

Retail Spaces for Lease in a Grocery Anchored Shopping Center Located in Sparks, Nevada

SUPERMARKET

Raley's

GROCERY CENTER

FOR LEASE

Sparks Mercantile

2895 N McCarran Blvd, Sparks, NV 89431

Smith Retzloff Retail Team

Shawn Smith

Executive Vice President
+1 775 823 4667
shawn.smith@colliers.com
LIC # NV 00046702

Sean Retzloff

Senior Vice President
+1 775 823 6621
sean.retzloff@colliers.com
LIC # NV 0182046

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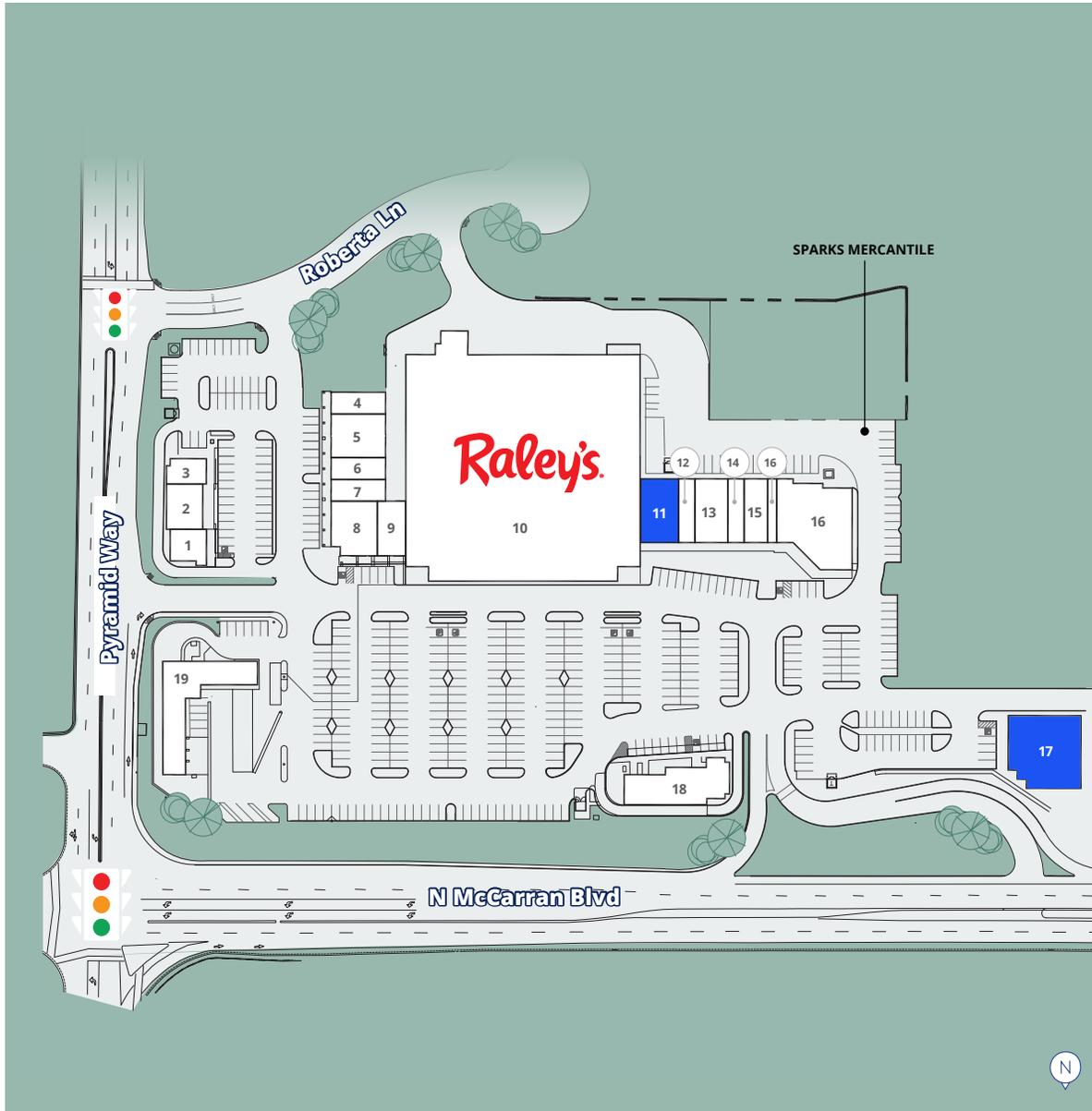
Colliers Reno

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

Convenient Location Near Major Thoroughfares



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	Pacific Dental Services	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	Available Within 120 Days Equipped with Restaurant Improvements	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

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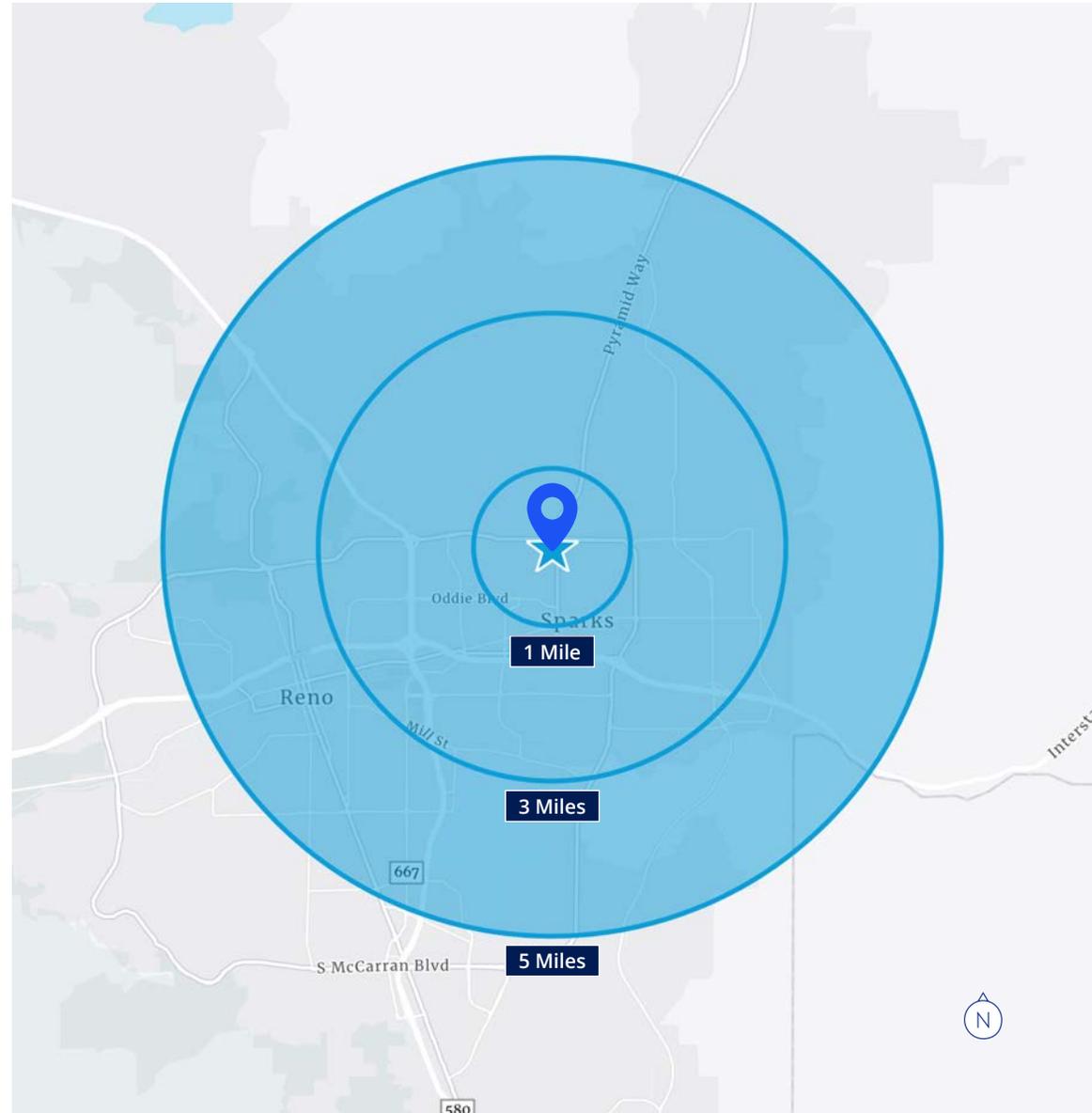
Available for Lease

Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	17,018	113,518	227,057
2030 Proj. Population	16,728	116,977	236,150
2025 Med. Age	35.7	36.0	35.9
Daytime Population	11,435	116,500	268,880

Household Income	1 Mile	3 Miles	5 Miles
2025 Est. Avg. HH Income	\$93,998	\$89,893	\$94,944
2030 Proj. Avg. HH Income	\$104,912	\$99,823	\$106,134
2025 Est. Med. HH Income	\$82,436	\$73,088	\$73,277
2030 Proj. Med. HH Income	\$92,338	\$81,335	\$82,189
2025 Est. Per Capita Income	\$33,613	\$34,926	\$37,979

Household	1 Mile	3 Miles	5 Miles
2025 Est. HH	6,161	44,101	90,585
2030 Proj. HH	6,127	45,871	95,095
Proj. Annual Growth (2025-2030)	-0.11%	0.79%	0.98%
Avg. HH Size	2.76	2.55	2.44

Consumer Expenditure	1 Mile	3 Miles	5 Miles
Annual HH Expenditure	\$81,358	\$78,307	\$82,635
Annual Retail Expenditure	\$25,852	\$24,927	\$26,233
Monthly HH Expenditure	\$6,780	\$6,526	\$6,886
Monthly Retail Expenditure	\$2,154	\$2,077	\$2,186



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Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

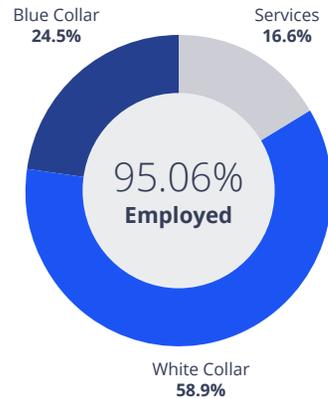
\$121,655
Avg HH Income

39.5
Median Age

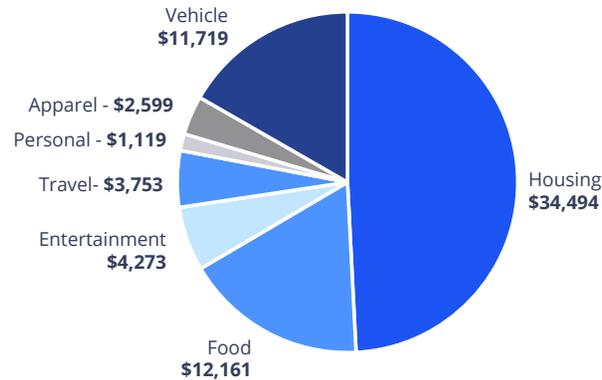
Home Ownership (2025 Housing Units)



Employment



Household Spending

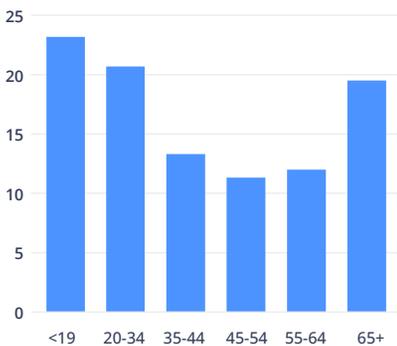


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



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Accelerating success.

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