

±2,800 SF Drive-Thru Space | ±2,468 SF Retail Space  
±2,342 SF Drive-Thru Pad



FOR LEASE

2221 Pyramid Way

Sparks, NV 89431

**Smith Retzloff** Retail Team

**Shawn Smith**

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**Colliers**

**Colliers Reno**

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
Colliers.com/Reno

# A ±5,268 SF Standalone Building

Excellent visibility on Pyramid Highway, exposed to over 33,000 vehicles per day

±5,110 SF Bank space available

±2,102 SF QSR space available

±1,600 SF Retail/Restaurant space available

±970 SF Drive-Thru available

Land size .75 acres

APN: 027-332-14

Built in 1964

Zoned (C1) Neighborhood Commercial District

Located at the intersection of Pyramid Way and Tyler Way, within the Sparks submarket

22 dedicated parking stalls

Located on the main North/South arterial in Sparks



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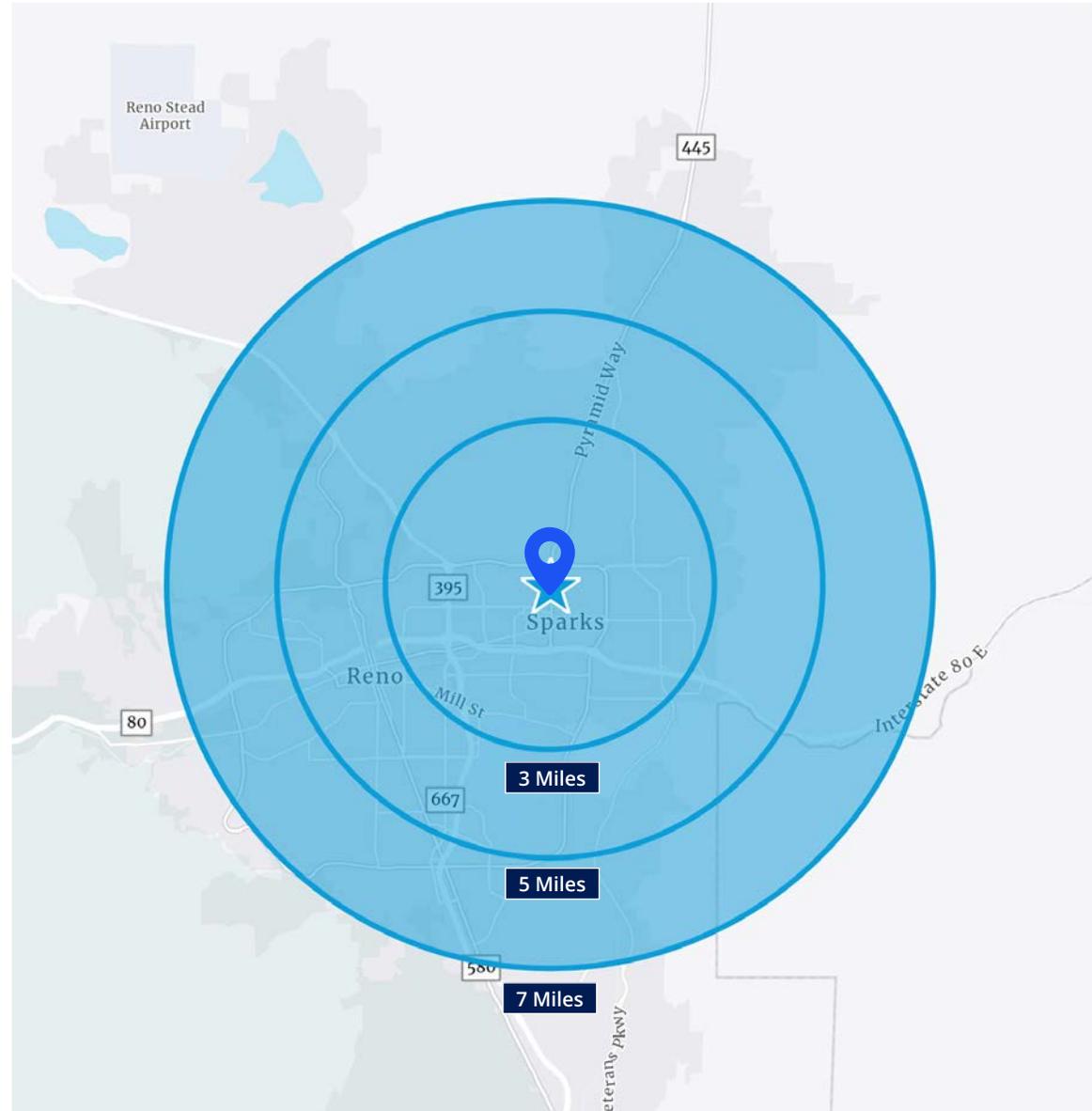


Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	109,788	235,878	334,626
2030 Proj. Population	113,116	244,850	347,746
2025 Med. Age	36.1	35.9	37.1
Daytime Population	126,216	276,400	372,093

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$89,074	\$93,695	\$104,419
2030 Proj. Avg. HH Income	\$98,969	\$104,639	\$116,704
2025 Est. Med. HH Income	\$72,052	\$72,067	\$78,550
2030 Proj. Med. HH Income	\$80,491	\$81,074	\$88,458
2025 Est. Per Capita Income	\$34,953	\$37,738	\$42,297

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	42,974	94,505	135,459
2030 Proj. HH	44,703	99,008	141,913
Proj. Annual Growth (2025-2030)	0.79%	0.94%	0.94%
Avg. HH Size	2.52	2.43	2.42

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$77,619	\$81,612	\$90,560
Annual Retail Expenditure	\$24,684	\$25,886	\$28,781
Monthly HH Expenditure	\$6,468	\$6,801	\$7,547
Monthly Retail Expenditure	\$2,057	\$2,157	\$2,398



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# Reno-Sparks MSA Facts & Demographics

588,069  
Population

2.48  
Avg HH Size

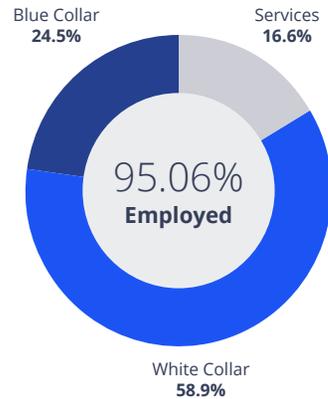
\$121,655  
Avg HH Income

39.5  
Median Age

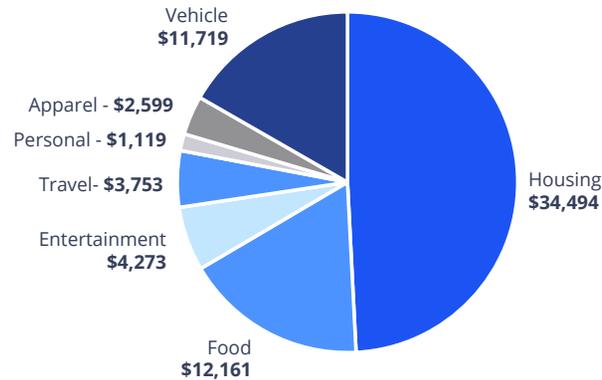
## Home Ownership (2025 Housing Units)



## Employment



## Household Spending

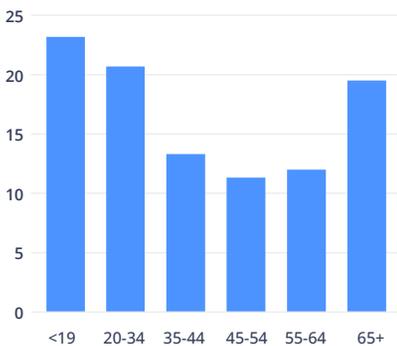


## Race & Ethnicity (2025) - % of total population

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

## One of the Fastest Growing States in the Nation

Nevada provides easy access to vital market, servicing over 60 million customers in a two-day transit to 11 different states. The state has no corporate income tax, personal income tax, inventory tax, unitary, estate and/or gift taxes, franchise tax, inheritance tax or special tangible gift tax.

Reno has an unsurpassed transportation infrastructure and market reach which, combined with zero inventory tax, is why top brands such as Amazon, Zappos, Wal-Mart, Levi Strauss & Co., Sysco and CDW chose to locate their warehousing, distribution, and fulfillment operations in the area. Nevada also has brought huge industrial/technology users to the region including Tesla, Microsoft, International Gaming Technology, Lincoln Electric, Apple, and Switch Technology. Tesla and Switch alone have both invested \$1 billion in the Reno economy.

Northern Nevada has a rare quality of life. You can be in the busy city on business or go on an adventure to Lake Tahoe within a 30-minute drive. The recreational opportunities in Nevada are limitless from skiing, fishing, boating, hiking, mountain biking, and off-roading are only a few of the many activities you can enjoy.



### Big Name Companies in the Region



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## Reno's Notable Locales & Events



**N** University of Nevada, Reno

### University of Nevada, Reno

The University of Nevada, Reno (UNR) is a public land-grant Research University, founded in 1874. Comprised of 11 separate colleges and schools, the University offers over 145 Tier-1 degree programs and averages over 17,000 students annually.

The University of Nevada, Reno is the flagship institution of Northern Nevada. The campus is located just north of Downtown Reno overlooking the Truckee Meadows and downtown casinos.



### The Neon Line

The Reno Neon Line District has emerged as a new sub-market as developers purchase, build, and re-develop land and properties in Downtown Reno.

Reno's Neon Line is a half mile long ribbon of dynamic street scape. It features art installations, other sculptures, and its array of bright lights.



### The Great Reno Balloon Race

Each year Reno hosts the world's largest free hot-air ballooning event. For four days in early September, the skies are filled with a rainbow of hot-air balloons, with over 100 each year. It's been given the award of Best Special Event in Northern Nevada with an average of 120,000 spectators attending each year.

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