



PIONEER MEADOWS MARKETPLACE

Retail Leasing Opportunities Available in a High-Traffic Center in Sparks Submarket

VISTA BLVD & WINGFIELD HILLS RD | SPARKS, NV

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THE REDEFINED RETAIL EXPERIENCE

*With major co-tenants and convenient location,
Pioneer Meadows is an excellent option for employers
looking to be at the heart of it all.*

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

Generous tenant improvement allowance for qualified tenants

One Mile East of Golden Eagle Regional Park which draws over one million visitors annually

Adjacent properties include the Trails at Pioneer Meadows, Morning Star Assisted Living, and Wingfield Hills Health & Wellness Skilled Nursing Facility

Located on Vista Blvd, one of three main arterials providing access to Spanish Springs

Morning Star and Wingfield Hills have around the clock staffing with hundreds employed at full capacity

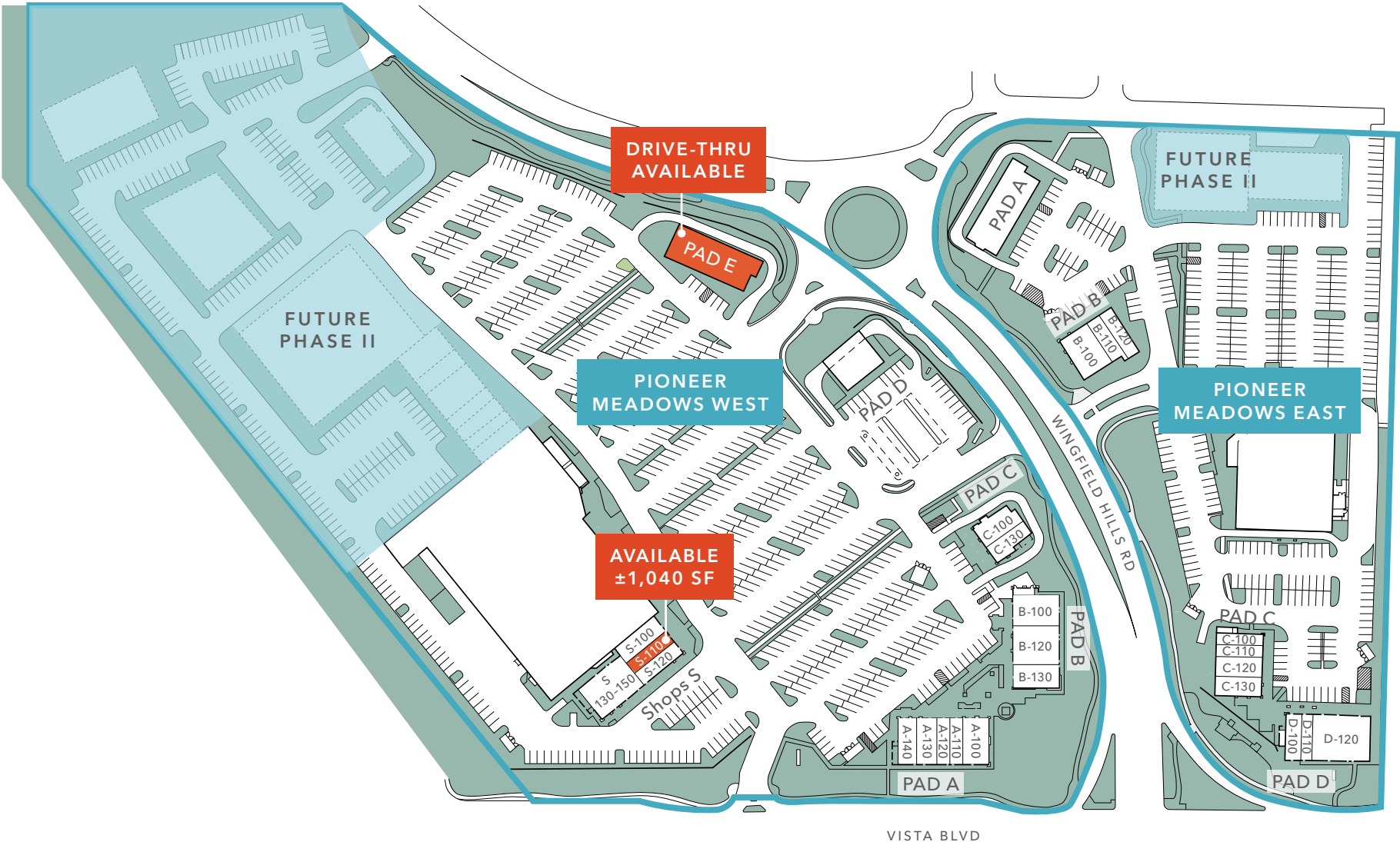
Drive-thru Pad available

CO-TENANTS INCLUDE:



KIDDER MATHEWS

PIONEER MEADOWS MARKETPLACE

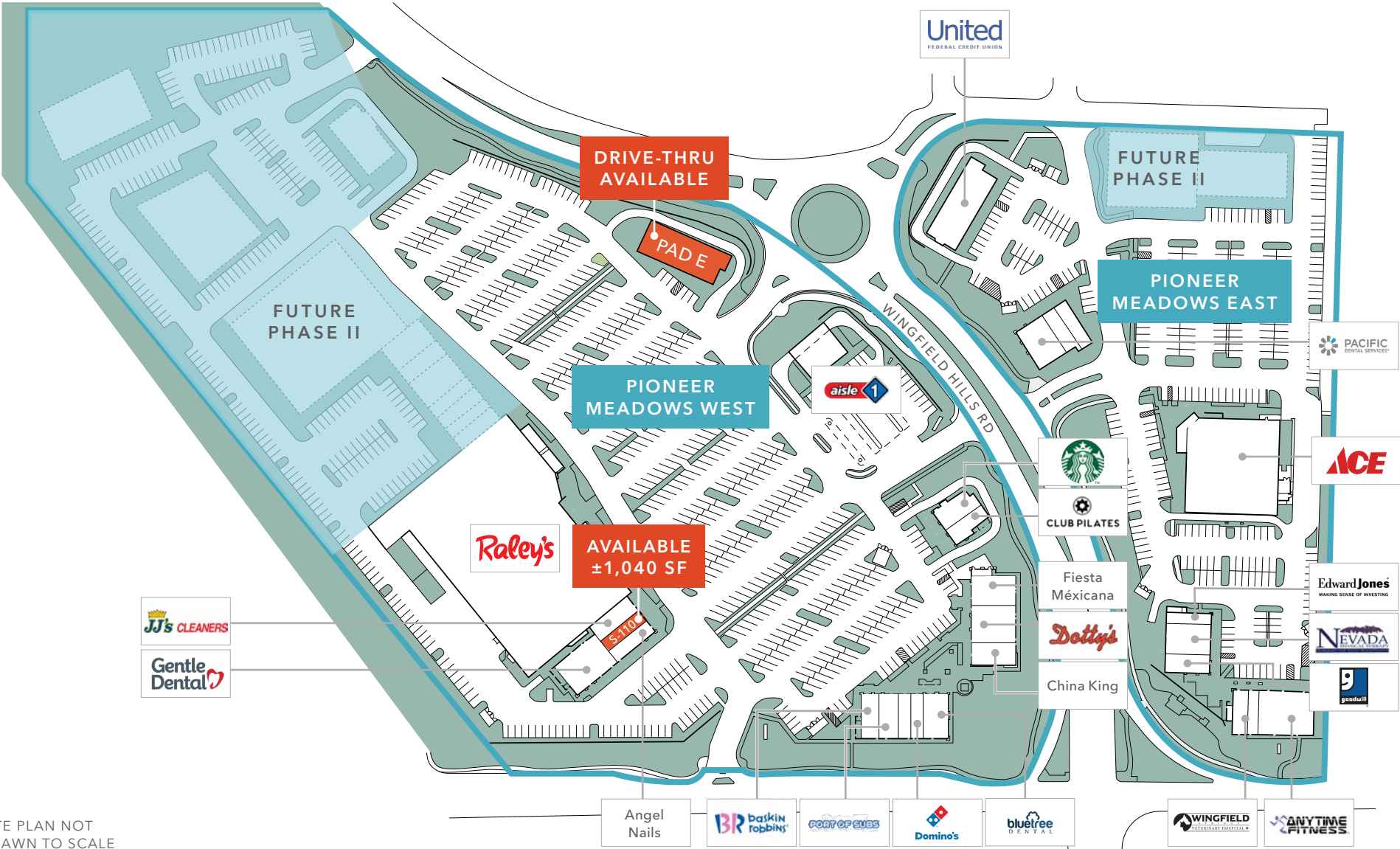


SITE PLAN NOT
DRAWN TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

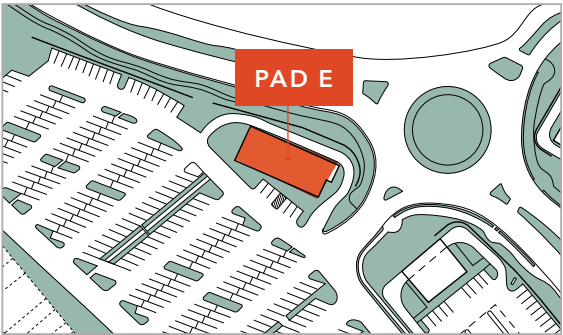
PIONEER MEADOWS MARKETPLACE



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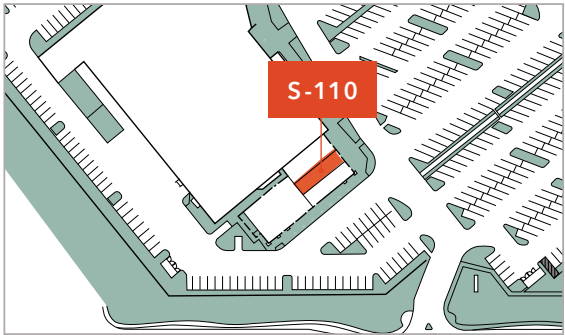
KIDDER MATHEWS



Pioneer Meadows West

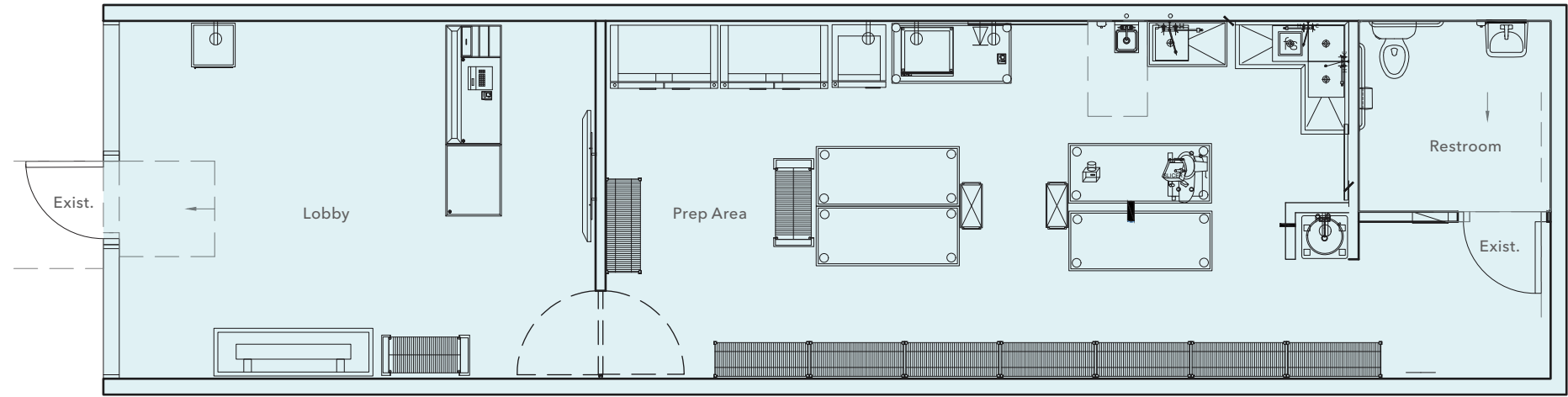
<i>E</i> PAD	<i>5,000</i> SQUARE FEET	<i>DRIVE-THRU</i> UNDER CONSTRUCTION
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Pioneer Meadows West

| S-110 | ±1,040
SUITE SQUARE FEET





DEMOGRAPHICS

POPULATION

	5 Miles	7 Miles	10 Miles
2025 EST. POPULATION	51,721	118,321	178,970
2030 PROJ. POPULATION	54,575	120,120	181,273
2025 MED. AGE	39.9	38.8	37.1
DAYTIME POPULATION	17,967	48,229	96,920

HOUSEHOLD INCOME

	5 Miles	7 Miles	10 Miles
2025 EST. AVG. HH INCOME	\$142,849	\$129,443	\$113,296
2030 PROJ. AVG. HH INCOME	\$141,033	\$128,566	\$112,420
2025 EST. MED. HH INCOME	\$115,762	\$107,208	\$93,663
2030 PROJ. MED. HH INCOME	\$115,268	\$107,045	\$93,346
2025 EST. PER CAPITA INCOME	\$53,410	\$48,025	\$43,038

HOUSEHOLD

	5 Miles	7 Miles	10 Miles
2025 EST. HH	19,327	43,875	67,892
2030 PROJ. HH	20,595	45,156	69,788
PROJ. ANNUAL GROWTH (2025-2030)	1,269	1,282	1,896
AVG. HH SIZE	2.7	2.7	2.6

CONSUMER EXPENDITURE

	5 Miles	7 Miles	10 Miles
ANNUAL HH EXPENDITURE	\$2.4 B	\$5.13 B	\$7.3 B
ANNUAL RETAIL EXPENDITURE	\$1.19 B	\$2.58 B	\$3.67 B
MONTHLY HH EXPENDITURE	\$10,328	\$9,744	\$8,954
MONTHLY RETAIL EXPENDITURE	\$5,130	\$4,894	\$4,501



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Exclusively leased by

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