

For Lease | 650 E Prater Way Sparks, NV 89431

Property Summary



Property Description

This ±19,370 SF retail opportunity offers exceptional visibility along E. Prater Way with easy access to I-80 and N. McCarran Boulevard. Located within a high-traffic shopping center anchored by national retailers, the space is ideal for retail, showroom, fitness, entertainment, discount, or specialty users seeking strong exposure and convenient customer access.

Property Highlights

- Located at the signalized intersection of E. Prater Way & N. McCarran Blvd.
- Excellent visibility with high daily traffic counts
- Large pylon and storefront signage opportunities
- Ample on-site parking
- Less than one mile from I-80

Offering Summary

Lease Rate:	Negotiable
NNN:	\$0.47/SF/MO
Available SF:	19,370 SF
Lot Size:	2.77 Acres
Building Size:	33,608 SF
APN:	033-151-19

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	7,319	33,347	80,241
Total Population	20,120	85,384	202,021
Average HH Income	\$88,986	\$89,929	\$85,657

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



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Additional Photos



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Location Map



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Demographics Map & Report

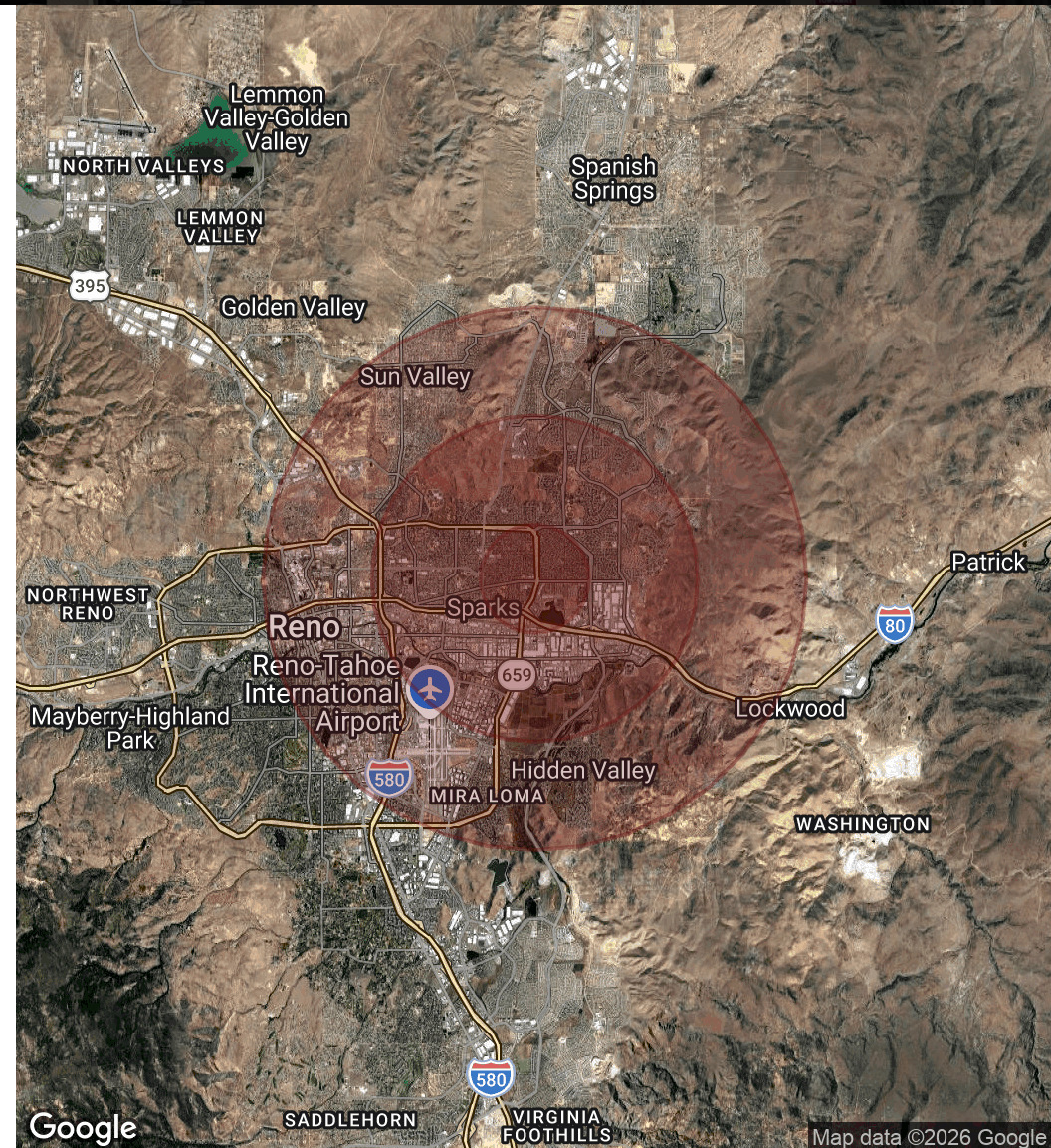
Population

	1 Mile	3 Miles	5 Miles
Total Population	20,120	85,384	202,021
Average Age	34.8	37.9	36.5
Average Age (Male)	33.7	36.6	35.9
Average Age (Female)	36.0	39.0	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,319	33,347	80,241
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$88,986	\$89,929	\$85,657
Average House Value	\$370,064	\$391,150	\$410,033

2023 American Community Survey (ACS)



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