



257 E Prater Way

SPARKS, NV 89431

FOR LEASE



Property Features

AVAILABLE SPACE ±619 SF to ±3,199 SF

PROMINENT retail area in the City of Sparks

NEW CONSTRUCTION delivered in 2018; vacant spaces have never been occupied

POWER 200 amp, 208 volts, 3-phase

LIGHTING T-5 LED lighting

SPRINKLERS fully sprinklered

12' X 14' front loading doors

ZONING Mixed Use (MU)

TI'S tenant improvement allowance provided to qualifying applicants

LEASE RATE negotiable

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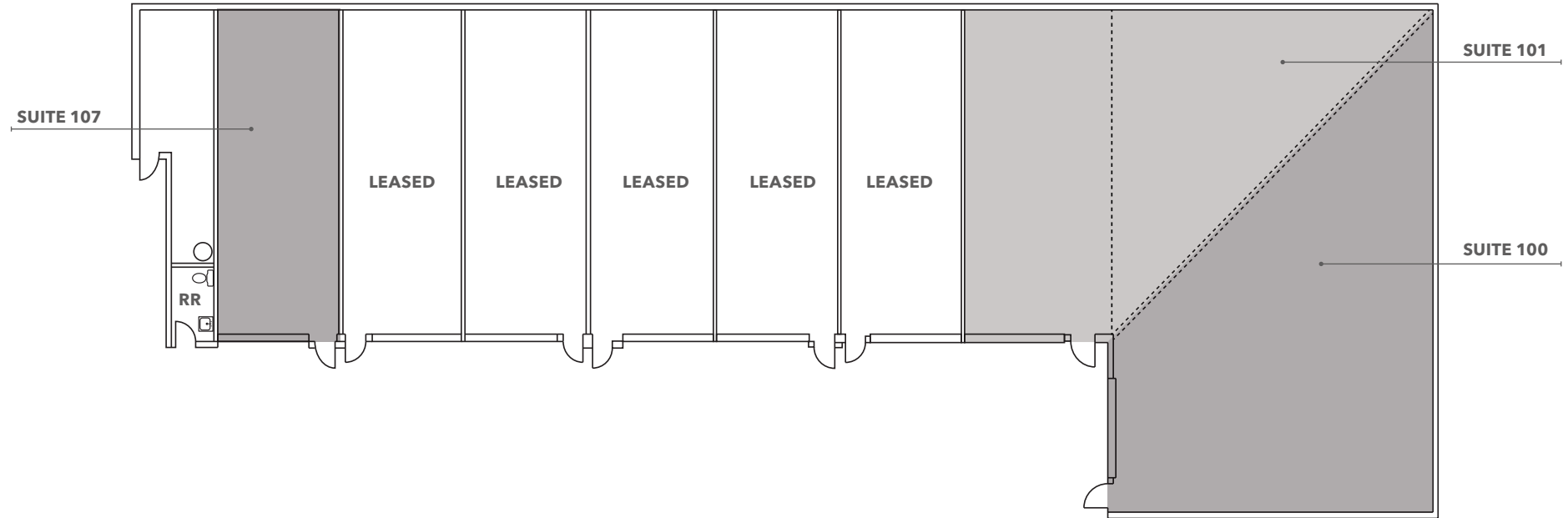
LIC N° S.0173647

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Site Plan



BUILDING AVAILABLE SPACE

Suite	SF	Comments	Available
100	±1,668*	Currently built-out at ±1,668 SF but can be expanded to ±2,346 SF or combined with Suite 101 for a total of ±3,199 SF	Now
101	±1,531*	Currently built-out at ±1,531 SF but divisible to ±620 SF, or combined with Suite 100 for a total of ±3,199 SF	Now
107	±619		Now

* See space configurations on next page

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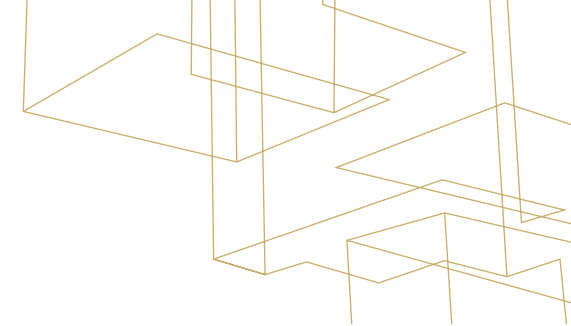


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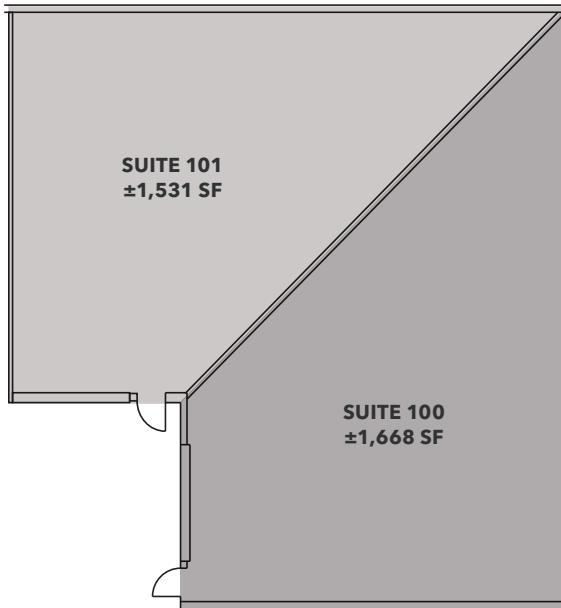
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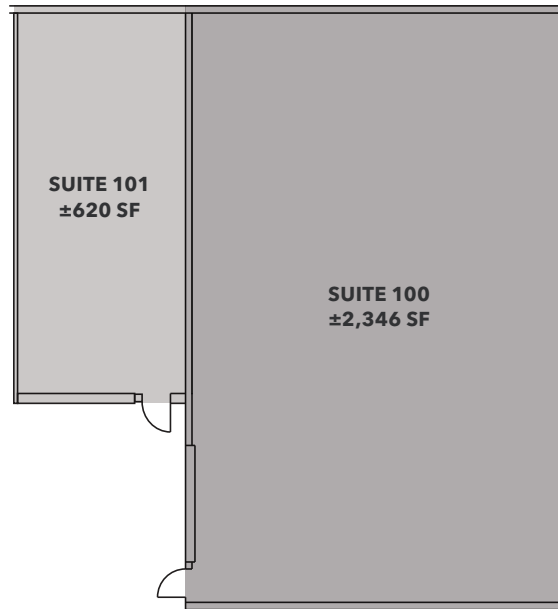
Suite 100 & 101 Space Options



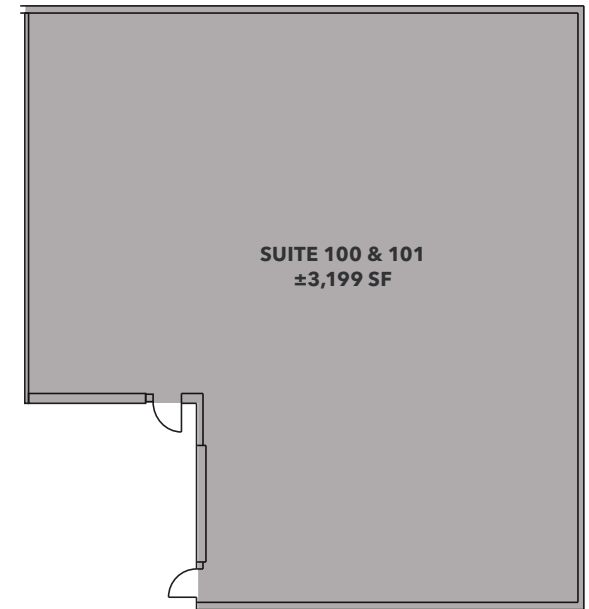
OPTION 1 (CURRENT BUILD)



OPTION 2



OPTION 3



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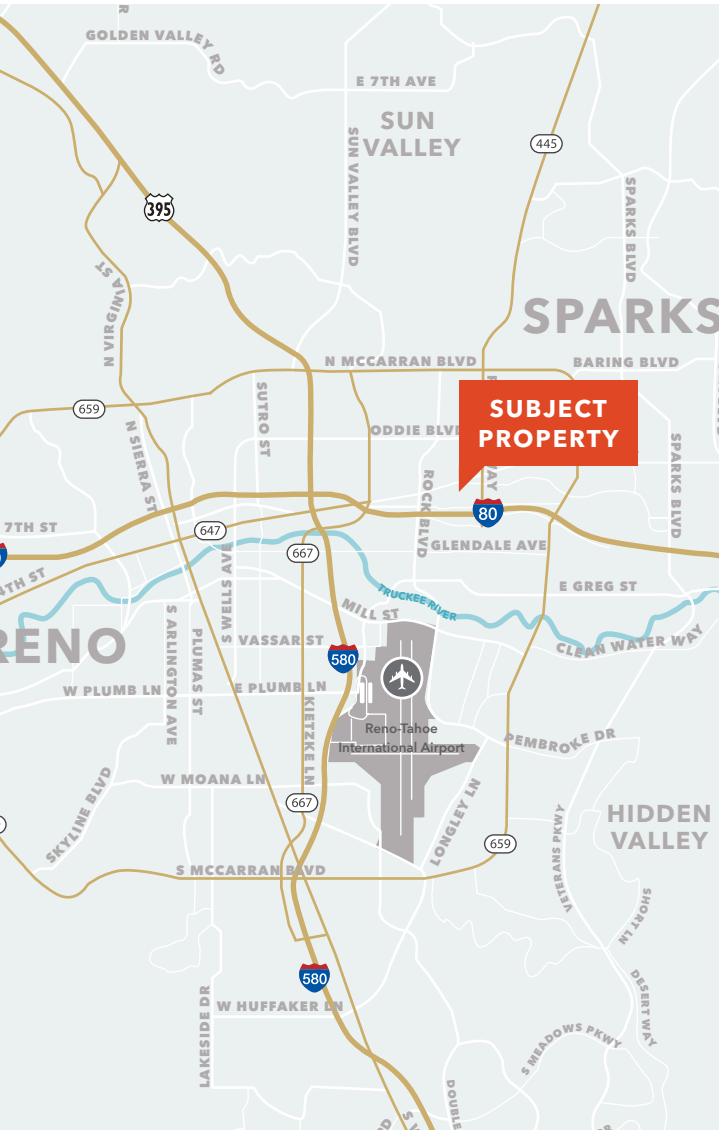
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Mathews**

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DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	16,359	87,494	210,525
Pop Growth (Yr/Yr)	10.72%	9.84%	9.83%
Average HH Income	\$61,230	\$72,530	\$68,948
Households	6,157	32,795	82,022
Establishments	400	2,554	6,530
Total Employees	7,229	50,871	115,342

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