



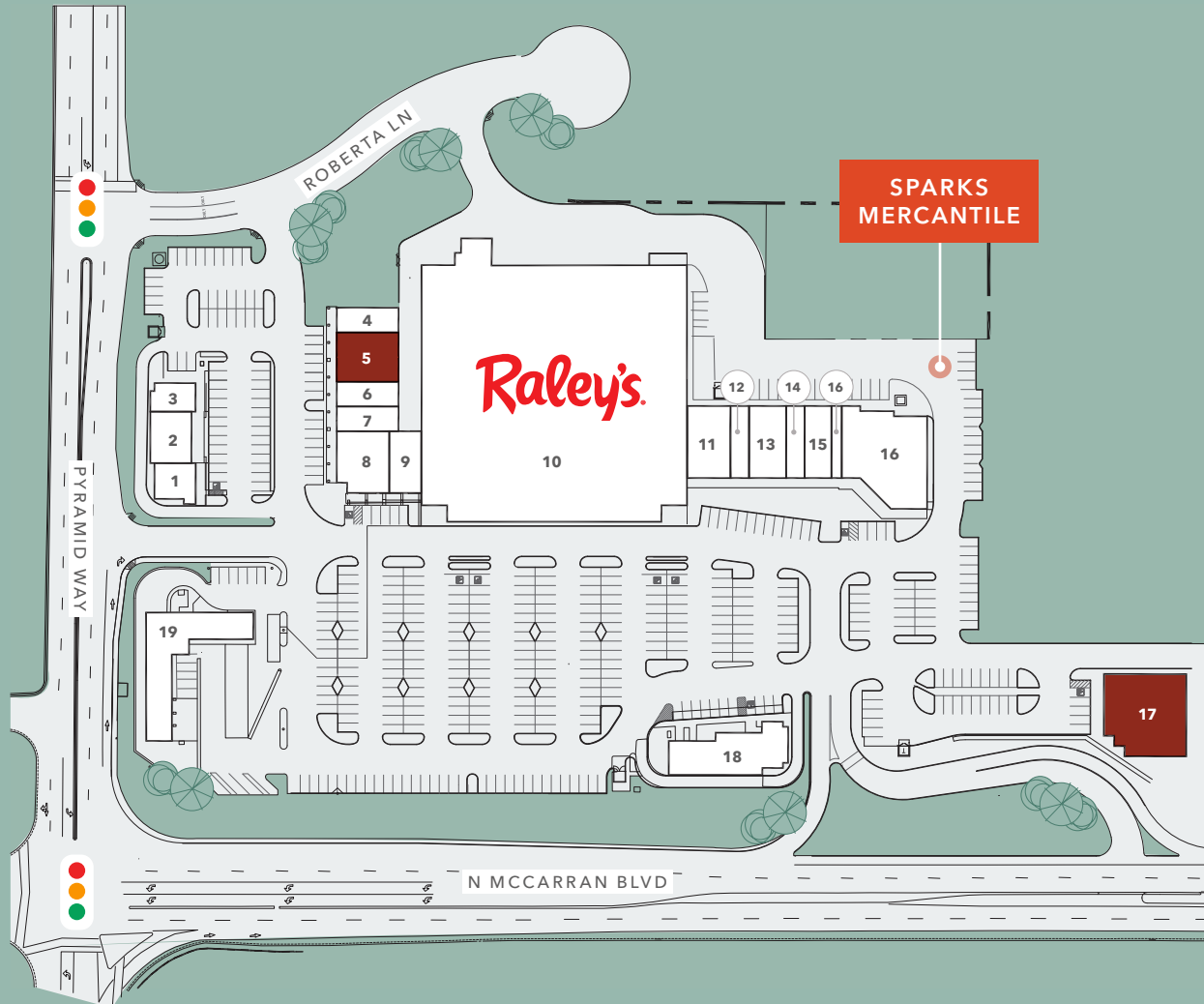
SPARKS MERCANTILE

Retail spaces for lease in a state-of-the-art shopping center located in Sparks, Nevada

2895 N MCCARRAN BLVD, SPARKS, NV 89431



Site Plan



AVAILABLE FOR LEASE

Unit Availability

Unit #	Tenant	Total SF
1	Starbucks	1,400
2	CosmoProf	2,000
3	Poke King	1,100
4	Safari Nails	1,440
5	Available	2,880
6	Advance America	1,440
7	Foresight Vision Care	1,440
8	Step Korean Bistro	3,000
9	Sawasdee Thai Restaurant	1,856
10	Raley's	63,476
11	Cota Vida	2,940
12	Papa Murphy's	1,260
13	SK Noodle	2,520
14	Sparks Reflexology & Massage	2,762
15	Pyramid Art Studio & Vapory	1,034
16	Bully's Sports Bar & Grill	6,660
17	Available	6,000
18	McDonalds	4,551
19	Chevron	6,000

KIDDER MATHEWS



DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	41,697	63,850	114,164
2029 PROJ. POPULATION	39,610	61,163	112,345
2024 MED. AGE	34.4	34.5	34.4
DAYTIME POPULATION	21,089	35,403	81,522

HOUSEHOLD INCOME

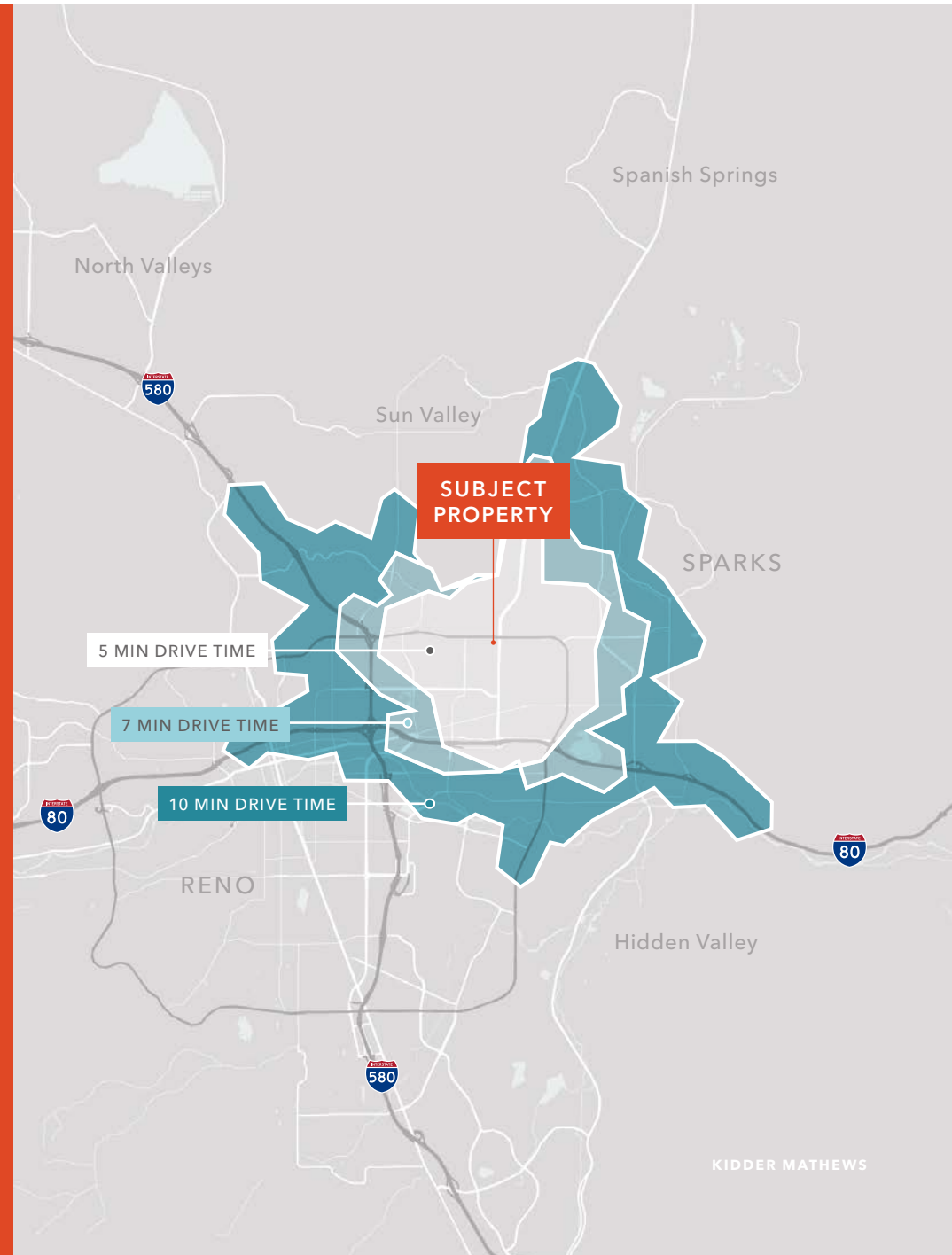
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$86,496	\$84,745	\$87,896
2029 PROJ. AVG. HH INCOME	\$89,853	\$87,801	\$91,673
2024 EST. MED. HH INCOME	\$71,444	\$69,175	\$70,459
2029 PROJ. MED. HH INCOME	\$71,822	\$69,715	\$71,731
2024 EST. PER CAPITA INCOME	\$34,222	\$34,156	\$34,904

HOUSEHOLD

	5 Min	7 Min	10 Min
2024 EST. HH	16,485	25,691	45,122
2029 PROJ. HH	15,819	24,885	44,761
PROJ. ANNUAL GROWTH (2024-2029)	-667	-806	-362
AVG. HH SIZE	2.5	2.5	2.5

CONSUMER EXPENDITURE

	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$1.04 B	\$1.58 B	\$2.78 B
ANNUAL RETAIL EXPENDITURE	\$491.72 M	\$746.83 M	\$1.31 B
MONTHLY HH EXPENDITURE	\$5,259	\$5,128	\$5,139
MONTHLY RETAIL EXPENDITURE	\$2,486	\$2,422	\$2,424



RENO-SPARKS MSA SNAPSHOT

Source: ESRI

511,527

2023 EST.
POPULATION

2.5

2023 AVG
HH SIZE

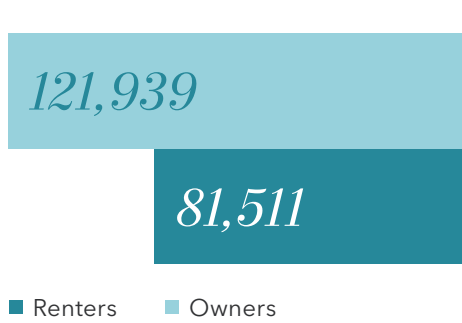
\$110,796

2023 AVG
HH INCOME

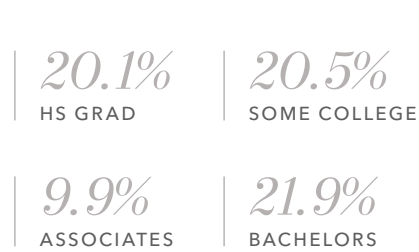
38.6

2023 EST.
MEDIAN AGE

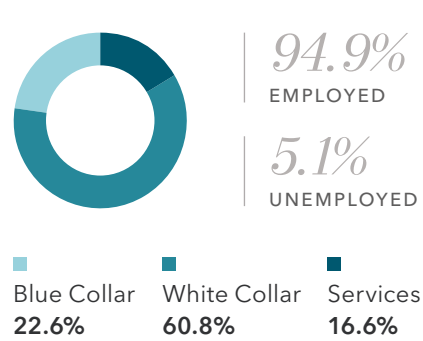
Home Ownership



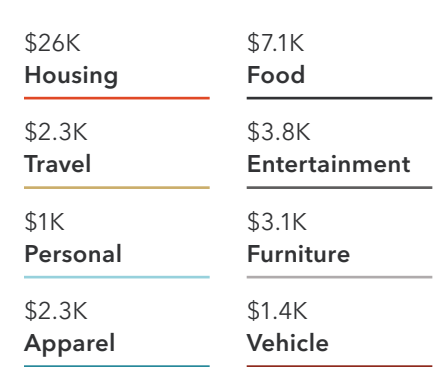
Education



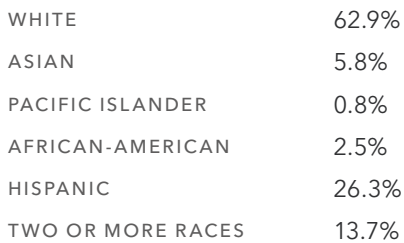
Employment



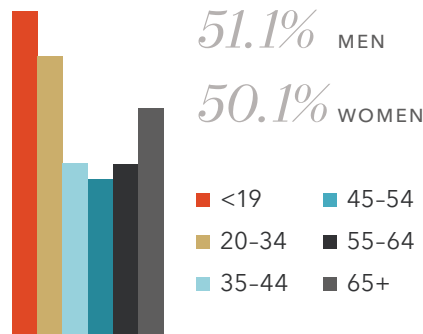
Household Spending



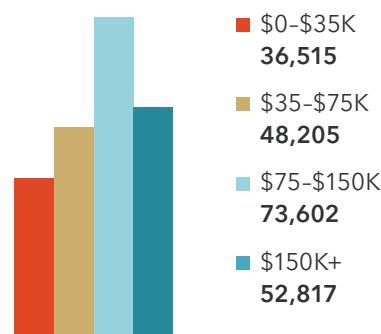
Race & Ethnicity



Gender & Age



Income by Household



km Kidder
Mathews

MANAGED BY AN AFFILIATE OF
KIMCO
REALTY



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