

FOR LEASE

KILEY RANCH MARKETPLACE

*Regional Shopping Center Development in
Spanish Springs*

SPARKS, NEVADA

THIS IMAGE IS A CONCEPTUAL RETAIL EXAMPLE

DEVELOPED BY



BARCLAY
GROUP

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KILEY RANCH MARKETPLACE REGIONAL SHOPPING CENTER

SPANISH SPRINGS CORPORATE PARK

SANMAR	PARTS UNLIMITED	WORTH BEVERAGE SERVICES	Clucdate
ECApplications	DC AUDIO	marine FASTENERS	FULLTILT
LEVITON	WORK POWER SOLUTIONS	newgistics	WÜRTH

SPANISH SPRINGS SUBMARKET

\$40 MILLION TECHNOLOGY CAMPUS
±200K SF | 200+ JOBS

NEW DEANTRONICS

SPANISH SPRINGS CENTER

BIG LOTS!	GROCERY OUTLET
WELLS FARGO	BRUNO'S
Los Compadres	RAINBOW MARKET

SPANISH SPRINGS MARKET PLACE

Walmart

CVS pharmacy

RED HAWK

WALGREENS

Save Mart

BURGER KING

Chevron

PAPA MURPHY'S

EAGLE LANDING PLAZA

Auto Zone	TACO BELL	Starbucks
SUBWAY	CHASE	McDonald's
Walgreens	PIZZA HUT	Bull's

PIONEER MEADOWS MARKETPLACE

Raley's	Domino's
Starbucks	CHINA KING
ANYTIME FITNESS	FIESTA MEXICANA

SPARKS CROSSING

BEST BUY	Michaels	WORLD MARKET
ULTA	ROSS DRESS FOR LESS	PETSMART
DOLLAR TREE	Kroger	BOOT BARN
CHASE	Mor	SONIC

SPARKS GALLERIA SHOPPING CENTER

SPROUTS FARMERS MARKET	Office DEPOT
TACO BELL	See's CANDIES
GameStop	Starbucks

Costco WHOLESALE

THE HOME DEPOT

PROPERTY HIGHLIGHTS

Projected delivery Phase 1 Q4 2026

Kiley Ranch Marketplace is a planned regional shopping center in the sub-market of Spanish Springs in Sparks, Nevada.

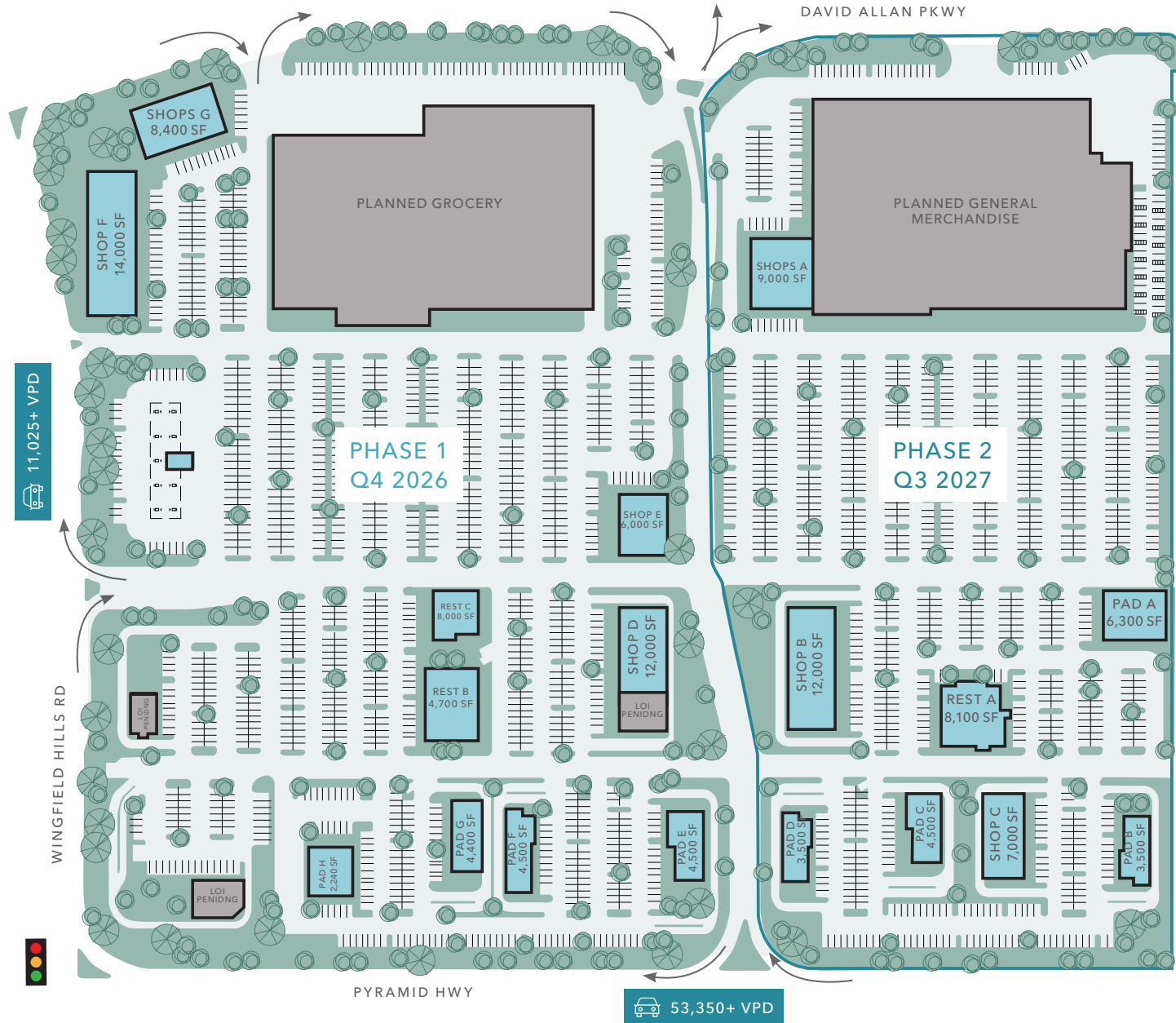
Spanish Springs is the fastest growing residential sub-market in the Reno/Sparks MSA.

Located on the signalized corner of Pyramid Hwy and Sparks Blvd.

Pyramid Hwy is the main commuter arterial from I-80 to Spanish Springs, with daily traffic counts over 40,500.

Multiple phase retail development project.

KILEY RANCH MARKETPLACE



CONCEPTUAL SITE PLAN

DEMOGRAPHICS

POPULATION

	5 Min	7 Min	10 Min
2024 EST. POPULATION	19,165	34,424	66,794
2029 PROJ. POPULATION	21,368	36,155	67,115
2024 MED. AGE	37.3	39.1	39.1
DAYTIME POPULATION	5,827	11,687	23,512

HOUSEHOLD INCOME

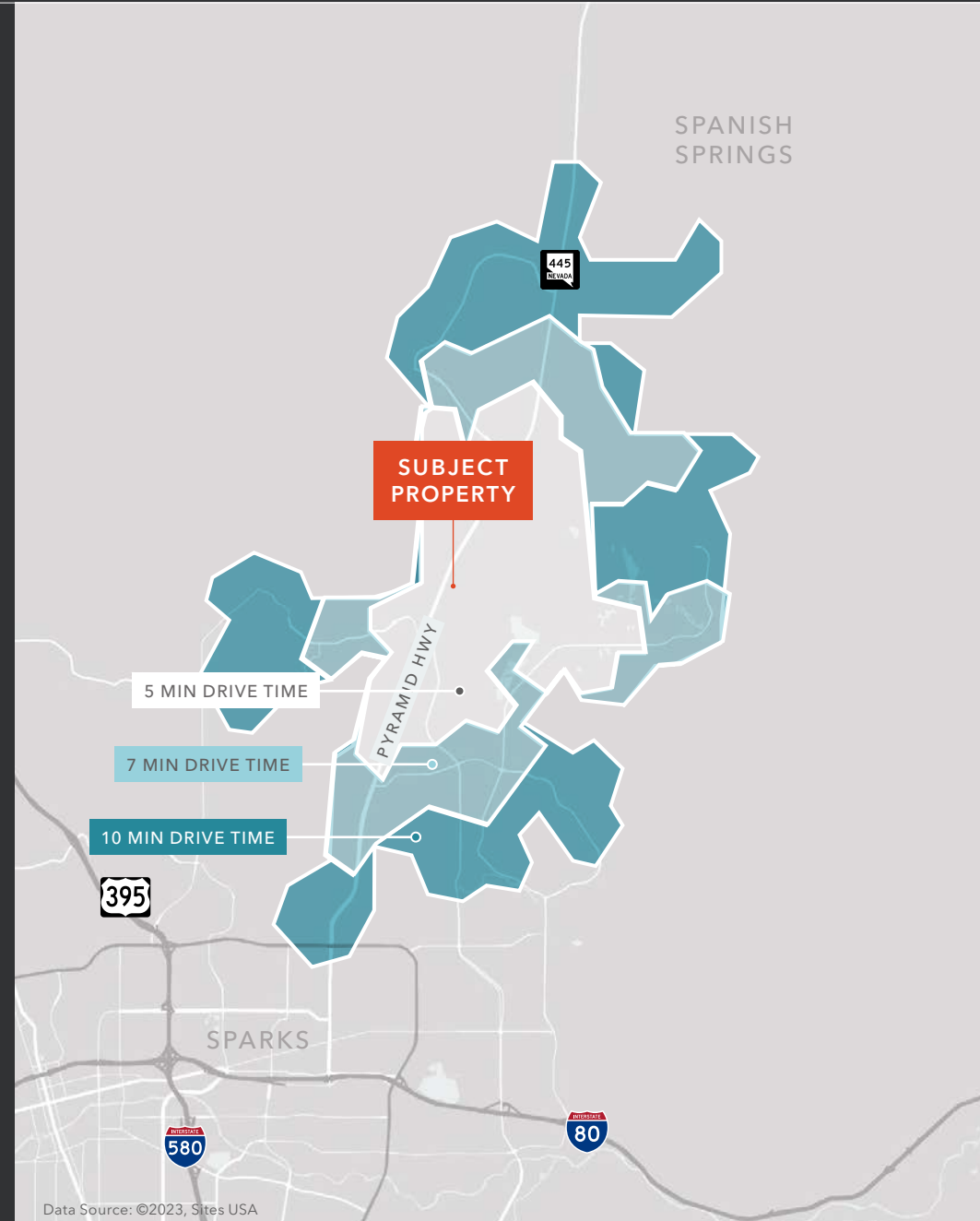
	5 Min	7 Min	10 Min
2024 EST. AVG. HH INCOME	\$128,019	\$130,888	\$131,352
2029 PROJ. AVG. HH INCOME	\$134,402	\$137,059	\$138,008
2024 EST. MED. HH INCOME	\$101,591	\$104,683	\$106,094
2029 PROJ. MED. HH INCOME	\$104,872	\$107,702	\$109,661
2024 EST. PER CAPITA INCOME	\$49,035	\$49,595	\$47,780

HOUSEHOLD

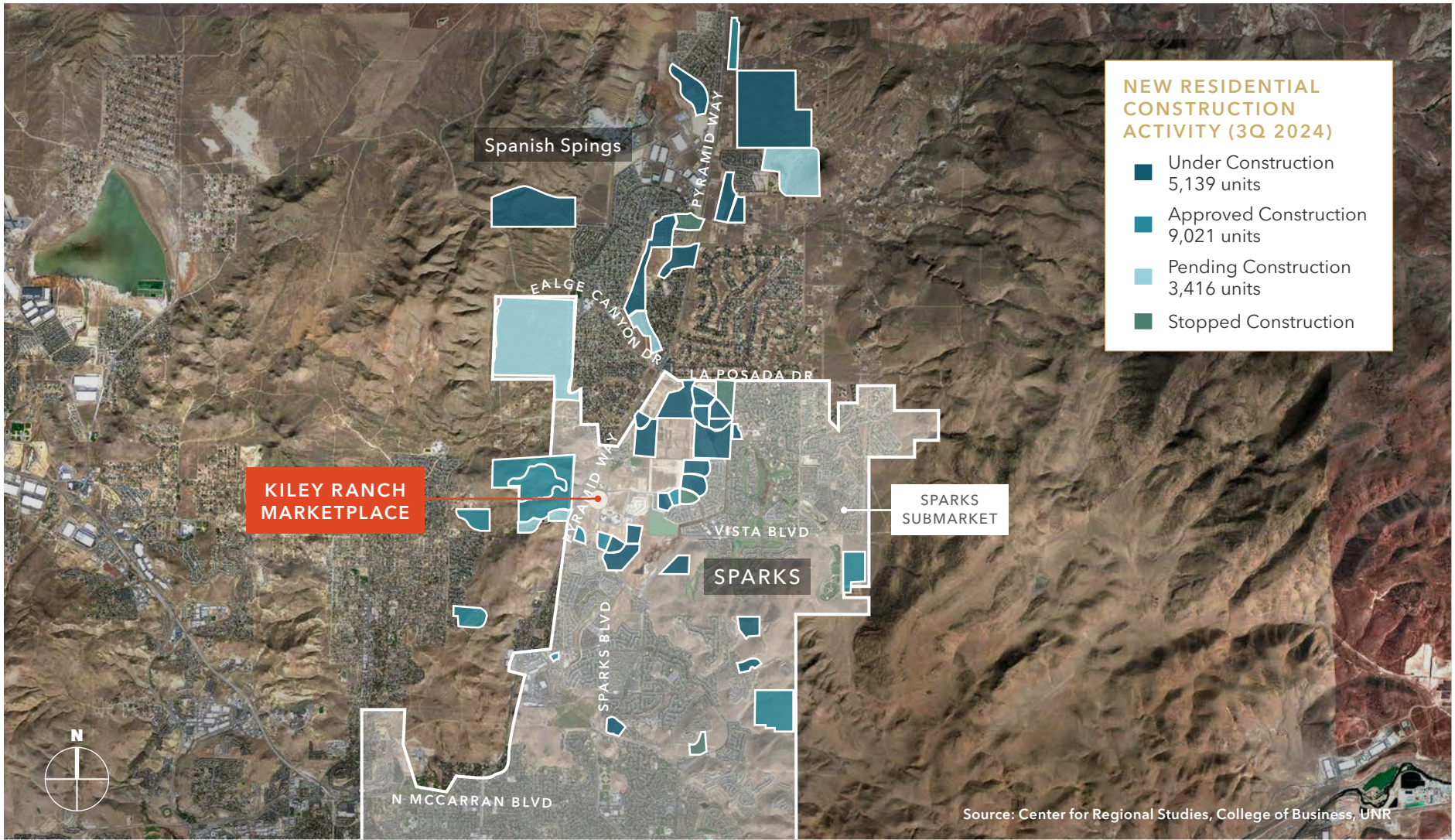
	5 Min	7 Min	10 Min
2024 EST. HH	7,329	13,032	24,281
2029 PROJ. HH	8,164	13,718	24,521
PROJ. ANNUAL GROWTH (2024-2029)	835	686	240
AVG. HH SIZE	3.2	3.2	3.3

CONSUMER EXPENDITURE

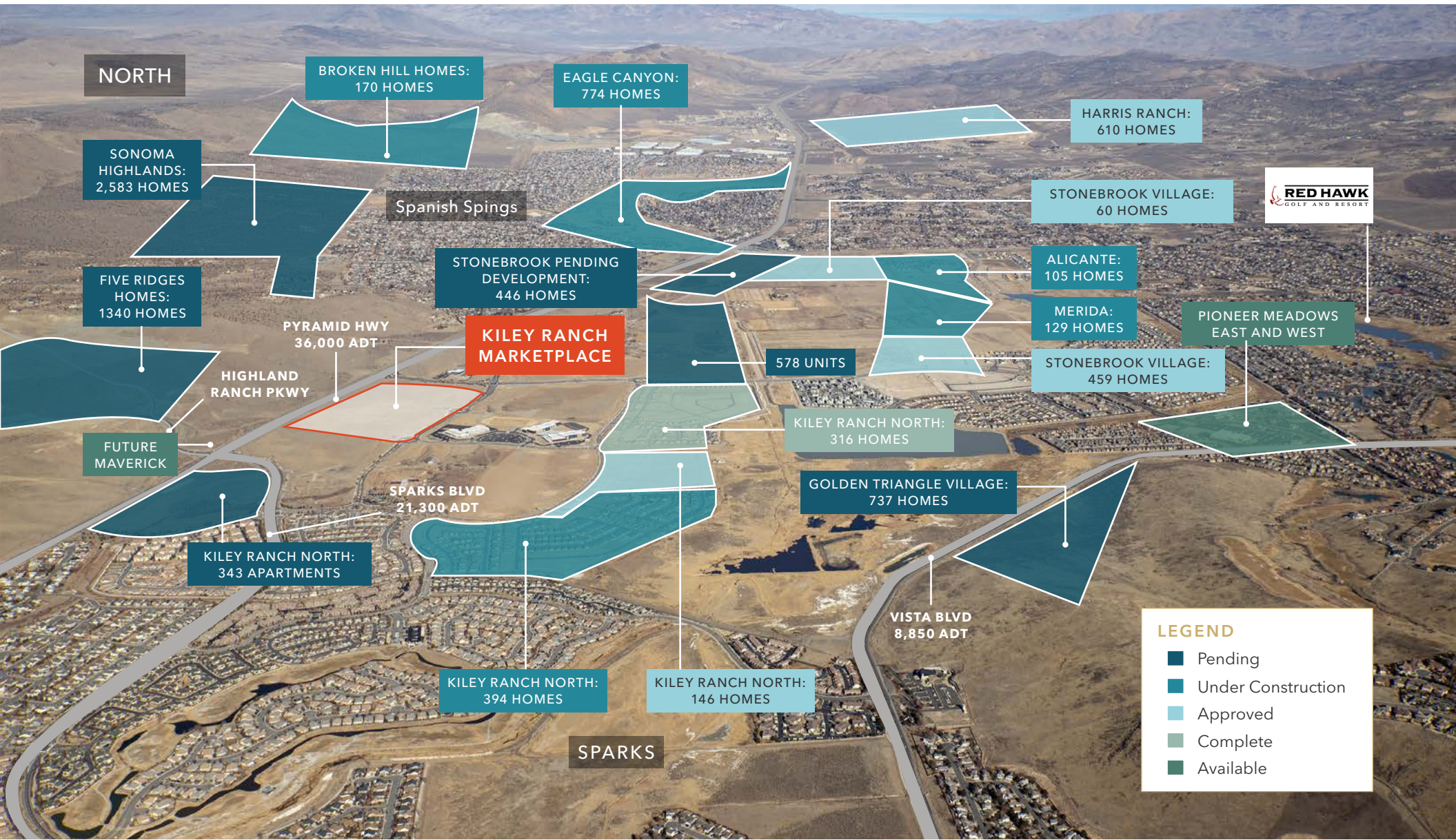
	5 Min	7 Min	10 Min
ANNUAL HH EXPENDITURE	\$554.02 M	\$1.05 B	\$2.05 B
ANNUAL RETAIL EXPENDITURE	\$260.57 M	\$495.31 M	\$963.81 M
MONTHLY HH EXPENDITURE	\$6,299	\$6,727	\$7,024
MONTHLY RETAIL EXPENDITURE	\$2,963	\$3,167	\$3,308



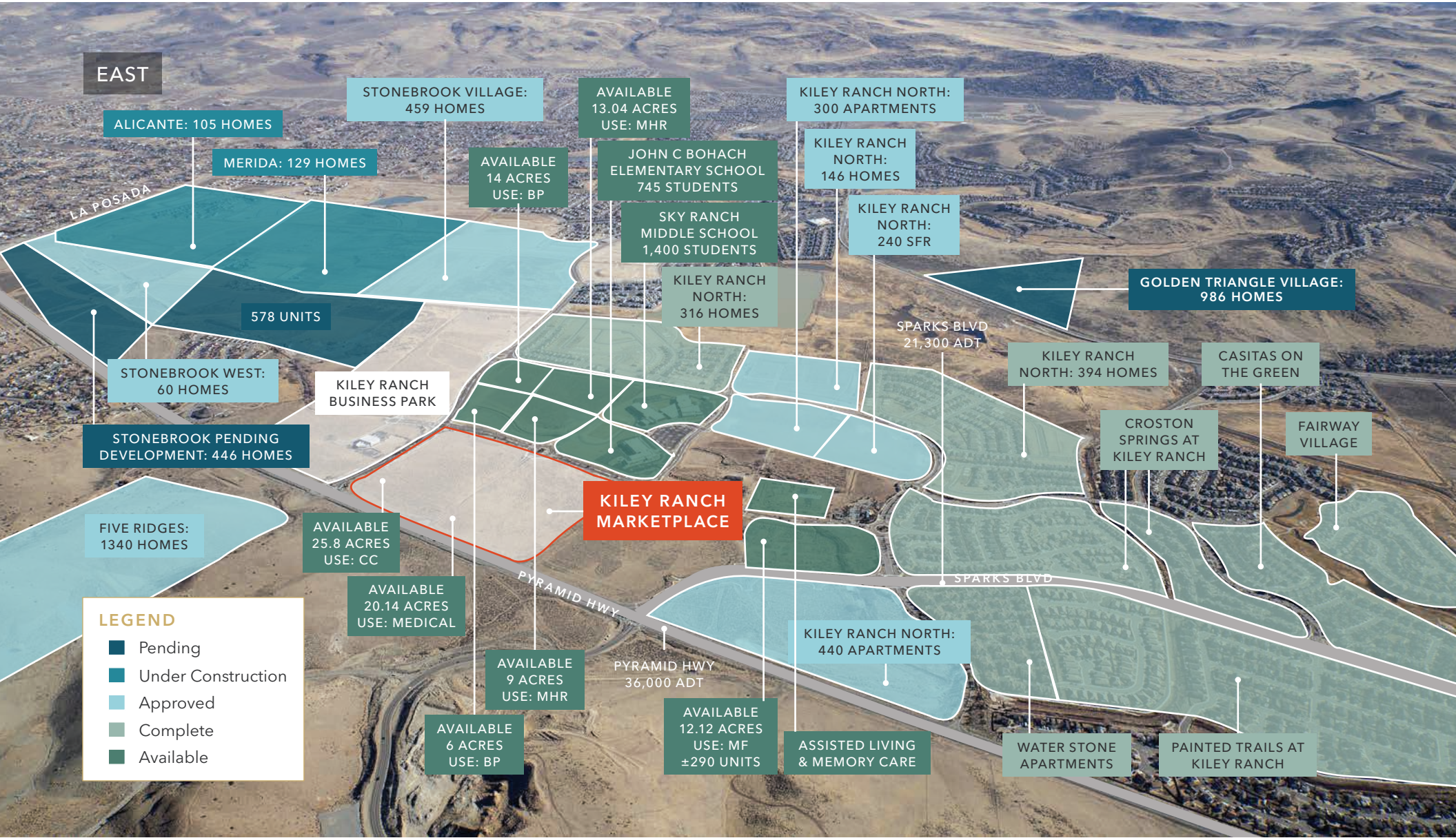
SPANISH SPRINGS SUBREGION HOUSING STUDY



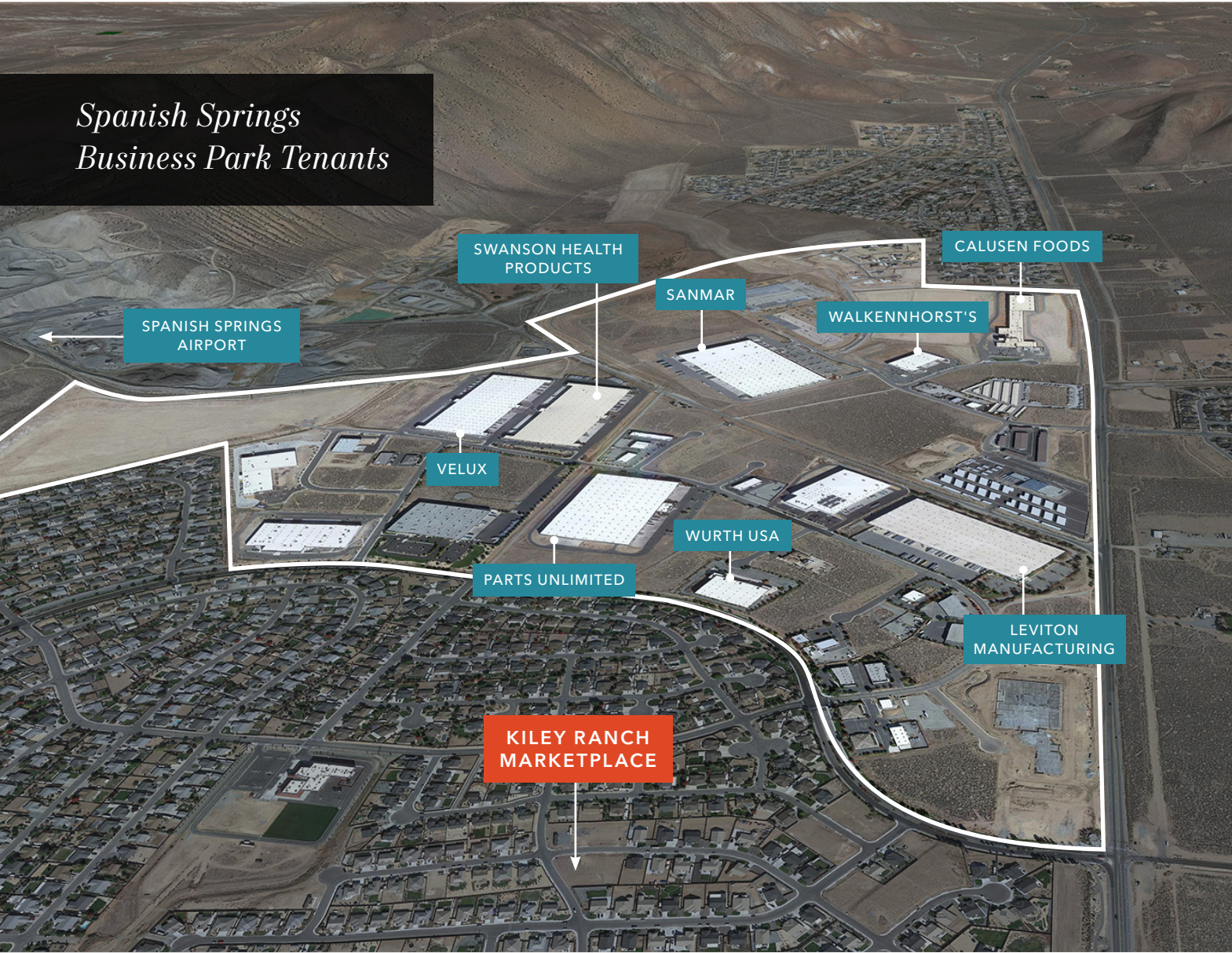
KILEY RANCH MARKETPLACE



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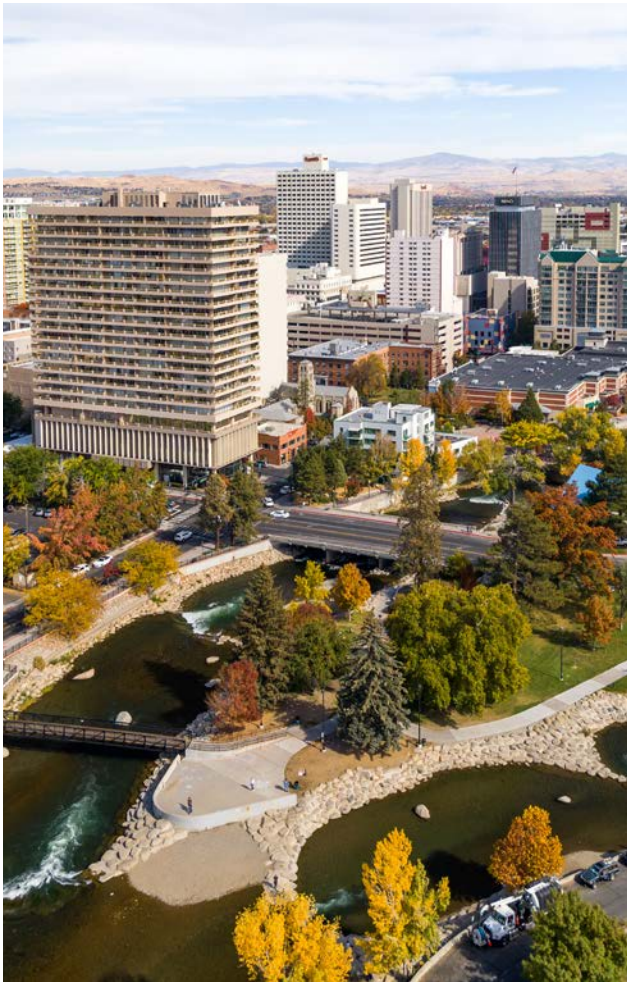
*Spanish Springs
Business Park Tenants*



- New Deantronics
- Sanmar
- Wurth USA
- Leviton
- Part Unlimited
- Monin
- Swanson Health Products
- Pyramid Hwy Storage Park
- New Breed
- Cleaner's Supply
- Sierra Design
- Velux
- Walkenhorst's
- Jentech
- Woodross LLC
- Stone Interiors
- Ecolight LTD
- Clausen Foods

GROWTH & DEVELOPMENT

The Spanish Springs area is experiencing rapid population strong economic development, making it an ideal location for a thriving shopping center.



SINGLE FAMILY HOUSING

New home development has the potential for an additional 9,021 new residential units. National homebuilders such as Toll Brothers, Lennar, and DR Horton are firmly entrenched in the Valley along with several regional builders.

SPANISH SPRINGS BUSINESS PARK

There are currently 16 major tenants in the Spanish Springs Business Park employing approximately 2,000 people. The New Deantronics Corporate Headquarters, a medical device manufacturer, is adding an estimated 200-300 jobs to the current base of $\pm 2,000$ jobs. Total build-out for the park is estimated at 7,000 employees.

HOUSEHOLD INCOME

The average household income immediately surrounding the site in 2024 was \$121,108 and the population is 128,019 in a 5 mile radius. The population is expected to climb to 21,368 people by 2029.

ECONOMIC PROJECTIONS

Current economic development officials are projecting $\pm 50,000$ new jobs to the Reno/Sparks area by end of 2024. As a result, within five years we increased 60,000 people to the area. This is due to quality job growth spurred by recent company relocations and announcements such as Tesla/Panasonic (6,500+ jobs) and Switch (2,000+ jobs).

RELOCATED COMPANIES (2015-2024)



Tesla/Panasonic selected Northern Nevada as their location for the world's largest Gigafactory focusing on the manufacturing of cutting edge technologically and advanced energy storage.



Switch is the world's largest data center at 1.2 million square feet. Switch has completed their construction for a total of seven buildings and 6.49 million square feet of high tech data campus on 1,000 acres.



New Deantronics is a global medical device company founded in San Francisco, California in 1985. The company is breaking ground on a purpose-built 200,000 sq. ft. facility for research/development and manufacturing, estimated at \$40 million, and will generate over 200 new jobs.



Cloud-based, digital medication adherence software for smart phones, tablets, and wearables, plus artificial intelligence analytics to measure and predict real time outcomes, engagement and impact of medication. Will generate 300 new jobs. (2020 Relocation)



Health/Medical

300 new jobs

Relocated from Minnesota



Technology Ecosystem

267 new jobs

Relocated from California



Logistics/Distribution

150 new jobs

Relocated from Massachusetts

2019 RELOCATIONS

Developed by



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