

For Lease

Ironhorse Shopping Center



519-551 & 589-635 E. Prater Way
Sparks, NV 89431

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Listing Snapshot



\$1.50 - \$1.60 PSF NNN
Lease Rate



± 2,330 – 3,290 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

- Retail opportunities available in FoodMaxx, Auto Zone, and Tractor Supply co-anchored shopping center
- Signage and visibility from both S. McCarran Blvd. and E. Prater Way
- High-traffic intersections with a combined daily traffic count over 36,000 across S. McCarran Blvd. and E. Prater Way
- Heavy residential area with over 2,600 homes within a half-mile radius
- Surrounding tenants include Starbucks, Jack in the Box, Applebee's, Firehouse Subs, Dotty's, Pizza Plus, El Pollo Loco, FoodMaxx, Auto Zone, Tractor Supply, and more
- Strong daytime population with just under 9,000 employees within a 1-mile radius
- Located less than two miles from the Outlets at Legends

Demographics

	1-mile	3-mile	5-mile
2025 Population	20,747	104,030	241,560
2025 Average Household Income	\$81,640	\$86,853	\$92,881
2025 Total Households	8,883	41,578	97,916





AVAILABLE
± 2,330 - 3,290 SF

Retail

Outlets LEGENDS
Sparks Nevada

- Great Fills
- Chick-fil-A
- CHASE
- OLIVE GARDEN
- SCHEELS
- TJ-MAXX
- DUNKIN' DONUTS
- LOWE'S
- BJS RESTAURANT
- GALAXY THEATRES
- PETCO
- BLAZE
- TARGET
- POPEYES
- OLD NAVY
- Habit BIKER DRILL
- Durlington
- AMERICAN LEGION

Industrial / Office

- Swan Products
- Colorite
- FleetPride
- WESCO
- REV Parts
- Codale Electric Supply
- InReach by Sodexo

Post

Industrial / Office

- Yellow Supply
- Bimbo Bakeries Inc.
- Western Partitions
- Oxygenics
- PETRA-1
- Star Freight Services
- Car's Cash For Junk Clunkers

Retail

Iron Horse Shopping Center

- 99¢ ONLY
- DOLLAR TREE
- Batteries + Bulbs
- STARBUCKS
- Applebees
- Auto Zone
- ROSS DRESS FOR LESS
- foodmaxx
- McDonald's
- Harbor Freight
- TP-Mobile

Retail

- PAPA JOHN'S
- DOLLAR GENERAL
- 7 ELEVEN
- BANK OF WEST
- Carls Jr.

Retail

- STARBUCKS
- SUBWAY
- Papa John's
- L&L
- Home Depot

Retail

OUTBACK STEAKHOUSE

Venues

WILD BLADE
FAMILY ADVENTURE PARK

Schools

Sparks High School

Schools

Dilworth Middle School

Schools

Lincoln Park Elementary School

Hotels/Casinos

Nugget CASINO RESORT

Retail

Paradise Plaza

- Walgreens
- Jack in the Box
- octapharma
- FAMILY DOLLAR
- easterseals
- usbank

Schools

Bernice Mathews Elementary

Parks

Teglia's Paradise Park Activity Center

Retail

Walmart

Hotels/Casinos

GSR

E. Greg St. // 10,000 CPD

Industrial / Office

Deeside Trading Co.
Deeside Auto Shop Computer

Industrial / Office

Amaru Automotive

Industrial / Office

Micro Metl Corporation
Allstates Warehousing

Industrial / Office

Global MFP NPSG Global

Industrial / Office

Britevision VBGLLC

Industrial / Office

ASHLEY
Furniture HomeStore Warehouse

Industrial / Office

Fly High Trampoline Park
New Tinted Vision
Wave Scientific
Mastercraft Hardwood Lumber Inc.
Complete Geological Supplies
Just Refiners (USA) Inc.

Industrial / Office

Peterson Pacific Parchment Company (Paterson Paper)

Industrial / Office

Proto Fab

Industrial / Office

Fracht USA

Industrial / Office

Geodis

Industrial / Office

1Click Logistics

Airports

Reno-Tahoe International Airport

Retail

Hotels / Casinos

Retail

AVAILABLE

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Parks

Sparks Marina Park

Retail

Retail

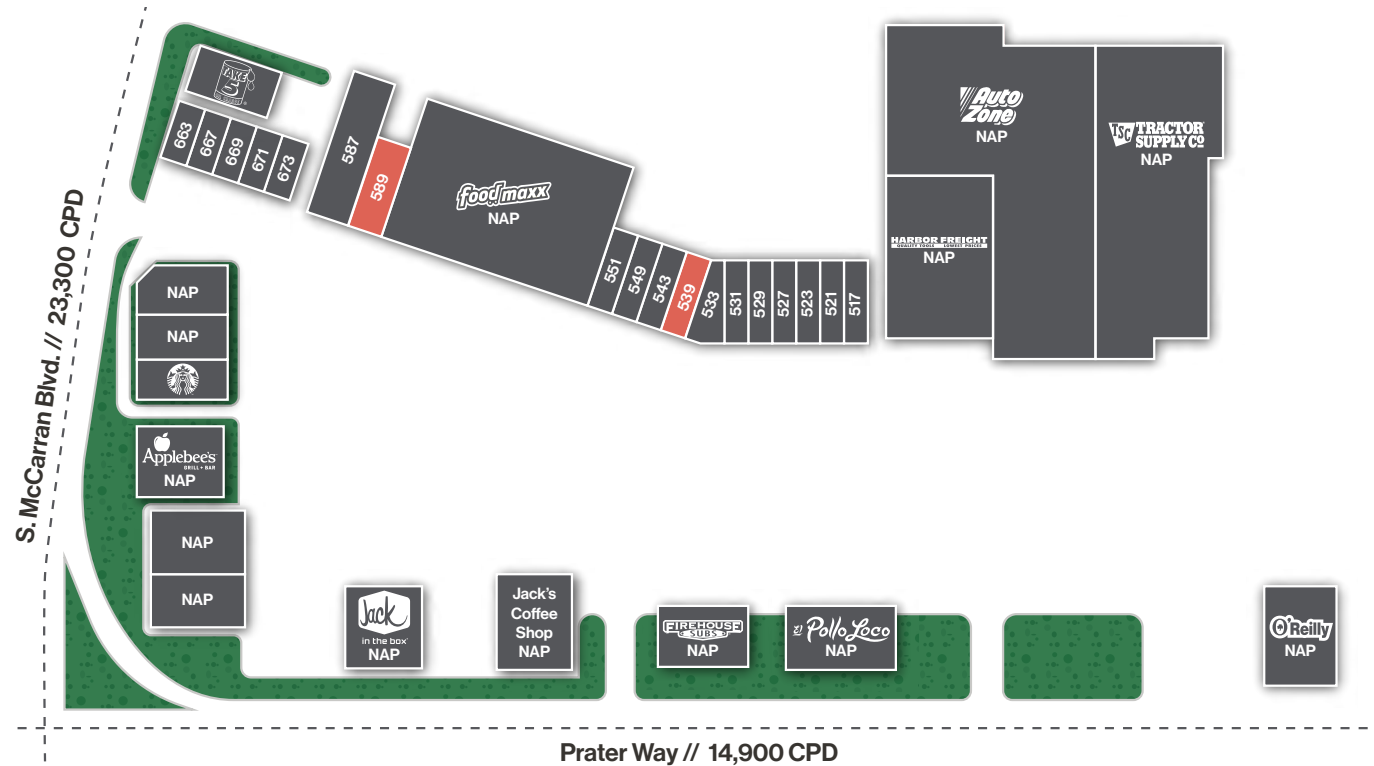


Site Plan

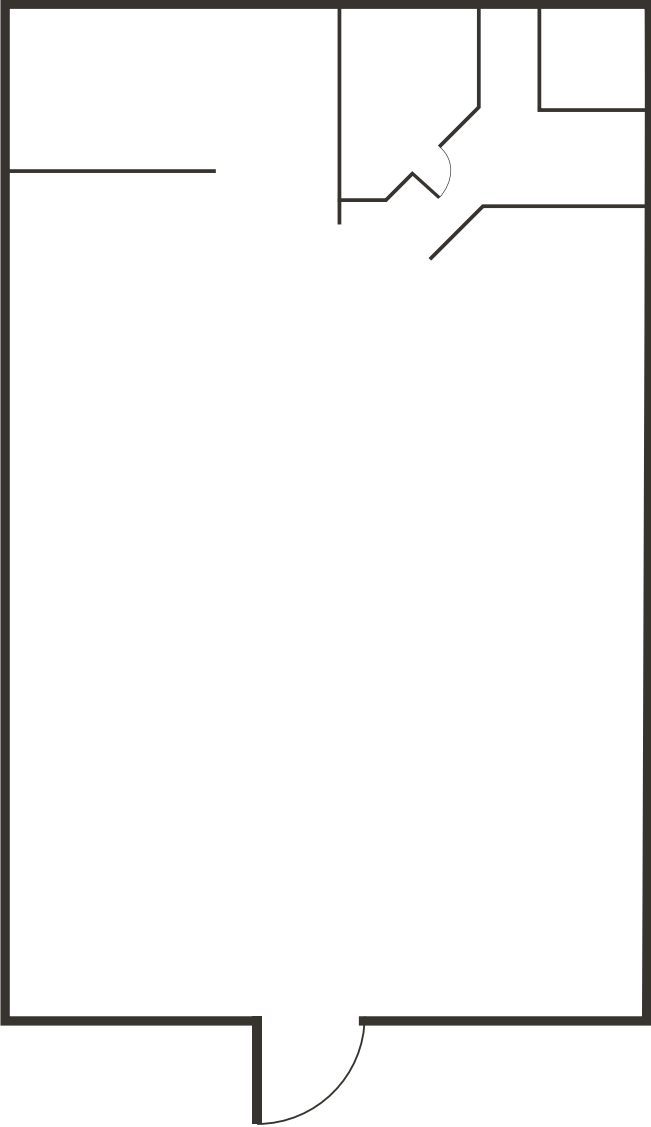
Available ■ NAP ■

Suite	Tenant	SF
517-521	Pizza Plus	± 4,576 SF
523	People Ready Inc.	± 2,240 SF
527	Instant Hair & Nails	± 1,280 SF
529	Smoke & Vape	± 1,200 SF
531-533	Dotty's	± 4,621 SF
539	AVAILABLE*	± 2,330 SF
543	La Michoacana Plus	± 3,000 SF
549	Paycheck Advance	± 1,625 SF
551	T-Mobile	± 2,000 SF
565	FoodMaxx	± 47,745 SF
589	AVAILABLE	± 3,290 SF
587	The Rock Thrift Store	± 10,790 SF

*Do not disturb current tenant



Floor Plan | Suite 589 | ± 3,290 SF



Property Photos



Property Photos



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For inquiries please reach out to our team.

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