

FOR LEASE
Neighborhood Center

Hacienda Plaza – Sparks Blvd. & E Prater Way
SPARKS, NV 89431

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

2,091± SF RETAIL/OFFICE/MEDICAL UNIT AVAILABLE FOR LEASE



PROPERTY DESCRIPTION

- 1450 E Prater Way Suite 105— 2,091± SF Retail or Office Suite available.
- Built out with Open Area, Rear Area with 2 Restrooms and 2 Offices
- Traffic Counts of 25,800 on Sparks Blvd and 13,600 Vehicles/Day on E Prater Way
- Excellent Neighborhood Center Location in the heart of Sparks

PROPERTY HIGHLIGHTS

- Excellent Signage on Building and Monument Signs available
- Proximate to businesses, City Offices and High Schools
- Co-Tenants include: Papa Johns, Flowing Tide Pub, Carls Jr., United Federal Credit Union, Bank of the West & 7-11

OFFERING SUMMARY

LEASE RATE

\$1.75/SF

LEASE TYPE

NNN – \$.76/SF est.

UNIT SIZE

2,091± SF

CENTER TYPE

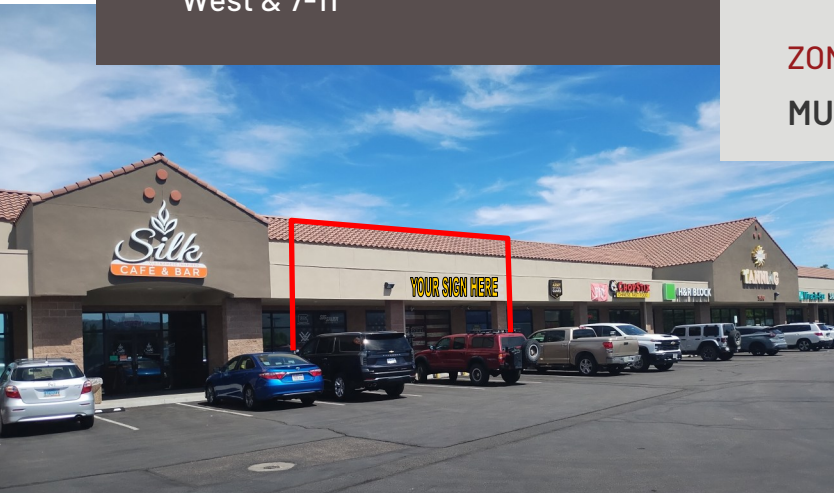
Neighborhood

ZONING

MUD—Mixed Use

TRAFFIC COUNT

25,800 Vehicles/Day



DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

POPULATION

18,056

74,333

177,483

HOUSEHOLDS

7,418

29,890

59,328

AVG HH INCOME

\$122,648

\$125,463

\$118,844

KEN STARK
LOUIE LLAMAS
EARL PETERSON



775.825.4400

NV LICENSE #S: B.35722; S.188166; S.69221

FOR LEASE
Neighborhood Center

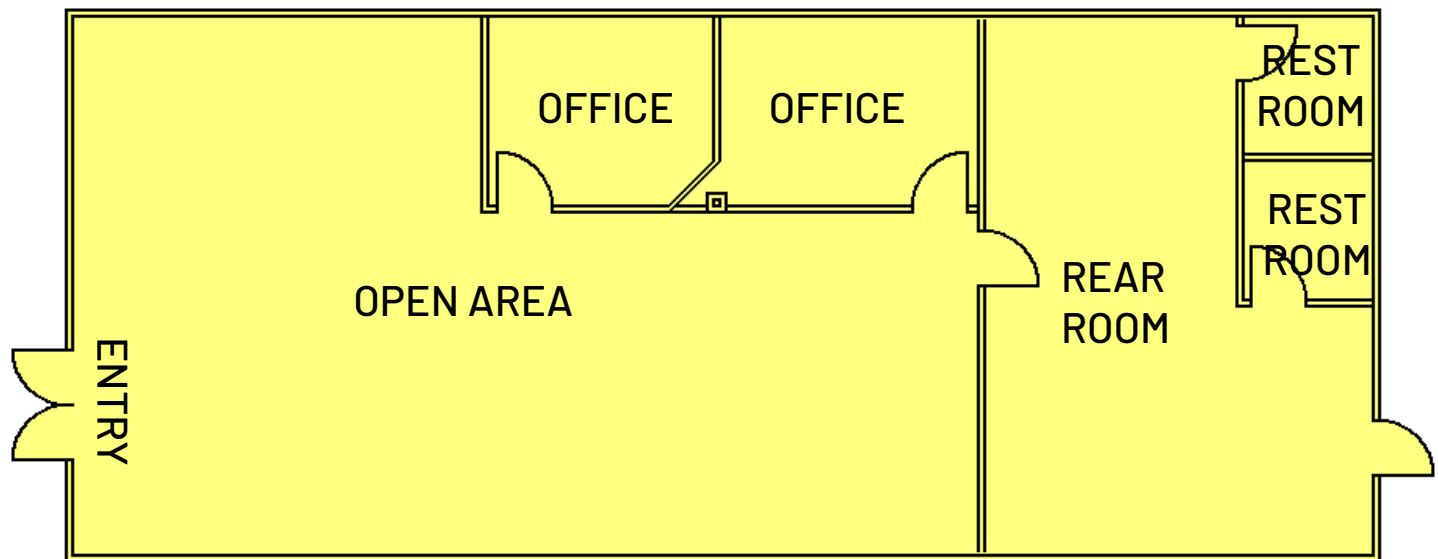
Hacienda Plaza – Sparks Blvd. & E Prater Way
SPARKS, NV 89431

2,091± SF
**Retail/Office/
Medical Suite**
For Lease

1450 E Prater Way

Suite 105

2,091± SF Open Area, 2 Offices, Rear
Area with 2 Restrooms



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