

Regional Shopping Centre Development in Spanish Springs

**KILEY RANCH
MARKETPLACE**

SOUTH RIDGES SUBDIVISION
UNDER CONSTRUCTION



Pyramid Hwy
45,571+ ADT

FUTURE
Renown
HEALTH

FUTURE BELIMO
BUSINESS PARK

7,864+ ADT

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

SKY RANCH MIDDLE
SCHOOL



FOR LEASE

Kiley Ranch Marketplace

Sparks, Nevada

Smith Retzloff Retail Team

Shawn Smith
Executive Vice President
+1 775 846 8696
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff
Senior Vice President
+1 775 870 2002
sean.retzloff@colliers.com
LIC # NV 0182046

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



Kiley Ranch Marketplace Regional Shopping Center

PROPERTY HIGHLIGHTS

Projected delivery
Phase 1: Q2 2027
Phase 2: Q2 2027

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.

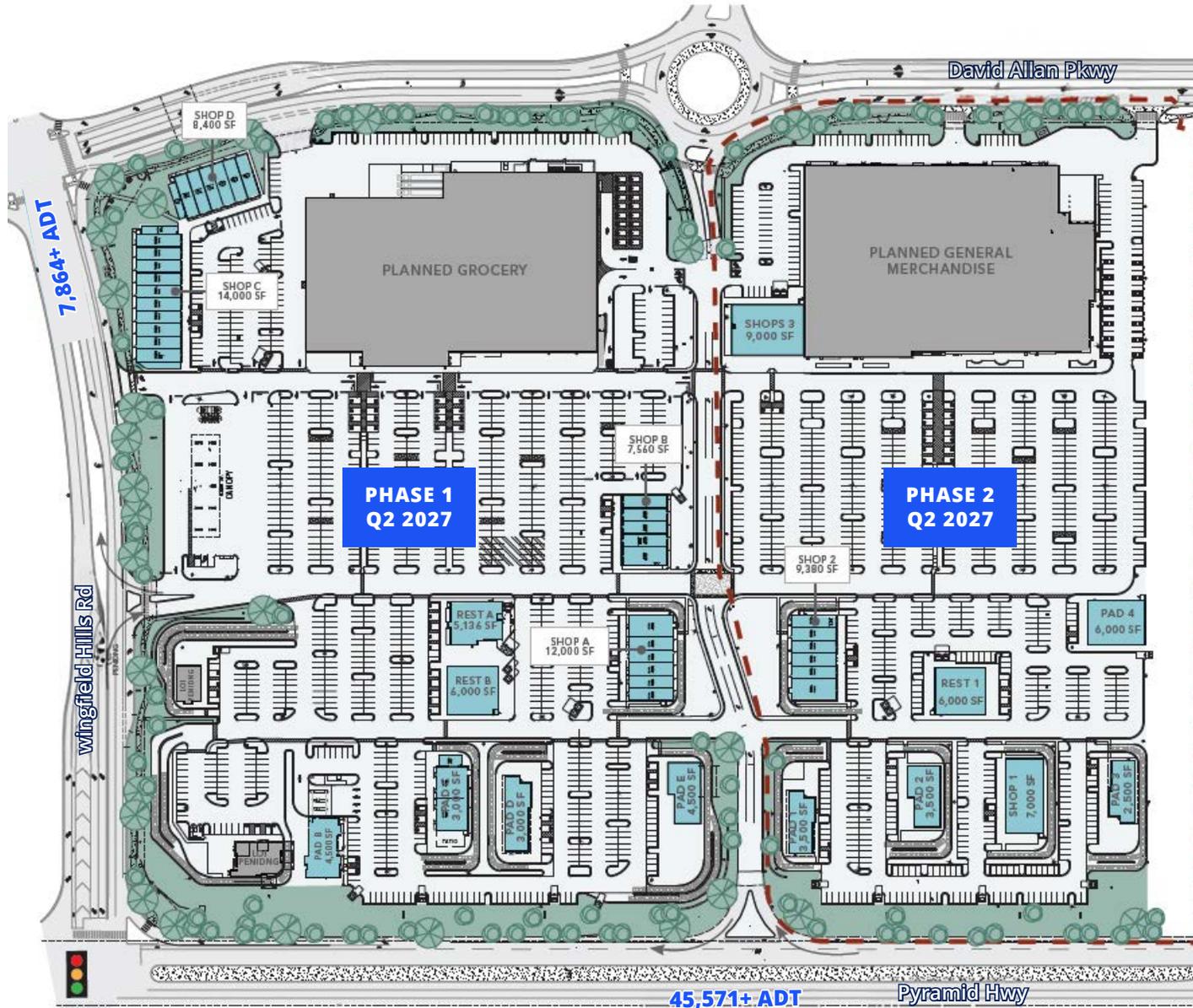
Pyramid Hwy is the main commuter arterial from I-80 to Spanish Springs, with daily traffic counts over 40,500.

Multiple phase retail development project.



Available For Lease





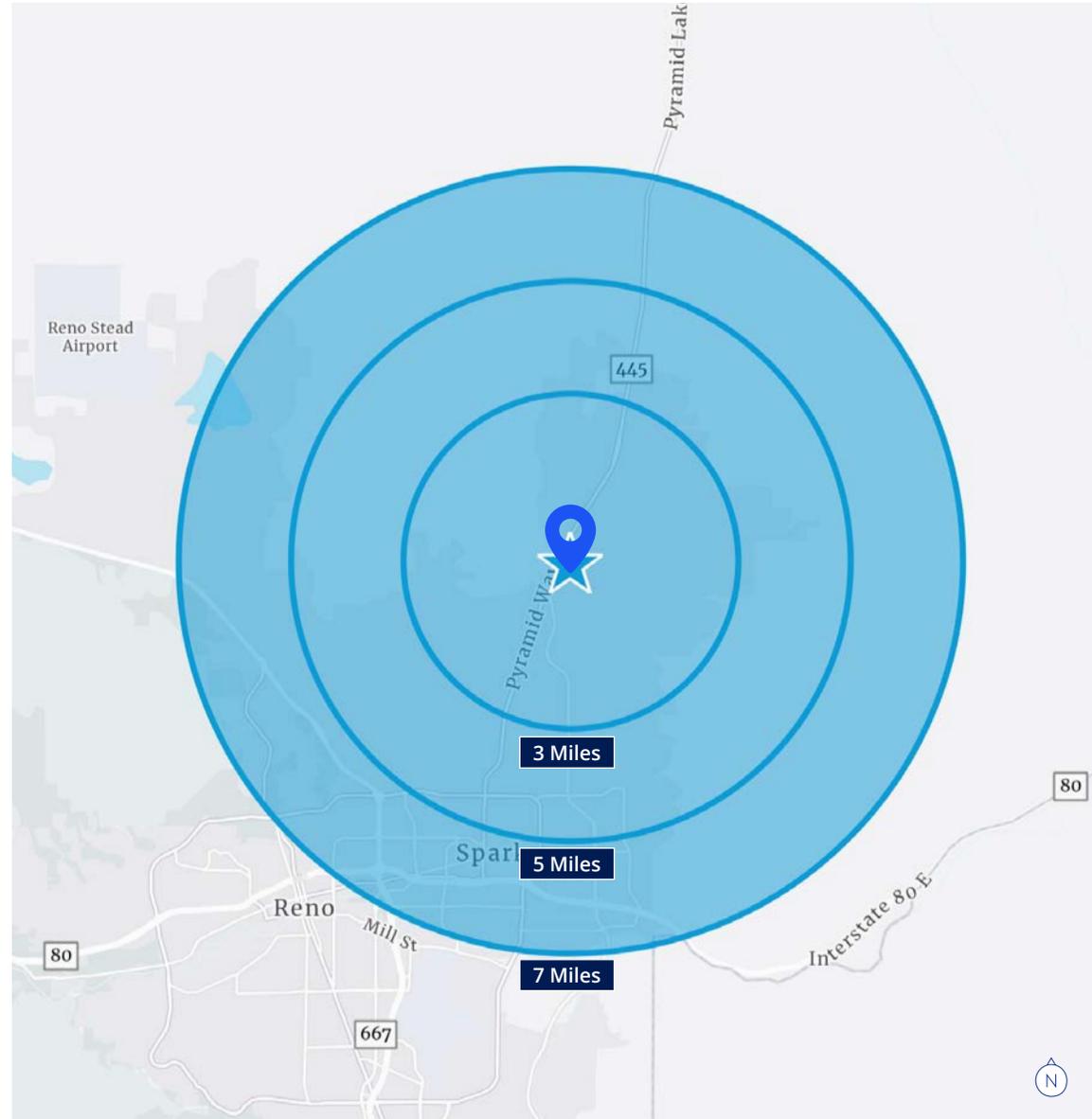
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Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	61,820	134,200	216,252
2030 Proj. Population	64,392	140,512	228,254
2025 Med. Age	38.8	38.6	36.8
Daytime Population	39,613	86,288	192,728

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$132,402	\$125,532	\$108,843
2030 Proj. Avg. HH Income	\$149,496	\$141,085	\$122,473
2025 Est. Med. HH Income	\$108,959	\$102,559	\$85,153
2030 Proj. Med. HH Income	\$126,294	\$116,345	\$98,102
2025 Est. Per Capita Income	\$47,531	\$45,039	\$40,586

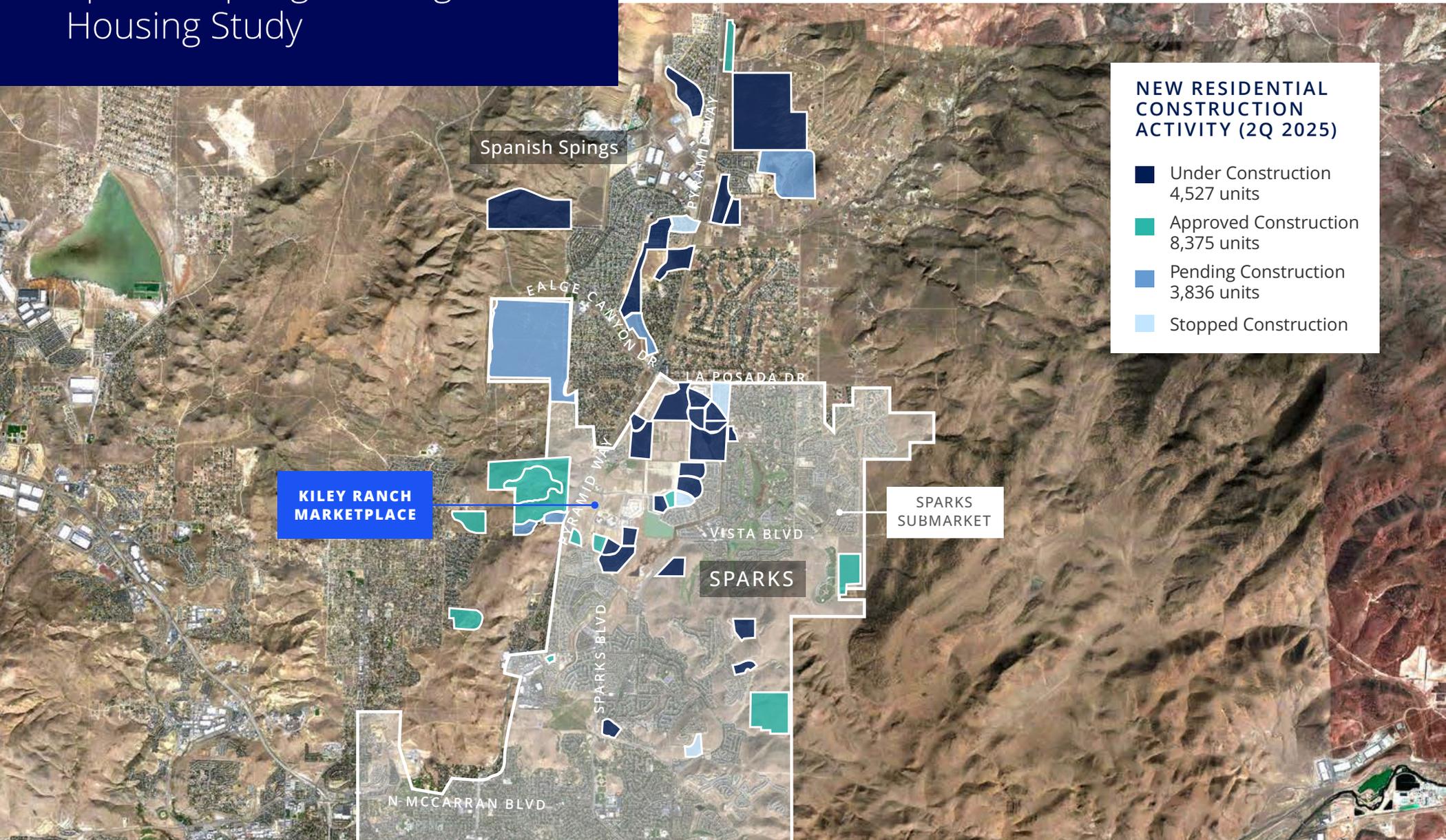
Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	22,269	48,043	80,428
2030 Proj. HH	23,354	50,572	85,522
Proj. Annual Growth (2025-2030)	0.96%	1.03%	1.24%
Avg. HH Size	2.77	2.79	2.64

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$112,610	\$107,161	\$93,906
Annual Retail Expenditure	\$36,363	\$34,548	\$30,045
Monthly HH Expenditure	\$9,384	\$8,930	\$7,825
Monthly Retail Expenditure	\$3,030	\$2,879	\$2,504

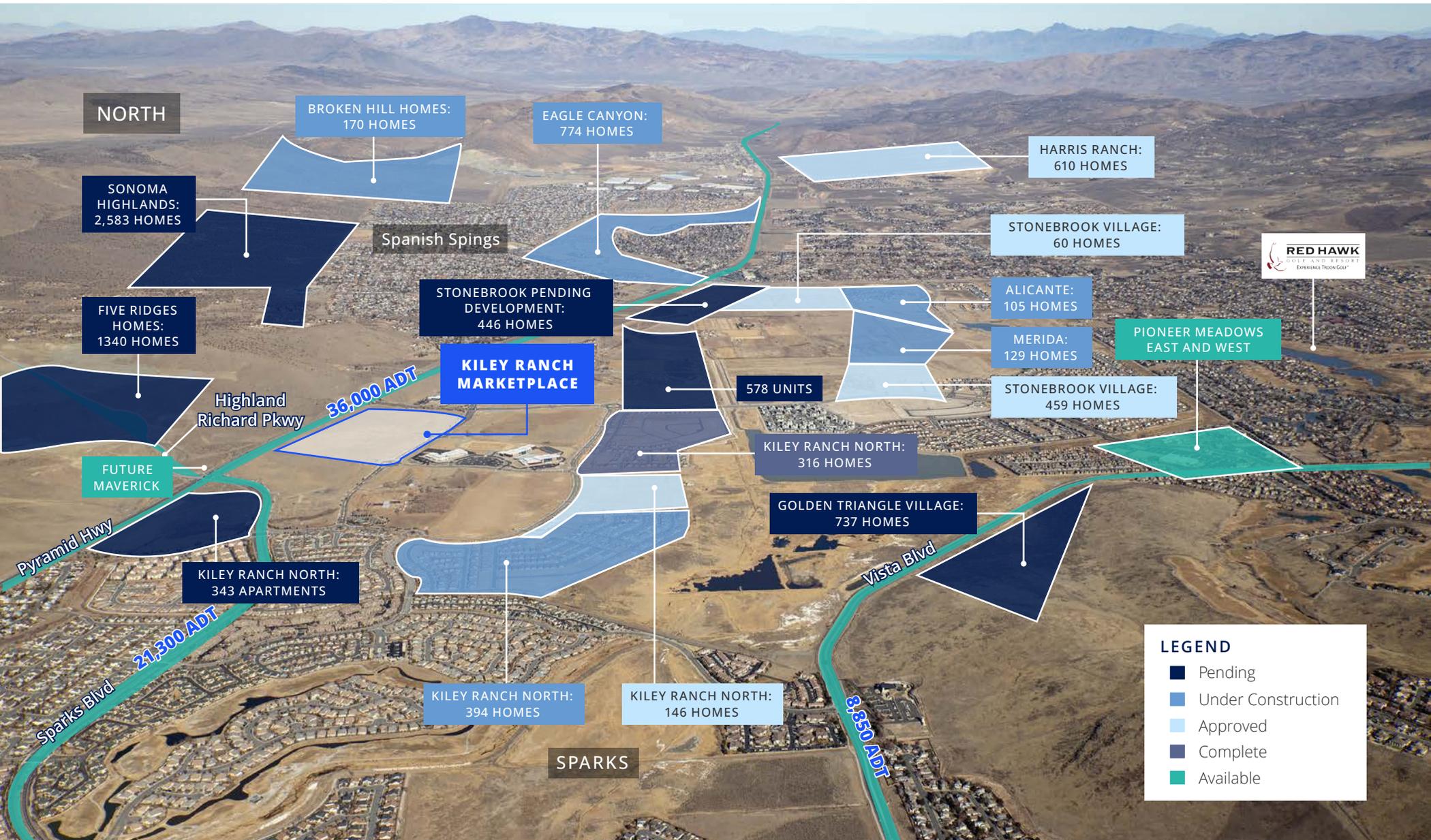


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Spanish Springs Subregion Housing Study



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LEGEND

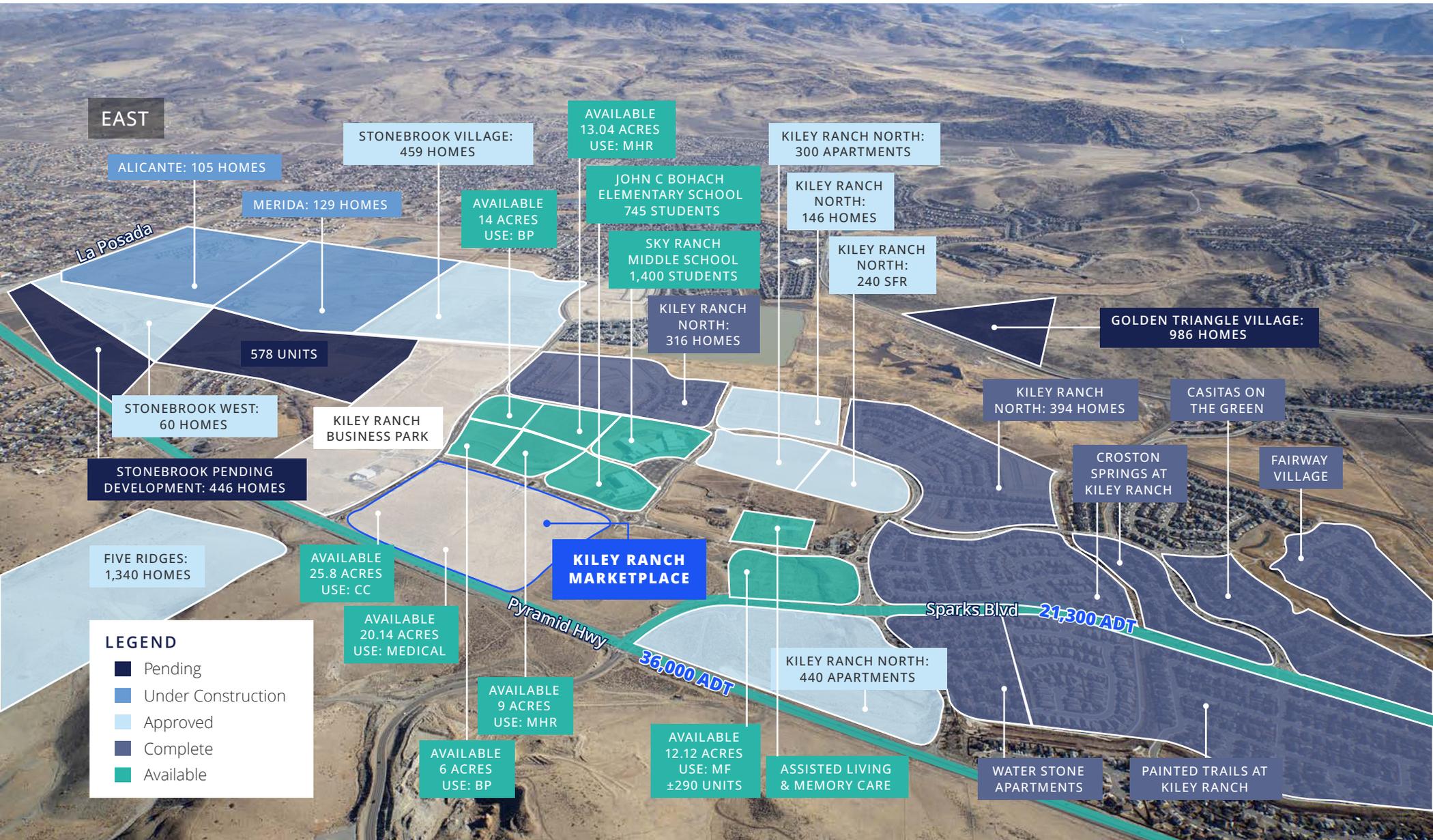
- Pending
- Under Construction
- Approved
- Complete
- Available

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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



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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).

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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)

2019 RELOCATIONS



Health/Medical

300 new jobs
Relocated from Minnesota



Technology Ecosystem

267 new jobs
Relocated from California



Logistics/Distribution

150 new jobs
Relocated from Massachusetts

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