

FOR LEASE
Neighborhood Center



Hacienda Plaza – Sparks Blvd. & E Prater Way
SPARKS, NV 89431

1,472± SF RETAIL/OFFICE/MEDICAL UNIT AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

- 1450 E Prater Way Suite 102– 1,472± SF Retail or Office Suite available.
- Built out with Entry, Open Area, Restroom, 2 Rooms, and Divider—can be reconfigured
- Traffic Counts of 25,800 on Sparks Blvd and 13,600 Vehicles/Day on E Prater Way
- Excellent Neighborhood Center Location in the heart of Sparks

PROPERTY HIGHLIGHTS

- Excellent Signage on Building and Monument Signs available
- Proximate to businesses, City Offices and High Schools
- Co-Tenants include: Papa Johns, Flowing Tide Pub, Carls Jr., United Federal Credit Union, Bank of the West & 7-11

OFFERING SUMMARY

LEASE RATE	LEASE TYPE
\$1.50/SF	NNN – \$.76/SF est.
UNIT SIZE	CENTER TYPE
1,472± SF	Neighborhood
ZONING	TRAFFIC COUNT
MUD—Mixed Use	25,800 Vehicles/Day



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	18,073	71,795	172,902
HOUSEHOLDS	7,463	28,525	67,158
AVG HH INCOME	\$102,636	\$103,660	\$96,941

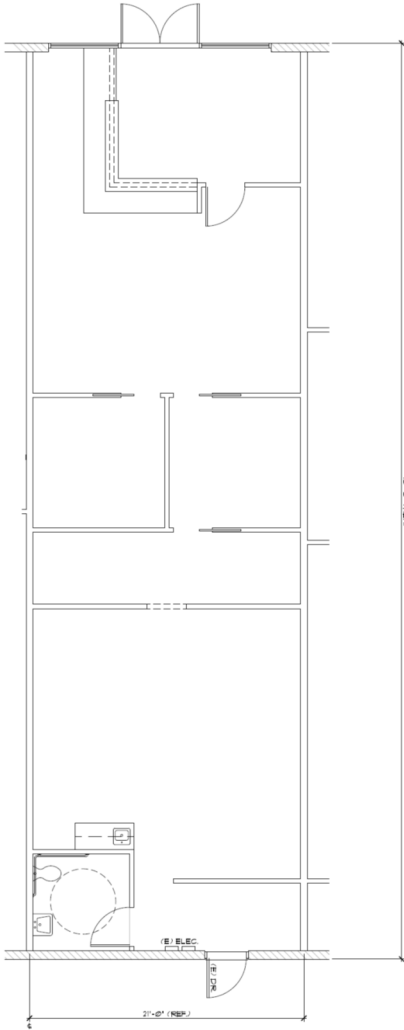
JEB JOHNSON  **775.825.4400**

NV LICENSE #: S.178879

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9855 Double R Blvd., Suite 200, Reno, Nevada 89521

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