

For Lease

Baring Village



1201-1363 Baring Blvd.
Sparks, NV 89434

Point of Contact

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Listing Snapshot



\$1.15 PSF NNN
Lease Rate



± 650 - 2,600 SF
Available Square Footage



\$0.48 PSF
Lease Expense

Property Highlights

- Neighborhood center in high-population residential area
- Smith's and Big R Store-anchored retail center
- Multiple layouts and configurations are available
- 3 to 5 months free rent available to qualified tenants
- Excellent signage and visibility
- Average daily traffic count of ± 25,000 CPD
- Easy access from Baring Blvd. and Sparks Blvd. providing traffic from I-80 and Spanish Springs along Sparks Blvd.
- Neighboring tenants include Port of Subs, A&W, The UPS Store, Pet Station, Jimboy's Tacos, and Comics N' Coffee
- Heavy foot traffic area with Reed High School located directly across Baring Blvd.

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,101	82,359	172,654
2025 Average Household Income	\$110,831	\$106,672	\$100,042
2025 Total Households	6,978	32,661	65,890

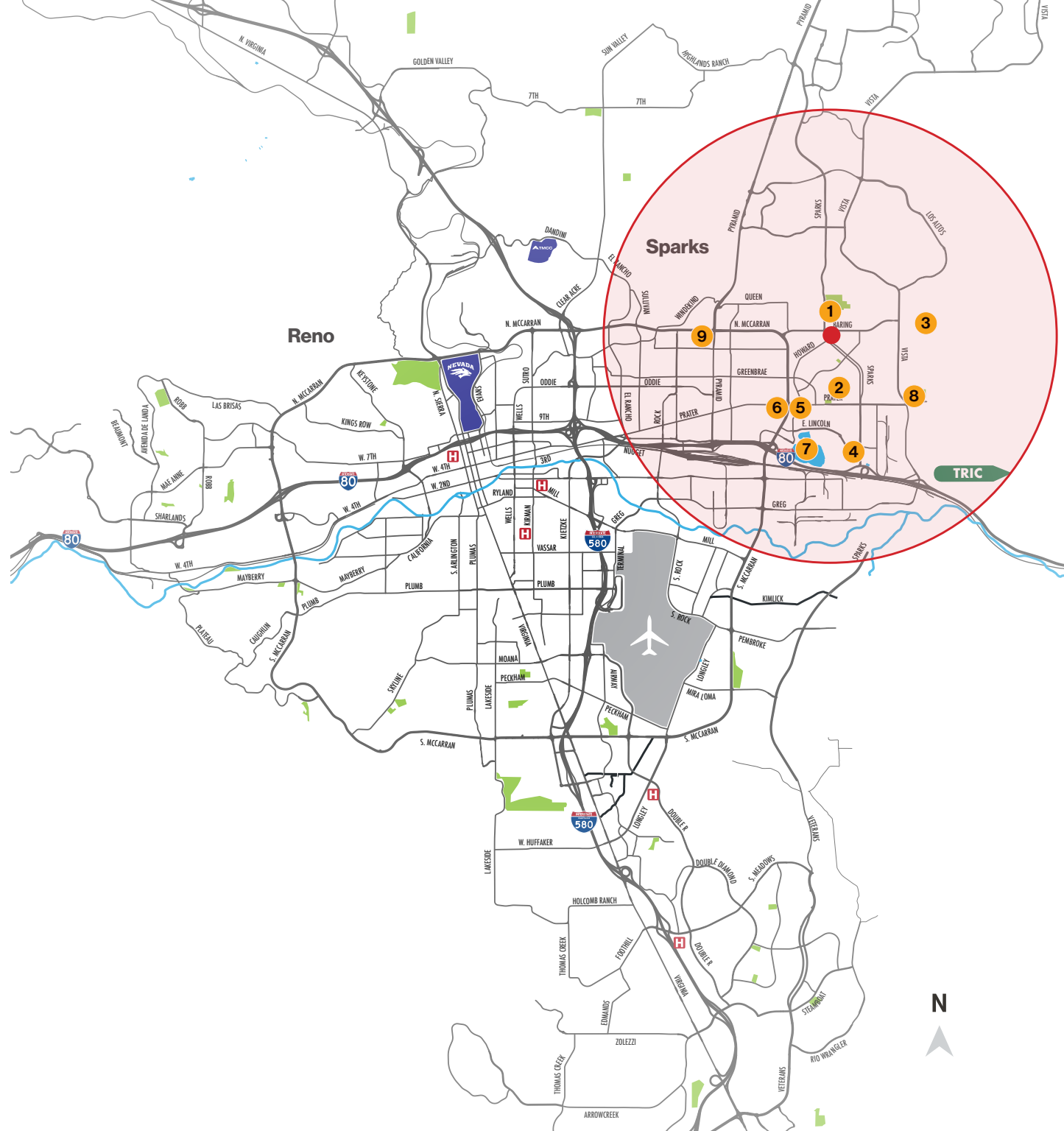


Vicinity Map

The center is strategically located in a dense and mature residential area servicing ± 82,359 residents with an average household income of ± \$106,672 within a 3-mile radius.

Amenities within a 3-mile radius

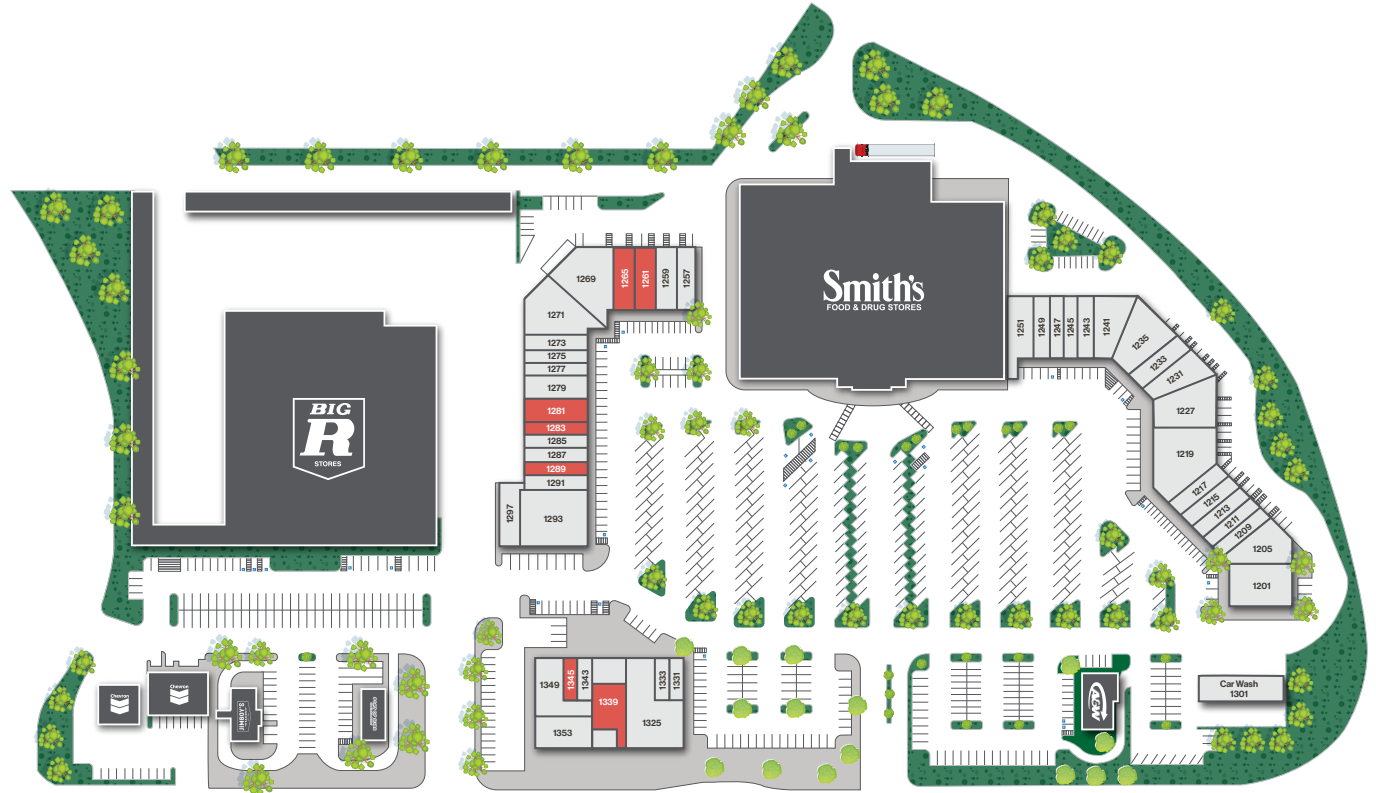
- 1
Edward C Reed High School
 -0.18 miles
- 2
Marina Marketplace
 -0.92 miles
- 3
D'Andrea Marketplace
 -0.96 miles
- 4
The Outlets at Legends
 -1.17 miles
- 5
Silver State Plaza
 -1.19 miles
- 6
Iron Horse Shopping Center
 -1.23 miles
- 7
Sparks Marina Park
 -1.6 miles
- 8
Northern Nevada Medical Center
 -1.63 miles
- 9
Raley's
 -1.7 miles



Site Plan

Available NAP

Suite	Tenant	Square Footage
1261	AVAILABLE Former optometrist office In-suite restroom	±2,100 SF
1265	AVAILABLE Grease interceptor in place Click for a Virtual Tour	±1,017 SF
1281	AVAILABLE* Reception area, private offices, conference room, and restroom	±1,750SF
1283	AVAILABLE Open layout for general retail use	±1,450 SF
1289	AVAILABLE Open layout for general retail use	±2,078 SF
1339	AVAILABLE Former lab space with private exam rooms and secure office area Click for a Virtual Tour	±2,600 SF
1345	AVAILABLE Open layout for general retail use	±650 SF



Property Photos



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For inquiries please reach out to our team.

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