



For Lease

1300 Disc Drive

32,285 SF Retail Anchor in the Heart of Spanish Springs, NV
Strategically Located Along a Major Thoroughfare | Call for Pricing

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Property Overview

Spanish Springs Shopping Center is a prime retail destination in the fastest-growing residential submarket of the Reno/Sparks MSA, benefiting from a low vacancy rate of just 2.2%. The center provides excellent visibility and access for businesses looking to capitalize on the area's rapid growth. Anchored by strong co-tenants such as Grocery Outlet, Reno Running Company, Sherwin Williams, Squeeze In, Body Fuel Fitness, Los Compadres, and Wells Fargo, the center attracts a steady flow of shoppers and residents, making it an ideal location for retail and service-oriented businesses.



Property Features



- **32,285 square foot anchor space available (former Big Lots)**
- Flexible lease terms and generous tenant improvement allowance for qualified tenants.
- Surrounding area features a robust daytime population of 56,849 within a three-mile radius and total population of 169,650 within a five-mile radius.
- Strategically located along three major thoroughfares on Disc Drive, between Sparks Boulevard and Vista Boulevard, with excellent visibility to over 58,300 ADT.
- Spanish Springs is experiencing significant residential growth and development with over 5,000 units under construction, 9,021 units approved, and an additional 3,287 units pending approval

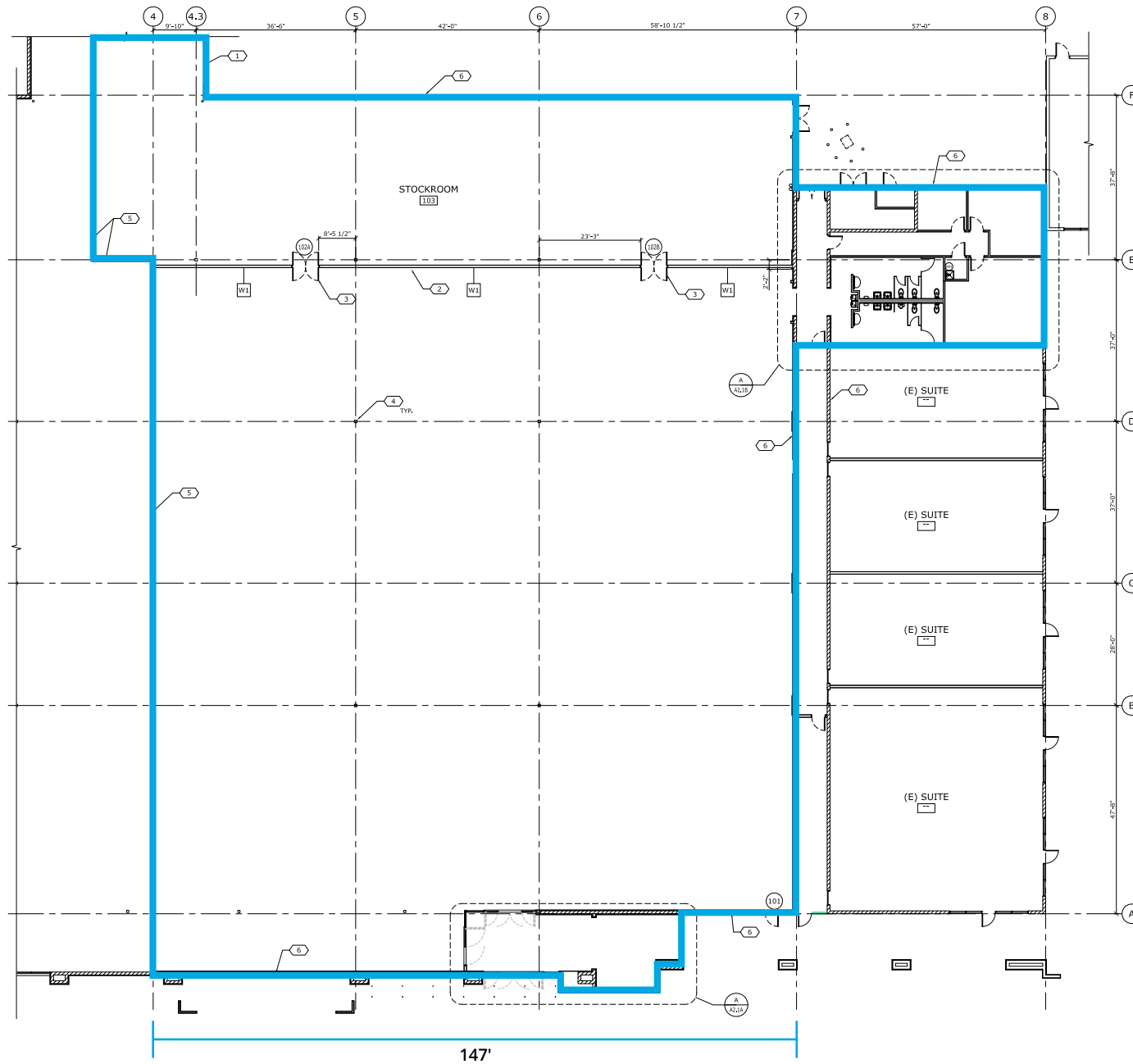
32,285 SF Anchor Space



Site Plan



32,285 Square Feet Anchor Space





Surrounding Area



Walmart
KOHL'S
expect great things

ROSS
DRESS FOR LESS

Mor
Furniture for less

Michaels
Where Creativity Happens

ULTA
beauty

BEST BUY

DOLLAR TREE

PET SMART

WORLD MARKET

BOOT BARN

THE HOME DEPOT

COSTCO
WHOLESALE

Disc Drive

SITE

Office DEPOT

HomeGoods
Irresistible Finds. Exceptional Prices.

SPROUTS
FARMERS MARKET

Marshalls

WinCo
FOODS

N McCarran Boulevard

Pyramid Way

Sparks Boulevard

Vista Boulevard

Smith's
FOOD & DRUG STORES

CVS
SAFEMART

ROSS
DRESS FOR LESS

CVS

TORO DE CRO
Model

planet fitness

TSC TRACTOR SUPPLY CO.

FOOD MAXX

HARBOR FREIGHT TOOLS

Legends at Sparks Marina

OUTLETS AT SPARKS

LOWE'S

GALAXY

SCHEELS
gear. passion. sports.

TARGET

T.J. MAXX

PETCO
Where the pet goes to live

Burlington
Good history

OLD NAVY

Property Location



Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2024 Population	10,265	83,691	169,650
Daytime Population	6,758	56,849	153,072
Median Household Income	\$109,851	\$88,959	\$79,381
Total Households	3,809	31,507	63,517

	10 min	15 min	20 min
2024 Population	89,631	198,197	356,389
Daytime Population	74,611	197,940	383,064
Median Household Income	\$85,736	\$77,744	\$76,225
Total Households	34,646	74,943	142,601

2022 Traffic Counts - NDOT

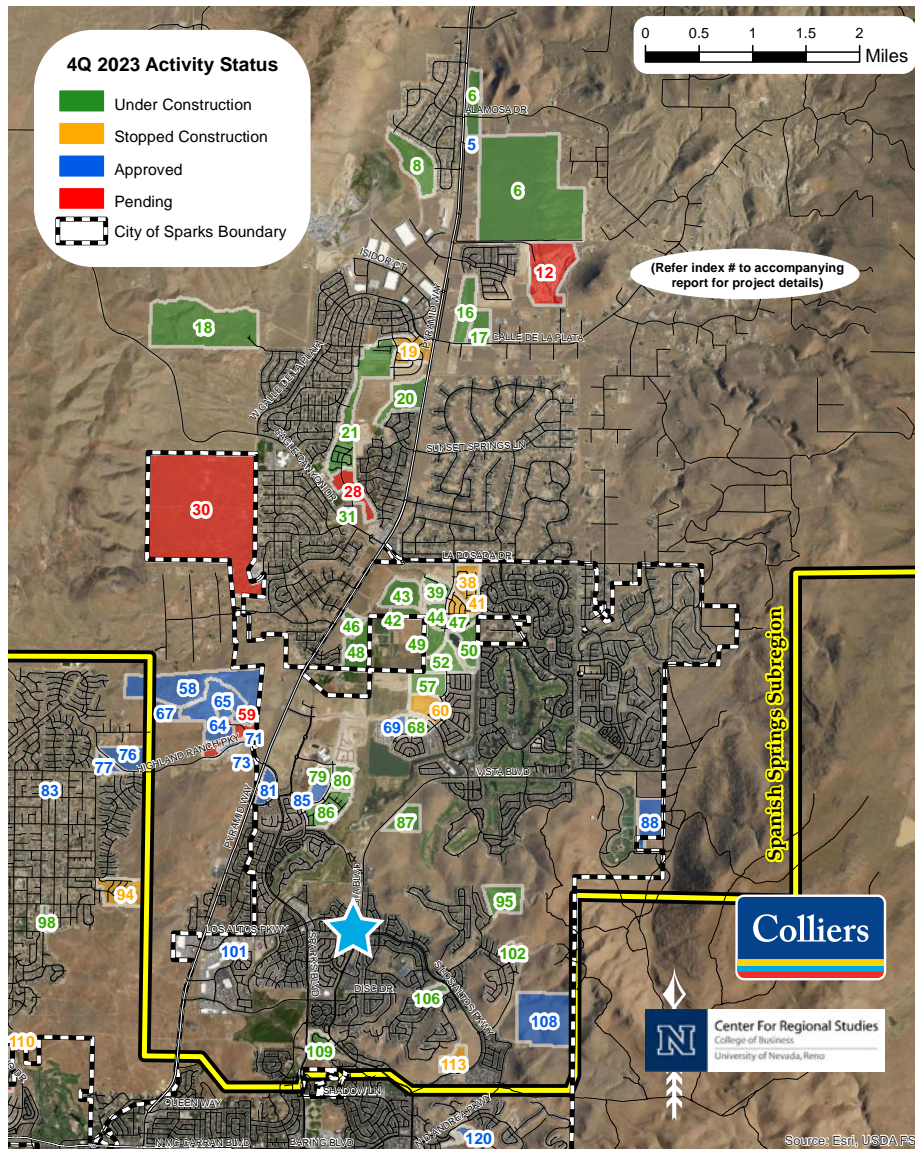
Disc Drive: 16,900 ADT

Sparks Boulevard: 21,200 ADT

Vista Boulevard: 20,200 ADT

Q4 2023 Residential Construction Activity (Spanish Springs)

There are over 9,021 new units planned or under construction and an additional 3,416 units pending approval in the Spanish Springs area.



Map Index	Project Name	Developer/Owner	Location	Project Status	# of Units Approved on Tentative Maps
46	Seasons @ Stonebrook	Dakota Pacific	SEC La Posada/SR445	Under Construction	396
79	Homecoming at Kiley Ranch	Lewis Apartment Communities	Kiley & Windmill Farms Pkwy	Under Construction	306
81	Kiley Ranch Apartments	MS Kiley Seasons LLC	NEC Kiley & Henry Orr Pkwy	Approved	450
87	Rowan Apartments	Pacific West	Vista Blvd	Under Construction	360
MULTI-FAMILY				Approved Multi Family:	1,512
31	Vintage at Spanish Springs	Vintage Housing Development	Eagle Canyon Dr	Under Construction	257
SENIOR-LIVING				Approved Single Family:	257
52	Glenridge/Oakhill @	Toll Brothers	SEC La Posada/SR445	Under Construction	275
65	5 Ridges Village 5	5 Ridges Development Company	5 Ridges & Antelope Ridge Pkys	Approved	156
71	5 Ridges Villages 1A	5 Ridges Development Company	Highland Ranch Pkwy	Approved	86
73	5 Ridges Villages 1B	5 Ridges Development Company	Highland Ranch Pkwy	Approved	46
101	Galleria Station Townhomes	Southpaw Ventures LLC	Los Altos & Galleria Pkwy	Approved	32
106	Los Altos Canyon	Capstone Communities Inc	Los Altos Pky & Vista Heights	Under Construction	69
108	Miramonte Townhomes	Fort Apache Homes	E of Los Altos & Belmar	Approved	448
113	City View Executive Homes	Sierra View Investments	N of Los Altos/Tecumseh	Stopped	45
SINGLE-FAMILY ATTACHED				Approved Single Family:	1,157
5	Blue Oaks	Ken Dixon	Pyramid Hwy & Campo Rico Ln	Approved	10
6	Harris Ranch	Toll Brothers & Ryder Homes	Pyramid Hwy/Alamosa Dr	Under Construction	610
8	Pebble Creek Estates	Artisan Mystic Mountain LLC	End of Pebble Creek Dr	Under Construction	83
16	Blackstone Estates	Jenuane Communities	Pyramid Hwy/Calle de la Plata	Under Construction	161
17	Sugarloaf Ranch Estates	Silverado Homes	Pyramid Hwy/Calle de la Plata	Under Construction	119
18	Cinnamon Ridge	Toll Brothers	NE of Eagle Canyon and Airport	Under Construction	170
19	Eagle Canyon IV Unit 3	Lennar Homes	Pyramid Hwy/Calle de la Plata	Stopped	125
20	Eagle Canyon IV Unit 4	Lennar Homes	Pyramid Hwy/Calle de la Plata	Under Construction	137
21	Eagle Canyon Ranch	Silverado Homes	Ruddy Way (Eagle Canyon)	Under Construction	452
38	Alicante @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Stopped	105
39	Catalina @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	113
41	Merida @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Stopped	129
42	Stonebrook Ph3 Village CC	Toll Brothers	SEC La Posada/SR445	Under Construction	73
43	Stonebrook Ph3 Vill AA & BB	DR Horton	SEC La Posada/SR445	Under Construction	356
44	Stonebrook Village D2	Toll Brothers	SEC La Posada/SR445	Under Construction	85
47	Stonebrook Village C2	Toll Brothers	SEC La Posada/SR445	Under Construction	111
48	Cordoba/Tavira @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	183
49	Sage Meadow @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	109
50	Windsong @ Stonebrook	Toll Brothers	SEC La Posada/SR445	Under Construction	105
57	Pioneer Meadows Village 5	Lennar Homes	Rolling Hills Dr	Under Construction	161
58	5 Ridges Villages 9 & 10	5 Ridges Development Company	Highland Ranch Pkwy	Approved	293
60	Pioneer Meadows Village 6	Lennar Homes	NEC Rolling Meadows/WF Hills	Stopped	193
64	5 Ridges Villages 204, 6 & 7	Lennar Homes	Highland Ranch Pkwy	Approved	460
67	5 Ridges Village 8	5 Ridges Development Company		Approved	199
68	Pioneer Meadows Village 10	Lennar Homes	Wingfield Hills/Rolling Meadows	Under Construction	140
69	Pioneer Meadows Village 11	Lennar Homes	6622 Rolling Meadow Dr	Approved	88
80	Kiley Ranch North Ph6 V37c	Lennar Homes	NEC Kiley & Henry Orr Pkwy	Under Construction	146
85	Kiley Ranch North Ph.6 V36	Lewis Homes	NEC Kiley & Henry Orr Pkwy	Approved	169
86	Kiley Ranch North V37A&B, V43	Lennar Homes	Kiley Pkwy & Windmill Farms Rd	Under Construction	394
88	Wingfield Commons	DR Horton	E of Golden Eagle Park	Approved	454
95	Miramonte Phase 5	Ryder Homes	Termination of Skystone Dr	Under Construction	91
102	Miramonte Phase 4C	Ryder Homes	Termination of Belmar Dr	Under Construction	31
109	Eagle Peak	Desert Wind Homes	NEC Sparks Blvd/Satellite Dr	Under Construction	40
SINGLE-FAMILY DETACHED				Approved Single-Family, Detached:	6,095
Grand Total of Approved Units:					9,021

Why Reno/Sparks

Market Growth Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

Projected Growth: The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

How Reno/Sparks Ranks Nationally

#4 Ranked in Growth Entrepreneurship

#1 Startup Activity

#6 Job Growth

#7 Best Business Tax Climate

Best Named America's Best Small City

Largest Per-Capita Industrial Space in the Country

#16 Best Performing Cities

#4 State for Economic Growth

Ranked One of the 12 Best Places to Live

Top 25 Largest Gen Z Workforce

#26 Best Cities for Outdoor Activities

#41 in Entertainment and Recreation

#4 Amongst America's "Top 10 Leading Metros"

#9 of 100 Best Places to Live

#33 Best Places to Live in America

#39 2019's Best Large Cities to Start a Business

#8 State for Energy and Internet Access

#3 State for Short-Term Fiscal Stability

#8 State for Overall Economy

#6 State for Business Environment

Area Growth Generators



Economic and Business Climate

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.3%

UNEMPLOYMENT RATE
AS OF JAN 2025

258,017

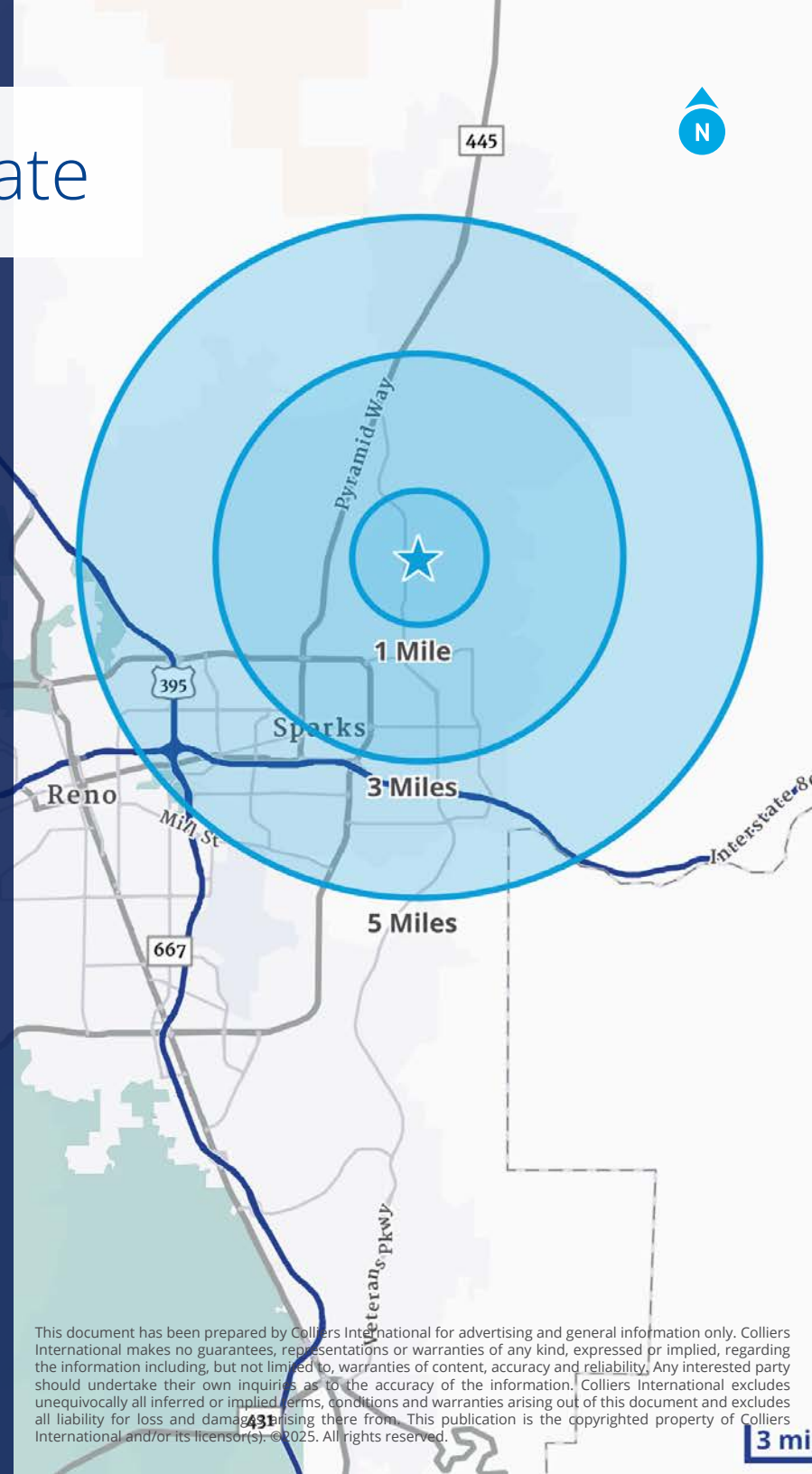
RENO/SPARKS TOTAL
EMPLOYMENT AS OF JAN 2025

514,322

RENO/SPARKS POPULATION
AS OF JAN 2025

\$585,000

MEDIAN HOME PRICE
AS OF DEC 2024



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