



Site Area



Your Basecamp
FOR WORK AND PLAY

0 Campo Rico Lane, Sparks NV



One Destination.
ENDLESS POSSIBILITIES.



±191,559 MIXED-USE DEVELOPMENT

Purposefully designed to support the rhythms of work, life, and the great outdoors.



Immediate access
to Highway 445



32 minute drive
to CA border



30 minute drive
to Reno/Stead Airport



Offerings for **Industrial/
Flex Space, Retail,
and Office**

Five Pines is more than a destination—it's a first-of-its kind campus experience where business and nature exist in perfect balance. Inspired by the natural landscapes within Northern Nevada, this 191,559 SF mixed-use development is introducing a bold new concept seamlessly integrating flexible industrial space, retail and office space in one dynamic location.

Whether you're fueling up before a day at Pyramid Lake or finding a workspace that keeps you close to home, Five Pines is a place where families grow, businesses thrive, and explorers recharge.



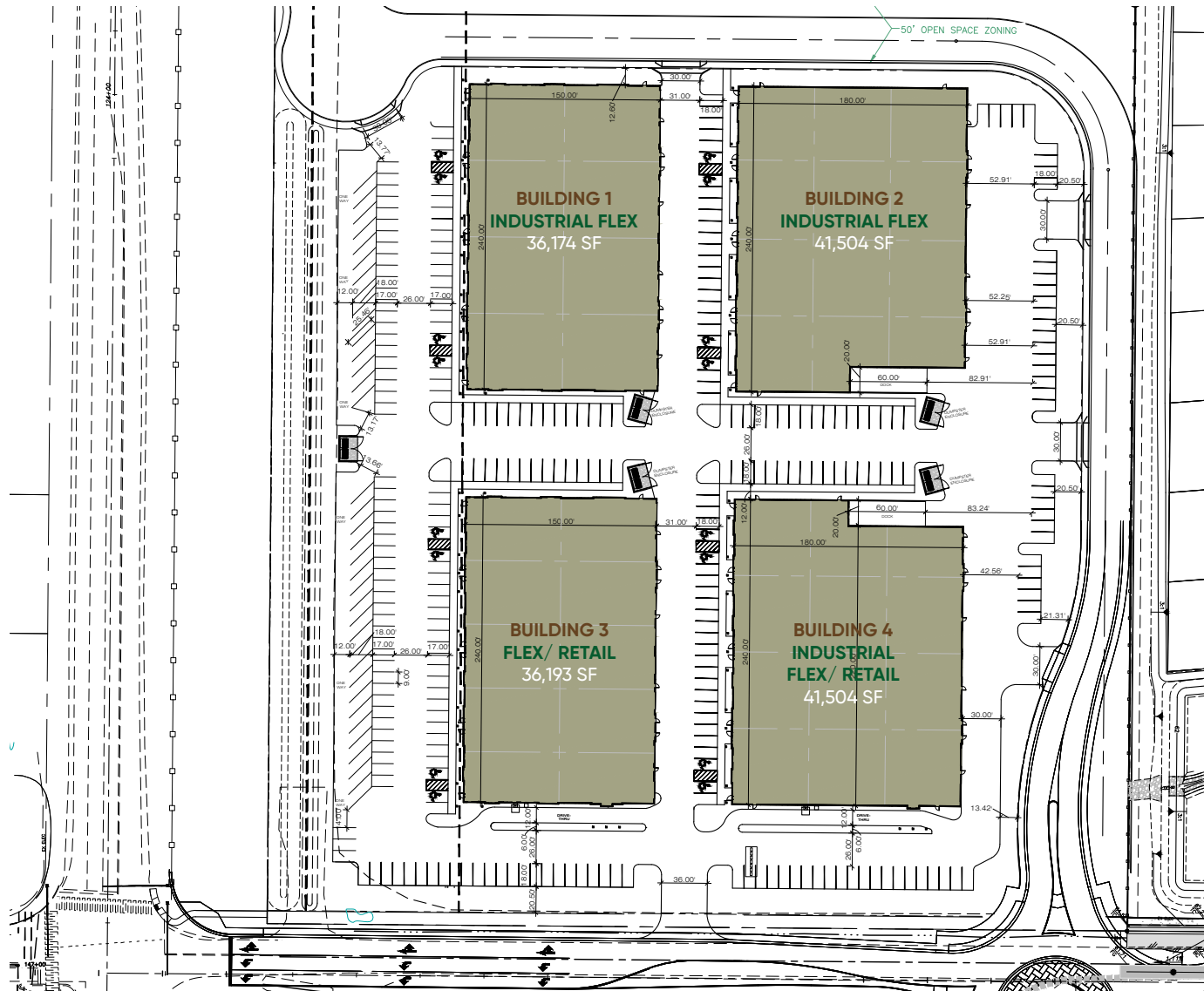
CONCEPTUAL SITE PLAN

INDUSTRIAL FLEX SPACES

can demise down to 2,000 SF

Shaped by Nature.
BUILT FOR GROWTH.

Five Pines has it all. From flexible industrial space built to scale with your business, to local office space that skips the downtown commute, retail opportunities that serve the surrounding community, and adventure-seekers alike.



Building	Size	Use	Parking Spaces
Building 1	54,261 SF	Industrial Flex + Retail/Office	51
Building 2	41,504 SF	Industrial Flex	65
Building 3	54,290 SF	Industrial Flex + Retail/Office	116
Building 4	41,504 SF	Industrial Flex	76



ROOTED IN COMMUNITY.

Five Pines makes it easy for businesses to meet clients where they live. Conveniently located in Spanish Springs, along Pyramid Highway/I-445, this prime location puts you at the heart of a thriving residential community and minutes from the city, mountains, and everything in between.

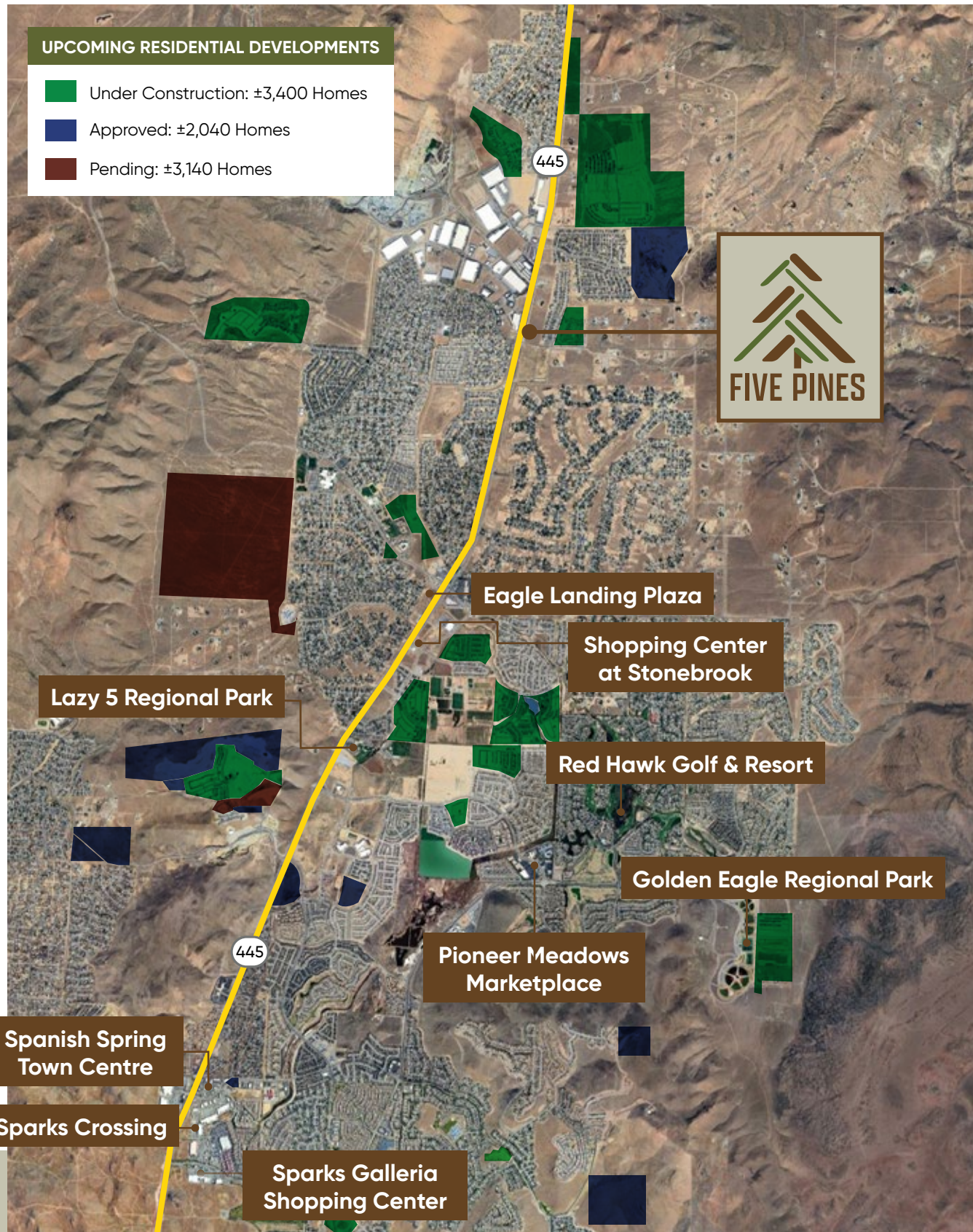


TOP LOCAL COMPANIES



COMMUNITY PROFILE

	1 Mile	5 Miles	10 Miles
Total Population (2025)	4,563	53,564	230,700
Total Projected Population (2030)	5,262	58,743	243,760
Median Age	42.2	40.3	37
Median HH Income	\$152,226	\$123,873	\$87,321



Live. Work. Play. Eat.
IT'S ALL HERE

Spanish Springs is growing fast. With several existing and upcoming residential developments, prime freeway visibility, established shopping centers and entertainment, the area is a trusted home for over 36 national retailers and several top companies.

Restaurants

- Baskin Robbins
- Bully's Sports Bar & Grill
- Burger King
- Crumbl
- Jack in the Box
- Jalepenos
- KFC
- Krispy Kreme
- Little Caesars
- Mamma Celeste's Gastropub & Pizzeria
- McDonald's
- Morenos Bar & Grill
- Panera Bread
- Pizza Factory
- Pizza Hut

Shops

- Port of Subs
- QDOBA Mexican Eats
- Raley's
- Red Robin
- Sonic
- Starbucks
- Subway
- Taco Bell
- 7-11
- Ace Hardware
- Anytime Fitness
- AT&T
- AutoZone
- Best Buy

- Chase
- Chevron
- Costco
- Dollar Tree
- FedEx Office
- Home Depot
- Michaels
- Office Depot
- O'Reilly Auto
- PetSmart
- SaveMart
- Sprouts
- Trader Joes
- ULTA
- Walgreens
- Walmart
- WinCo Foods

AMENITIES *map*





Positioned
FOR GROWTH

Five Pines connects you to everything your business needs to thrive. A bustling community, two nearby airports, and several routes connecting you to California and beyond.

DRIVE TIMES

21 MINS
Downtown Sparks

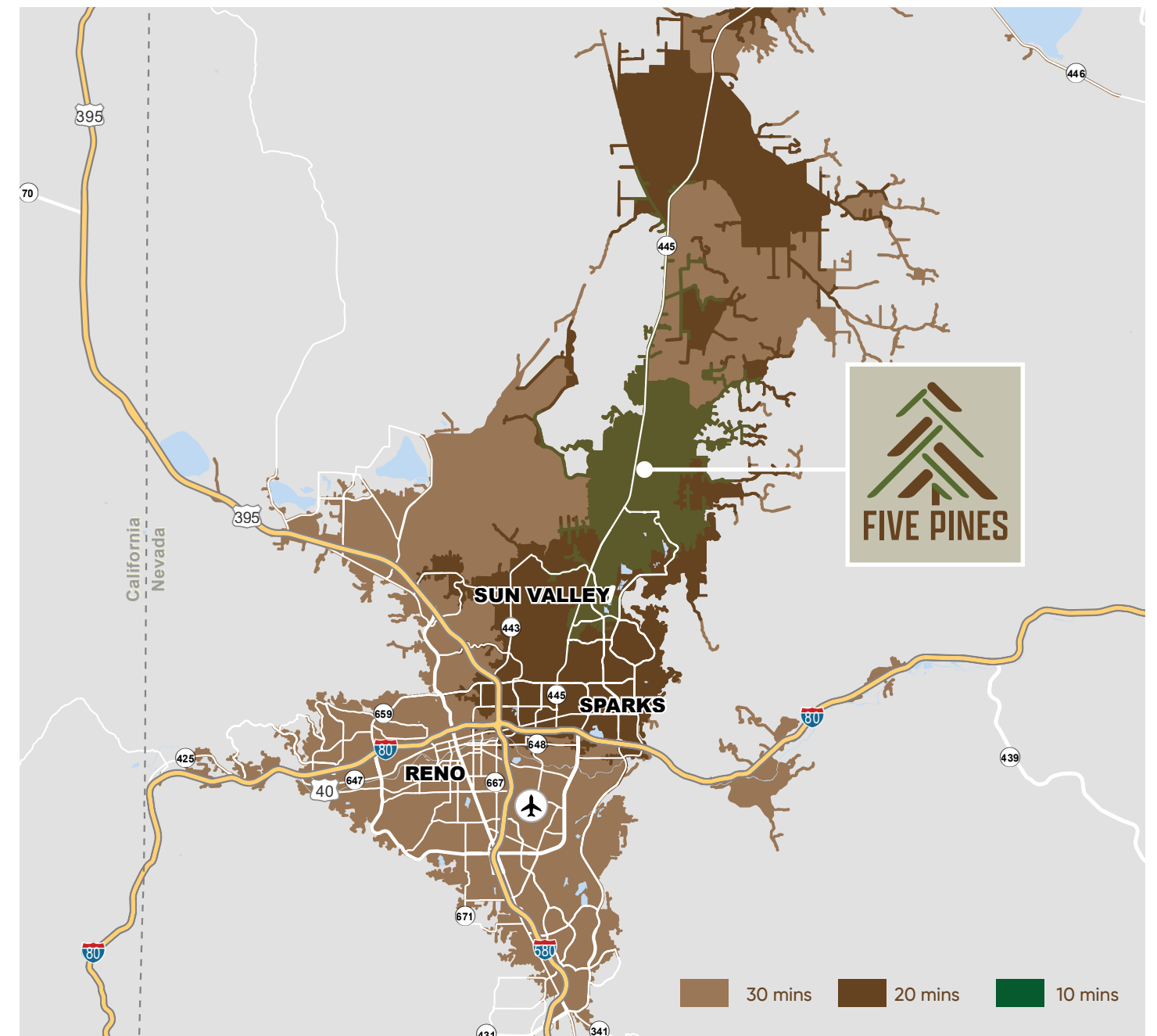
25 MINS
Reno/Tahoe Airport

27 MINS
Downtown Reno

30 MINS
Reno/Stead Airport

32 MINS
CA Border

35 MINS
Pyramid Lake





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