

Retail 24/7.

# SPARKS GALLERIA SHOPPING CENTER

## PYRAMID WAY & DISC DRIVE

SPARKS, NEVADA

### PROJECT SUMMARY

- Sparks Galleria is a Retail Power Shopping Center consisting of 633,498 square feet that serves much of the Sparks, NV trade areas. The center consists of three corners and is anchored by Costco on one corner, Home Depot on another and Office Depot and Fitness Connection on the balance.
- Multiple in-line shop buildings, multi-tenant retail pads and fast food/casual dining pads.
- Co-tenants include Qdoba, Starbucks, GameStop, Red Robin and Taco Bell. Other retailers in the immediate trade area include Walmart, Kohl's, Best Buy, Ross, PetSmart, Dollar Tree, Michael's, Bed Bath Beyond, Cost Plus and Ulta.
- Vacant anchor/junior anchor spaces available, including 40,000 SF former Sports Authority, 20,000 SF former Circuit City, and 16,500 SF former Longs Drug.



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**CBRE**

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## PYRAMID WAY & DISC DRIVE SPARKS, NEVADA

### Sparks Galleria

Suite	Tenant	ft <sup>2</sup>
CP1	IHOP	4,971
CP2	Red Robin	6,385
CS1 100-104	AVAILABLE	3,600
CS1 106	Salon Galleria	1,200
CS1 108	AVAILABLE	1,403
CS1 110/112	AVAILABLE	2,159
DM1	AVAILABLE	20,304
DM2	AVAILABLE	40,149
DM3	AVAILABLE	6,530
DM4	Office Depot	18,813
DM5	CVS Drug (Dark)	16,835
DS1 101	AVAILABLE	1,210
DS1 103	AVAILABLE	1,200
DS1 105-107	AVAILABLE	2,027
DS1 109-111	Massage Envy	2,780
DS2 101	AVAILABLE	1,200
DS2 103	AVAILABLE	1,200
DS2 105	AVAILABLE	1,200
DS2 107	AVAILABLE	1,200
ES1 101	Kay Jewelers	1,896
ES1 103	GNC	1,200
ES1 105/107	Qdoba	2,400
ES2 101	Starbucks	1,697
ES2 103	Gamestop	1,417
ES2 105	AVAILABLE	1,330
ES3 101-103	AVAILABLE	2,375
ES3 105	Sports Clips	1,206
ES3 107	See's Candies	1,206
ES3 109-111	T-Mobile	3,014
EP2	Taco Bell	2,218
FM1	Fitness Connection	41,537
HS1 101-105	Round Table Pizza	3,600
HS1 107	AVAILABLE	1,206
HS1 109	AVAILABLE	1,206
HS1 111	AVAILABLE	1,200
HS2 101	Port of Subs	1,500
HS2 103	AVAILABLE	905
HS2 105-109	AAA	3,621
HS3 101-107	Sleep Train	4,800
Total		213,900

### SITE PLAN



## PHASE I WEST FOR LEASE

### FEATURES:

- :: ±633,498 SF Class A regional shopping center
- :: Anchored by Costco, Home Depot, Office Depot and Fitness Connection
- :: Strategically located at intersection of Pyramid Highway and Disc Drive in the heart of Sparks "Spanish Springs" master planned community.
- :: Easy access to Pyramid Highway via Disc Drive and Shoppers Way
- :: Proximity to areas major shopping district, including Walmart, Kohl's, Best Buy, Bed Bath Beyond, Petsmart, ULTA, Cost Plus, Old Navy, Ross, Michaels, and Dollar Tree
- :: Prominent signage with pylon space available
- :: Competitive Lease rates
- :: Traffic Counts at 43,500 ADT on Pyramid Highway
- :: Fast food, QSR, & restaurant pads available (CP-4 & CP-5)

### DEMOGRAPHICS:

2013	3 miles	5 miles
POPULATION	98,514	165,245
AVERAGE HOUSEHOLD INCOME	\$51,028	\$49,885
PROJECTED POPULATION (2018)	99,359	168,226

Source: Claritas 2014

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