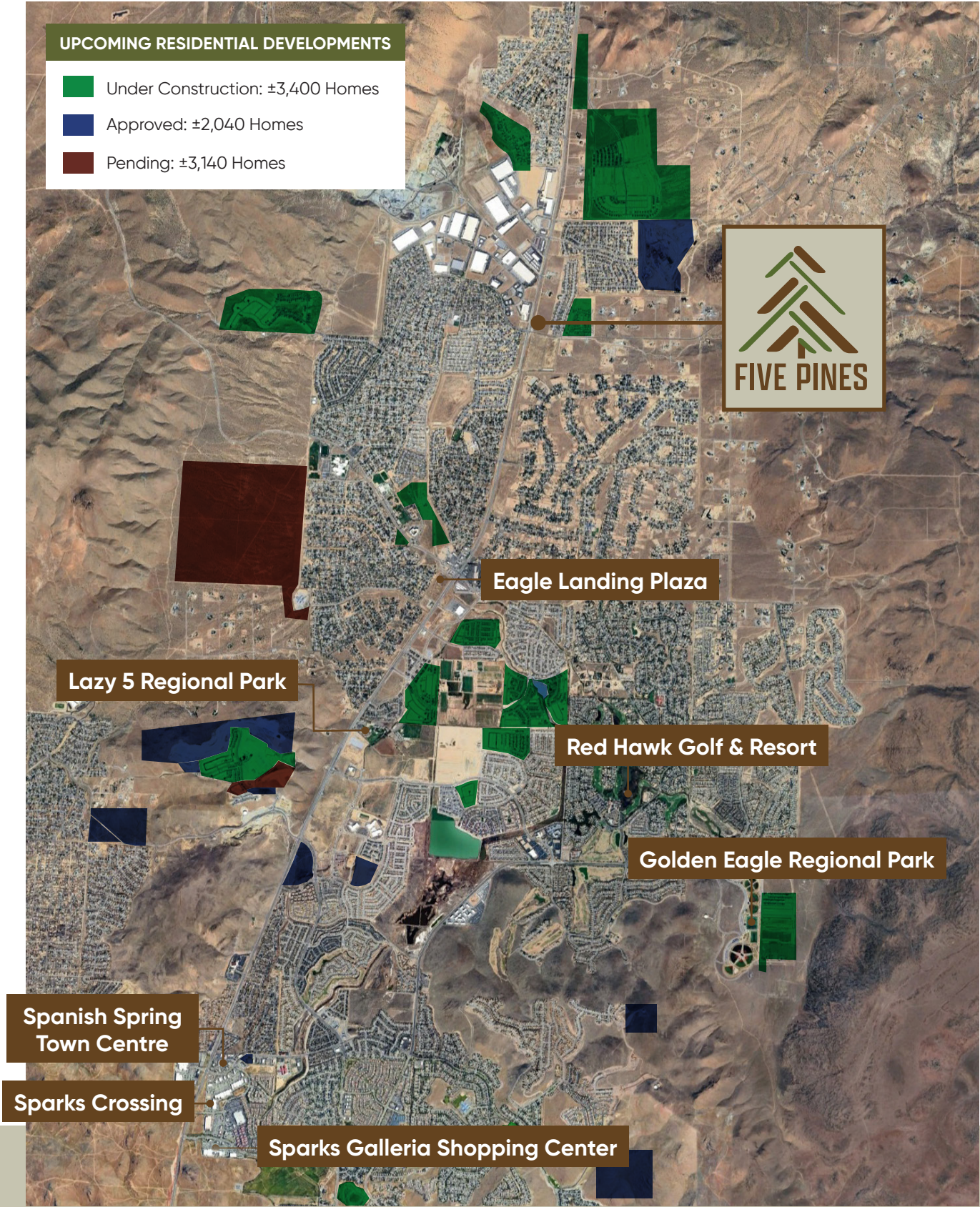


TOP LOCAL COMPANIES



COMMUNITY PROFILE

	1 Mile	5 Miles	10 Miles
Total Population (2025)	4,563	53,564	230,700
Total Projected Population (2030)	5,262	58,743	243,760
Median Age	42.2	40.3	37
Median HH Income	\$152,226	\$123,873	\$87,321



AMENITIES *map*

Live. Work. Play. Eat.
IT'S ALL HERE

Spanish Springs is growing fast. With several existing and upcoming residential developments, prime freeway visibility, established shopping centers and entertainment, the area is a trusted home for over 36 national retailers and several top companies.

Restaurants	Shops
Bully's Sports Bar & Grill	AT&T
Burger King	AutoZone
Crumbl	Best Buy
Haveli Indian	Costco
Jack in the Box	Dollar Tree
Jalepenos	FedEx Office
KFC	Home Depot
Krispy Kreme	Michaels
Little Caesars	Office Depot
Mamma Celeste's Gastropub & Pizzeria	O'Reilly Auto
Morenos Bar & Grill	PetSmart
Nam Van Noodle	SaveMart
Pizza Factory	Sprouts
Port of Subs	Trader Joes
QDOBA Mexican Eats	ULTA
Red Robin	Walgreens
Sonic	Walmart
Subway	WinCo Foods
Taco Bell	





Positioned
FOR GROWTH

Five Pines connects you to everything your business needs to thrive. A bustling community, two nearby airports, and several routes connecting you to California and beyond.

DRIVE TIMES

21 MINS

Downtown Sparks

25 MINS

Reno/Tahoe Airport

27 MINS

Downtown Reno

30 MINS

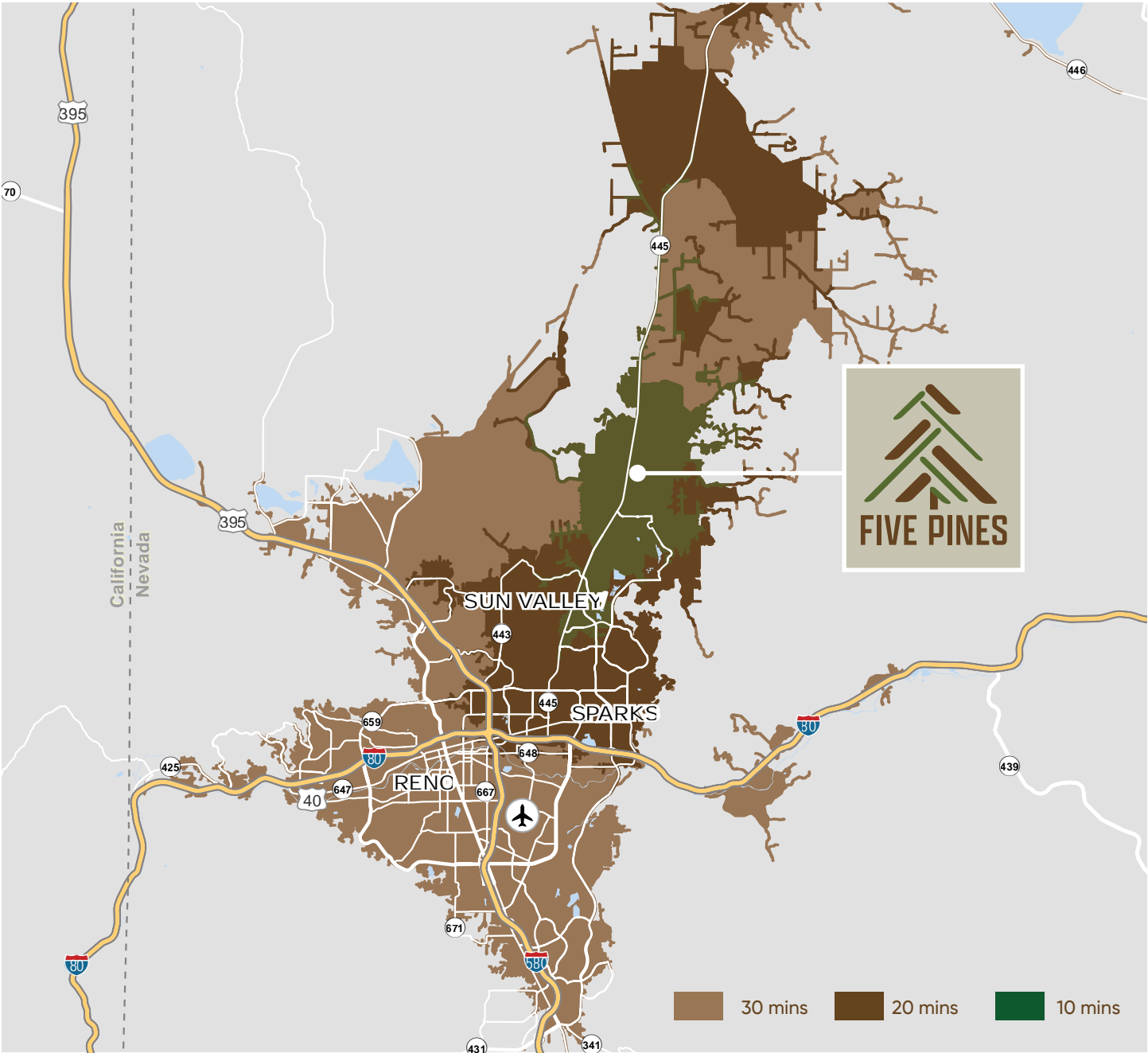
Reno/Stead Airport

32 MINS

CA Border

35 MINS

Pyramid Lake





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