

FOR LEASE

# SPARKS GALLERIA SHOPPING CENTER

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

PYRAMID WAY & DISC DR | SPARKS, NV



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**km** Kidder  
Mathews





## 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, Office Depot 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



## SPARKS GALLERIA

*±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





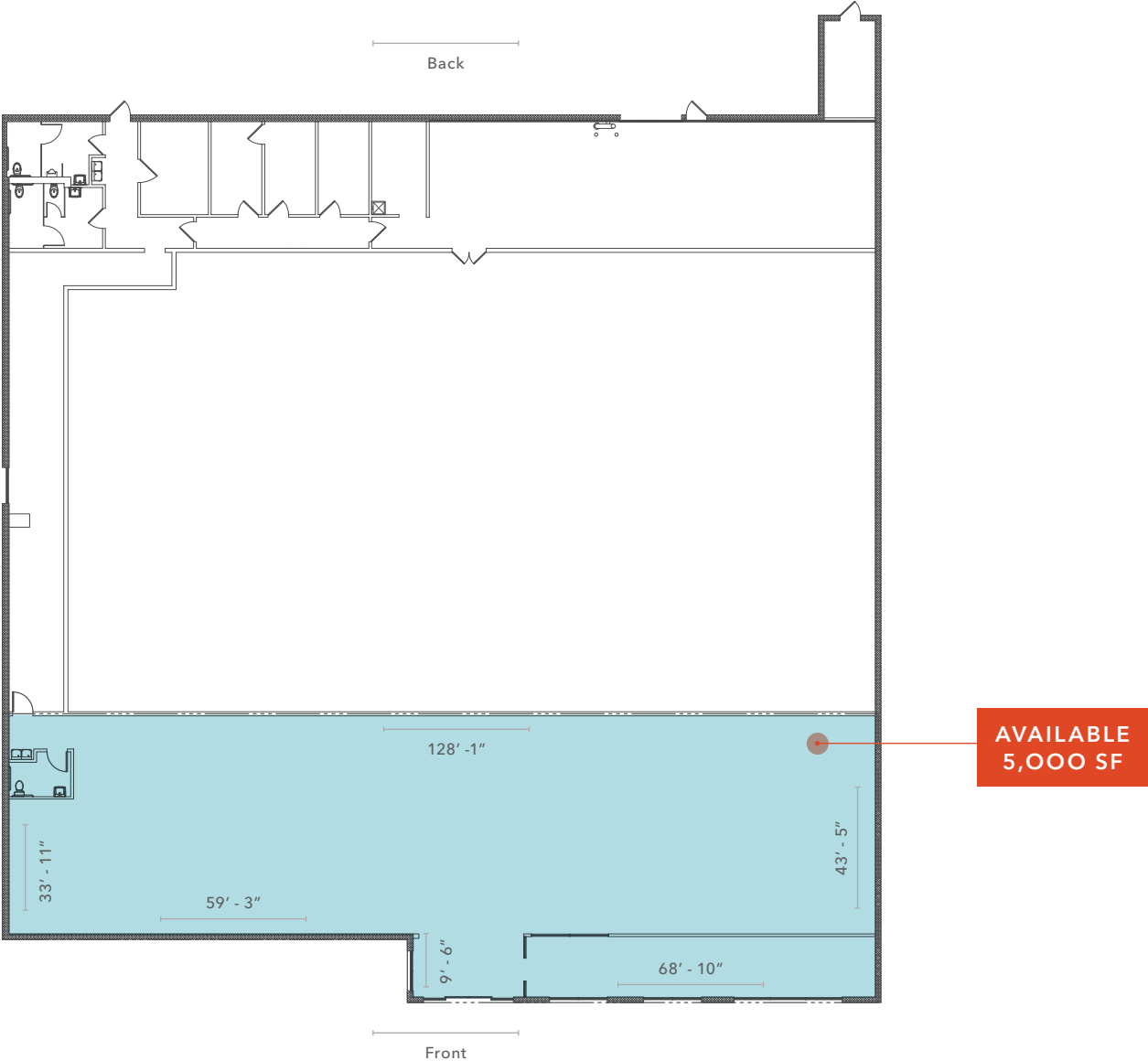
# TENANTS

Unit	Tenant	SF
<b>CS1 100</b>	<b>Available</b>	<b>1,400</b>
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	Office Depot	18,813
<b>DM5</b>	<b>Available</b>	<b>5,000 - 10,000</b>
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



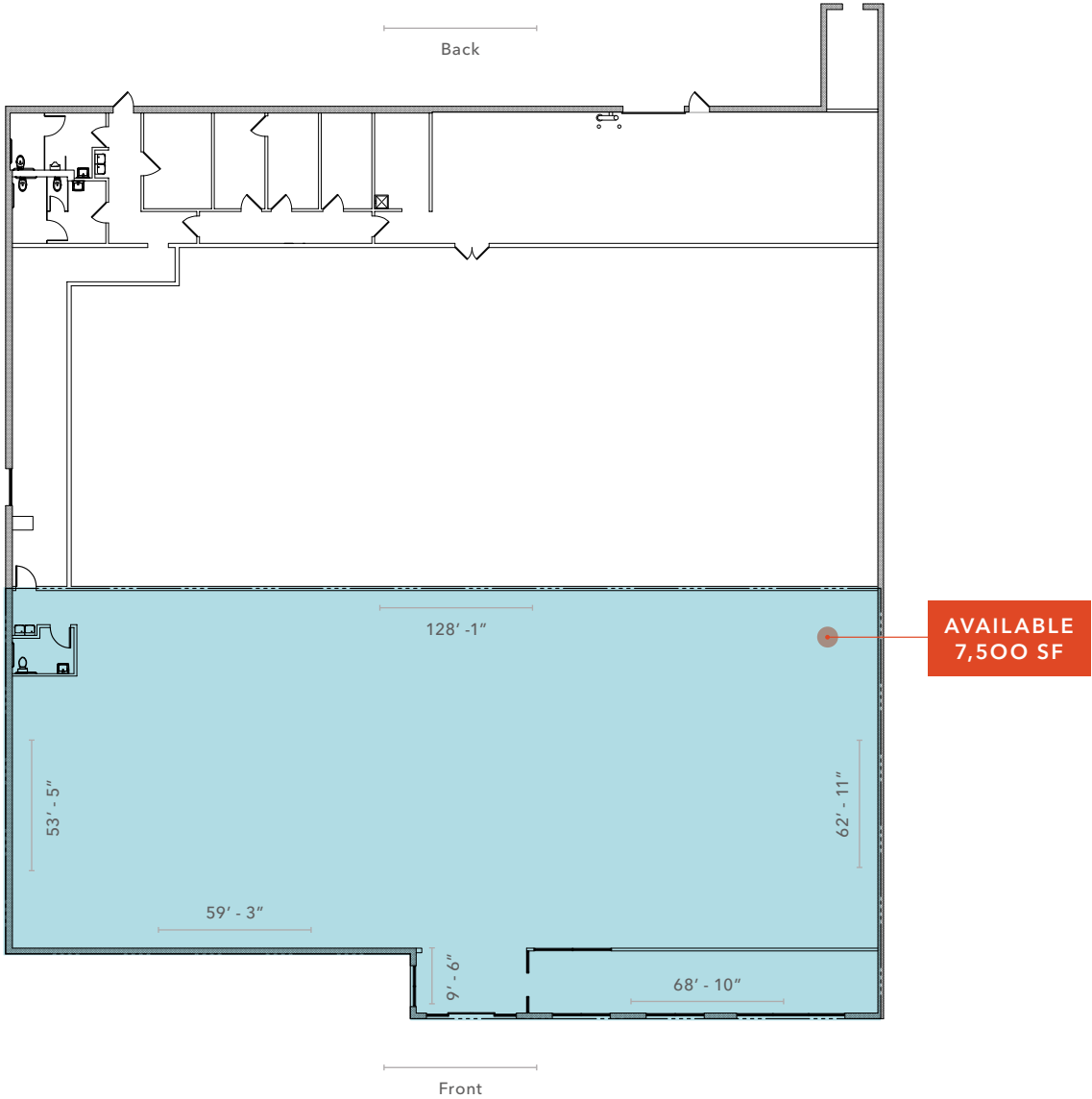
# FLOOR PLAN - UNIT DM5

OPTION 1 - 5,000 SF



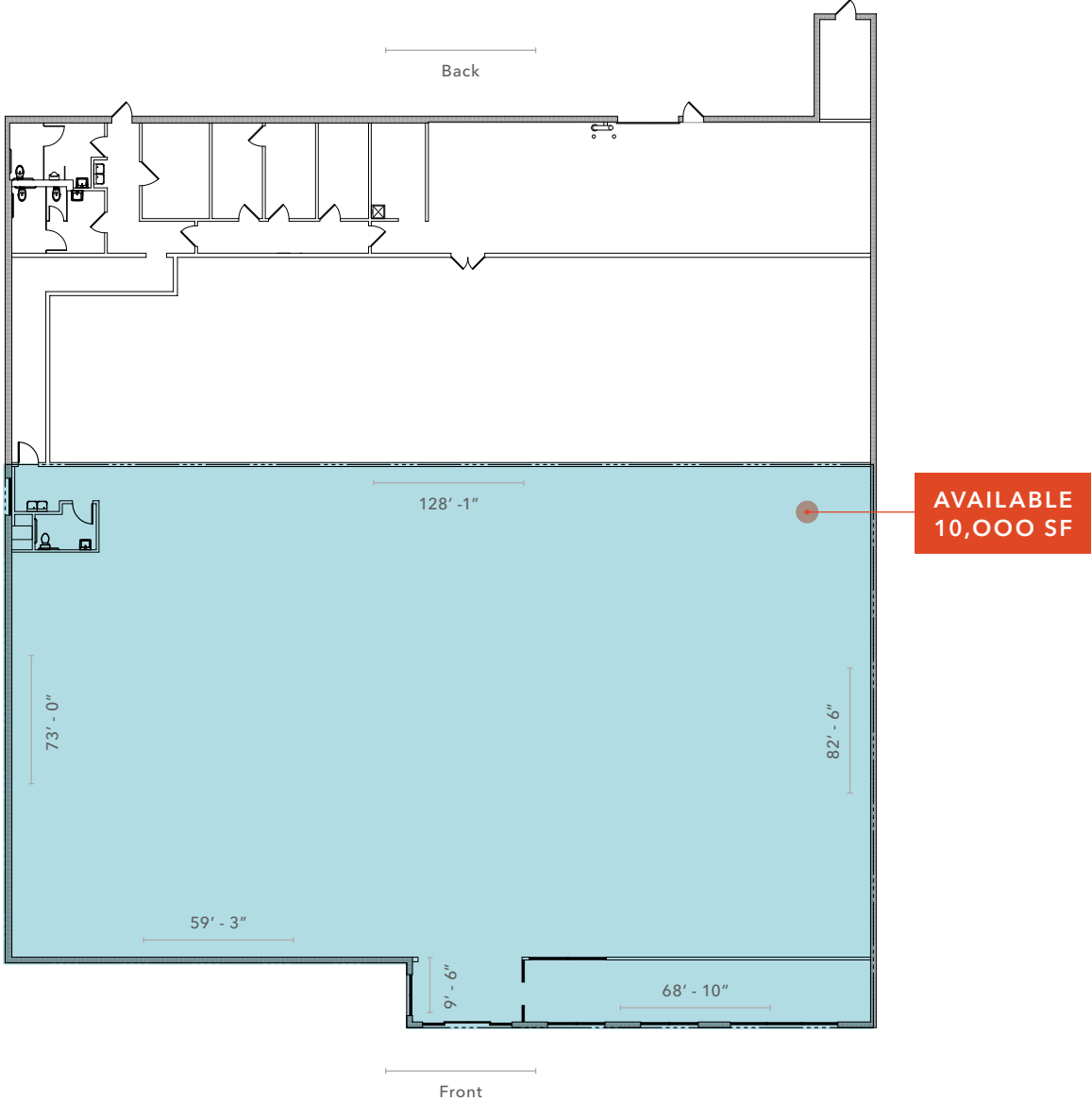
# FLOOR PLAN - UNIT DM5

OPTION 2 - 7,500 SF

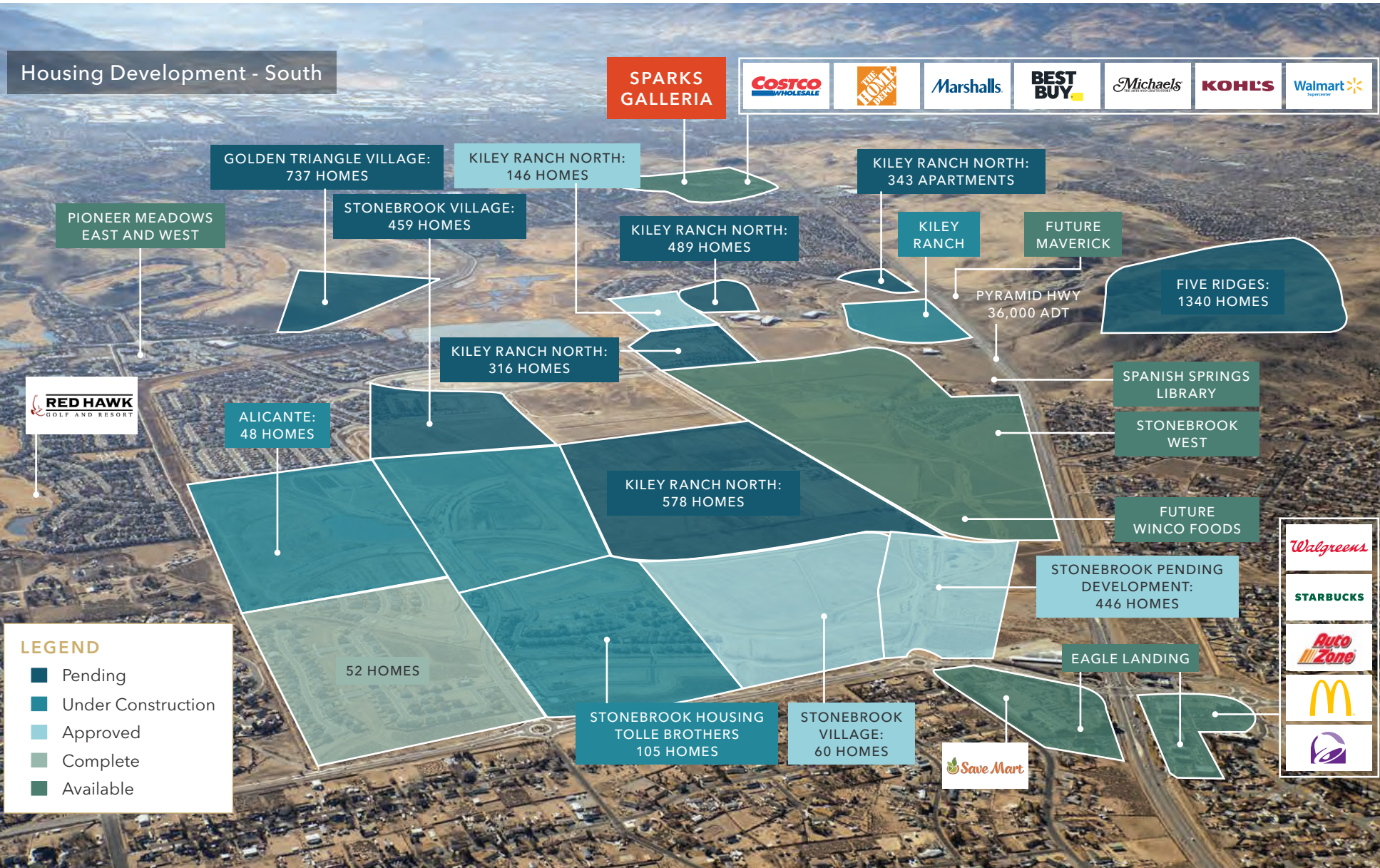


# FLOOR PLAN - UNIT DM5

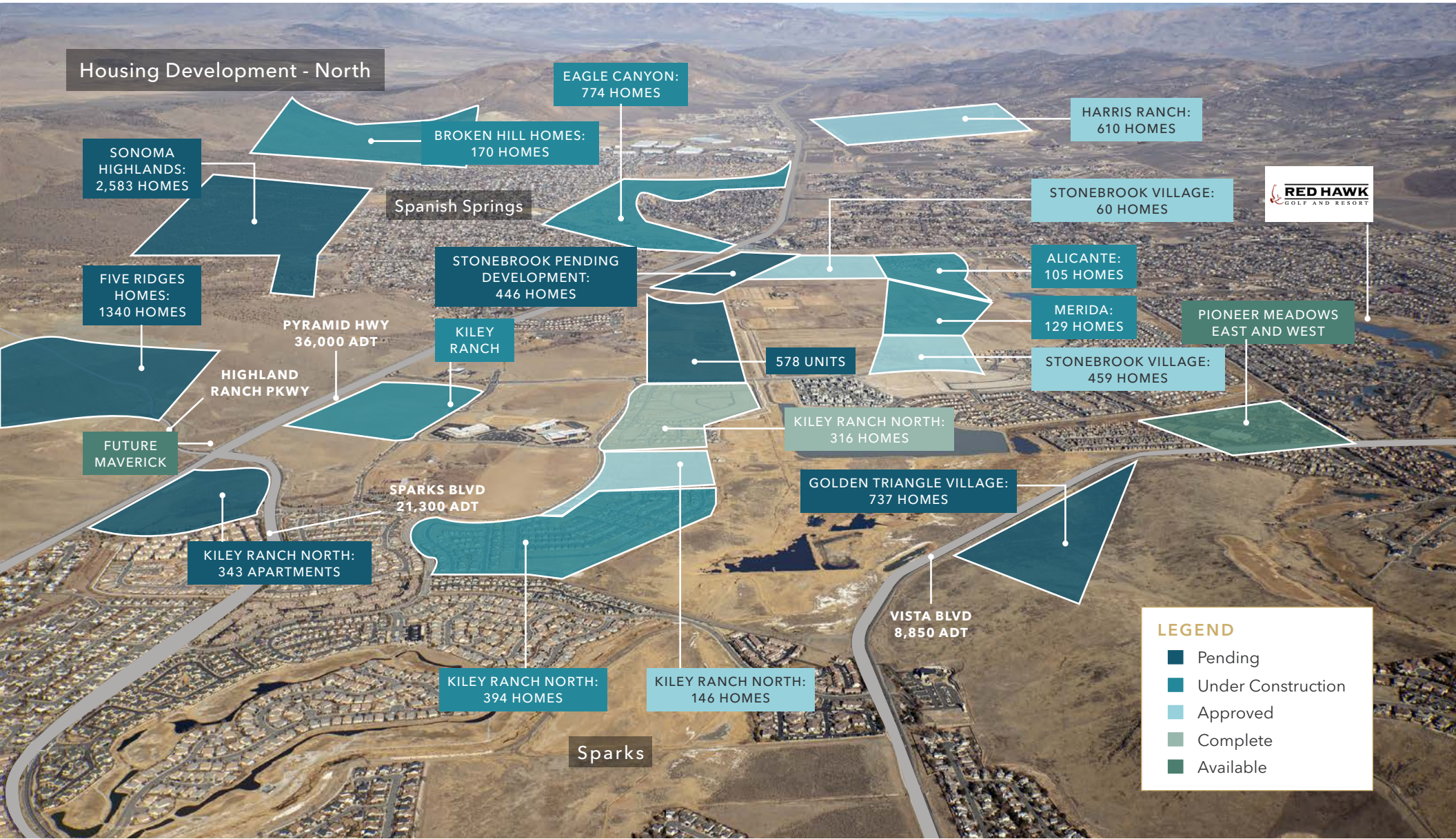
OPTION 3 - 10,000 SF











# DEMOGRAPHICS

## POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	14,312	38,126	92,500
2029 PROJ. POPULATION	14,130	37,271	90,755
2024 MED. AGE	37.3	36.7	36.4
DAYTIME POPULATION	6,720	15,044	38,698

## HOUSEHOLD INCOME

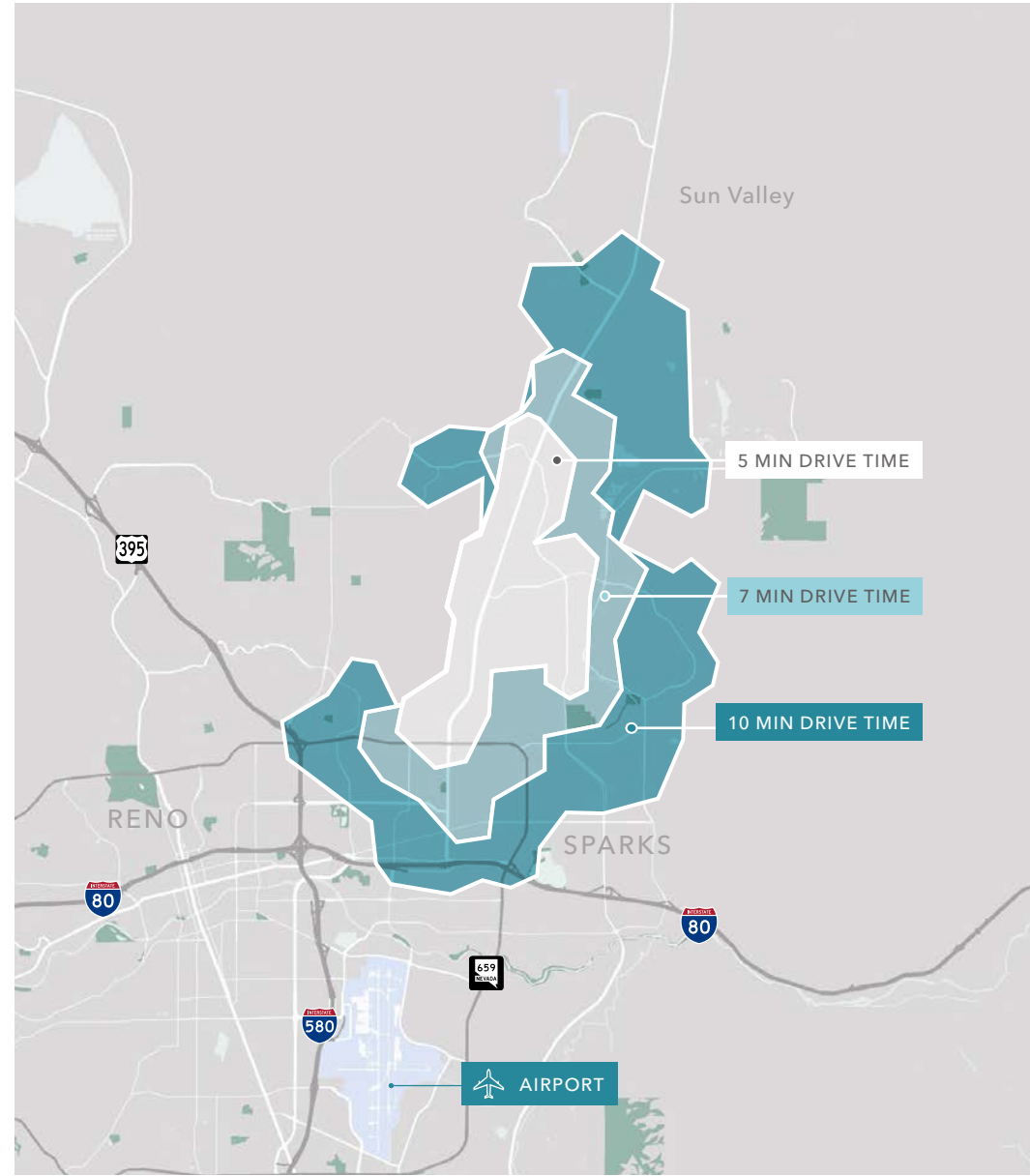
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$115,782	\$113,534	\$107,521
2029 PROJ. AVG. HH INCOME	\$121,373	\$119,952	\$113,078
2024 EST. MED. HH INCOME	\$94,128	\$94,530	\$87,431
2029 PROJ. MED. HH INCOME	\$97,063	\$97,030	\$89,732
2024 EST. PER CAPITA INCOME	\$43,993	\$41,777	\$41,737

## HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	5,437	14,022	35,872
2029 PROJ. HH	5,396	13,744	35,373
PROJ. ANNUAL GROWTH (2024-2029)	-41	-278	-499
AVG. HH SIZE	3.1	3.2	3.2

## CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$418.26 M	\$1.06 B	\$2.6 B
ANNUAL RETAIL EXPENDITURE	\$197.48 M	\$499.64 M	\$1.22 B
MONTHLY HH EXPENDITURE	\$6,411	\$6,283	\$6,032
MONTHLY RETAIL EXPENDITURE	\$3,027	\$2,969	\$2,845





# RENO-SPARKS MSA SNAPSHOT

Source: ESRI

**511,527**

2023 EST.  
POPULATION

**2.5**

2023 AVG  
HH SIZE

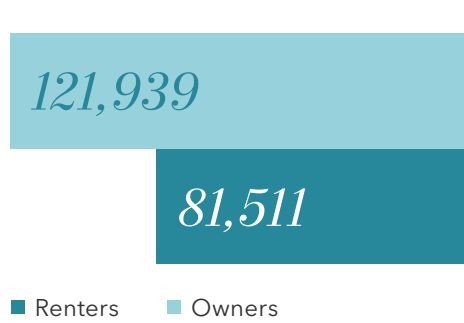
**\$110,796**

2023 AVG  
HH INCOME

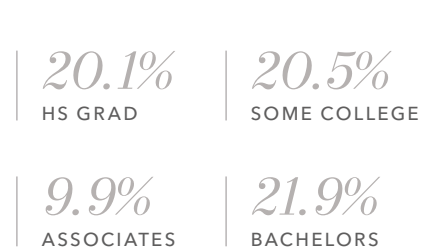
**38.6**

2023 EST.  
MEDIAN AGE

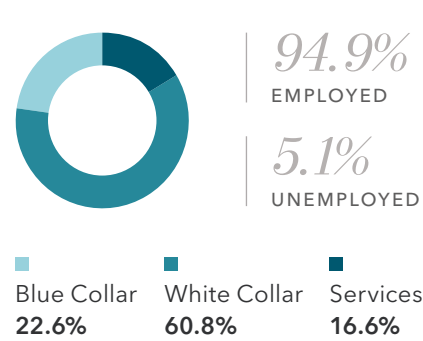
## Home Ownership



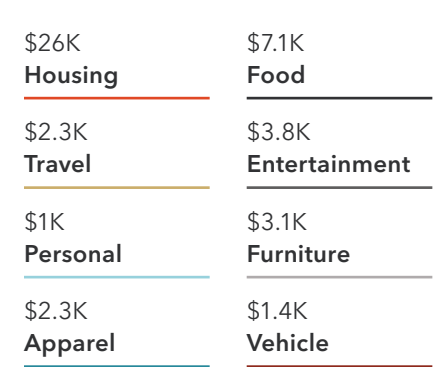
## Education



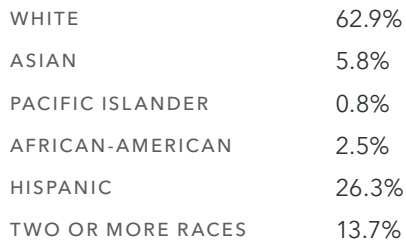
## Employment



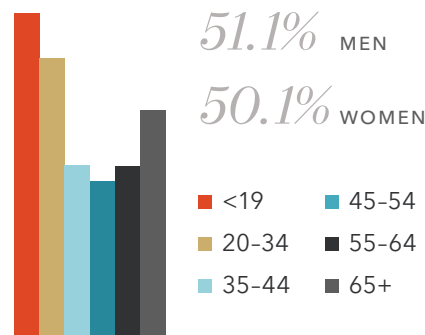
## Household Spending



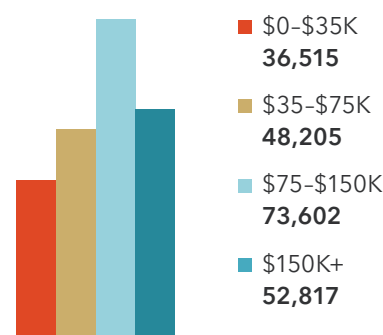
## Race & Ethnicity



## Gender & Age



## Income by Household



# SPARKS GALLERIA

*Exclusively leased by*

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