

Spanish Springs, Nevada Sparks Crossing

101 LOS ALTOS PARKWAY • SPARKS, NEVADA



FOR MORE INFORMATION
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PROPERTY FEATURES

- ▶ 342,879± SF Class "A" regional shopping center
- ▶ Anchored by Best Buy, Bed Bath & Beyond, Petsmart, ULTA, Cost Plus, Old Navy, Office Max, Ross, Michaels, and Dollar Tree
- ▶ Strategically located at the intersection of Pyramid Highway and Los Altos Parkway in the heart of Spanish Springs, the fastest growing residential submarket in Northern Nevada
- ▶ Easy access to Pyramid Highway via Los Altos Parkway and Disc Drive
- ▶ The city of Sparks is the fifth largest city in Nevada and has a strong downtown business core with many established and new residential developments
- ▶ Traffic counts on Pyramid Highway have increased to over 51% from 25,700 vehicles per day in 2003 to 39,000 vehicles per day in 2006, which is a staggering average annual increase of over 17%
- ▶ Traffic counts on Los Altos Parkway at Galleria Parkway exceed 14,000 vehicles per day
- ▶ Median household incomes in Spanish Springs exceed \$75,000
- ▶ Current population within a three-mile radius is 80,294 people, growing 62% over the last 5 years
- ▶ Situated in the core of the regional shopping area on Pyramid Highway with 1.5 million SF of retail space under various stages of development and completion

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Site Plan Courtesy of Faris Lee Investments

SPACE	TENANT	AREA
Pad A	Vacant	7,000 SF
A-1	Vacant	1,200 SF
A-2	Sprint	1,200 SF
B-1 - B-5	Tuesday Morning	7,000 SF
B-8	rue21	3,500 SF
B-10	Maurices	3,500 SF
C-1	Ace Cleaners	1,000 SF
C-2	Vacant	1,000 SF
C-3	Vacant	1,000 SF
C-4	Vacant	1,000 SF
C-5	Vacant	1,000 SF
C-6	Vacant	1,000 SF
C-7	Vacant	1,000 SF
C-8	Vacant	1,000 SF

SPACE	TENANT	AREA
D-1	AT&T	3,200 SF
D-3	California Sun Ctr.	1,600 SF
D-4	Vacant	1,600 SF
D-5	Vacant	4,200 SF
E-1	C.J. Palace	3,600 SF
E-4	Vacant	1,600 SF
E-5	Vacant	1,600 SF
E-7	Lane Bryant	4,800 SF
E-9	State Farm	1,200 SF
E-10	Togo's	1,500 SF
F-1	The Niche	1,750 SF
F-2	Vacant	1,400 SF
F-4	Genghis Grill	3,150 SF
F-5	Tapioqa Express	1,500 SF
F-6	Beyond Nails	1,200 SF
F-7	Self Defense	1,200 SF
F-8	Vacant	1,200 SF

SPACE	TENANT	AREA
F-9	Vacant	1,500 SF
F-10	Best Donuts	1,500 SF
F-11	Dollar Loan Center	1,200 SF
F-12	Vacant	1,200 SF
F-13	Vacant	2,700 SF
F-15	Verizon Wireless	2,800 SF
F-17	Vacant	1,400 SF
F-18	Vacant	1,400 SF
F-20	Vacant	3,500 SF
Mini F Anchor:	Dollar Tree	9,940 SF
Anchor F:	Vacant	20,182 SF
G-1	L&L Hawaiian BBQ	1,400 SF
G-2	Clearwire	1,400 SF
G-3	Great Basin FCU	2,100 SF
G-5	Vacant	4,200 SF
H-1	Fantastic Sam's	1,200 SF
H-2	Subway	1,200 SF
H-3	Vacant	1,200 SF
H-4	Vacant	1,200 SF
H-5	Vacant	1,200 SF
H-7	Panda Express	2,400 SF



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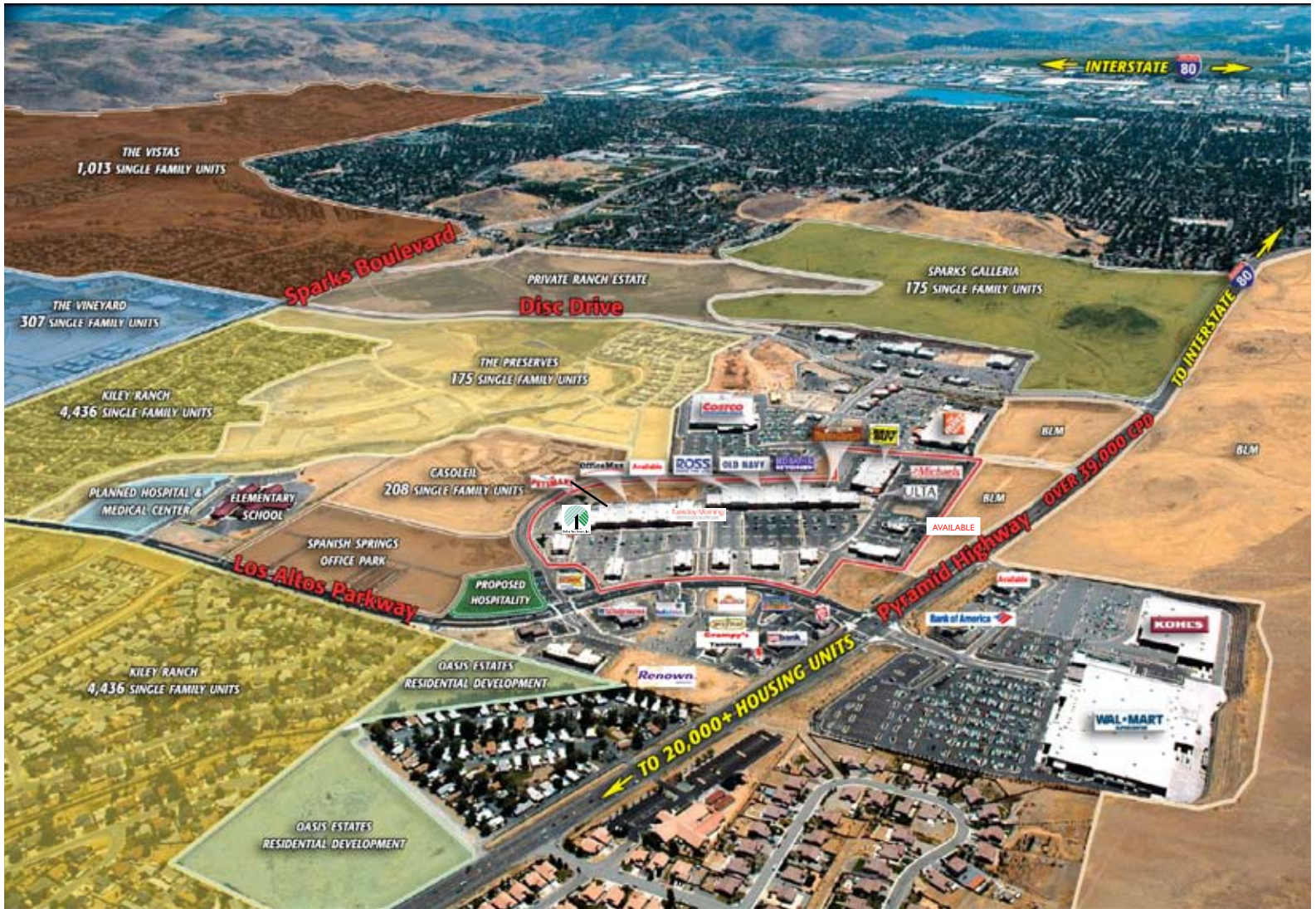
Demographics*

2009	1 MILE	3 MILE	5 MILE
POPULATION	4,590	85,878	157,034
HOUSEHOLDS	1,527	29,588	55,939
MEDIAN HH INCOME	\$72,639	\$60,304	\$52,512
DAYTIME POPULATION	621	11,365	65,625

* 2009 Estimates, CLARITAS

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