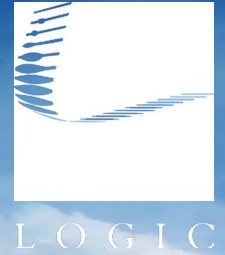


For Lease

# Baring Village



1201-1363 Baring Blvd.  
Sparks, NV 89434

Point of Contact

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# Listing Snapshot



**\$1.15 PSF NNN**  
Lease Rate



**± 650 - 2,600 SF**  
Available Square Footage



**\$0.48 PSF**  
Lease Expense

## Property Highlights

- Neighborhood center in high-population residential area
- Smith's and Big R Store-anchored retail center
- Multiple layouts and configurations are available
- 3 to 5 months free rent available to qualified tenants
- Excellent signage and visibility
- Average daily traffic count of ± 25,000 CPD
- Easy access from Baring Blvd. and Sparks Blvd. providing traffic from I-80 and Spanish Springs along Sparks Blvd.
- Neighboring tenants include Port of Subs, A&W, The UPS Store, Pet Station, Jimboy's Tacos, and Comics N' Coffee
- Heavy foot traffic area with Reed High School located directly across Baring Blvd.

## Demographics

|                               | 1-mile    | 3-mile    | 5-mile    |
|-------------------------------|-----------|-----------|-----------|
| 2025 Population               | 19,101    | 82,359    | 172,654   |
| 2025 Average Household Income | \$110,831 | \$106,672 | \$100,042 |
| 2025 Total Households         | 6,978     | 32,661    | 65,890    |



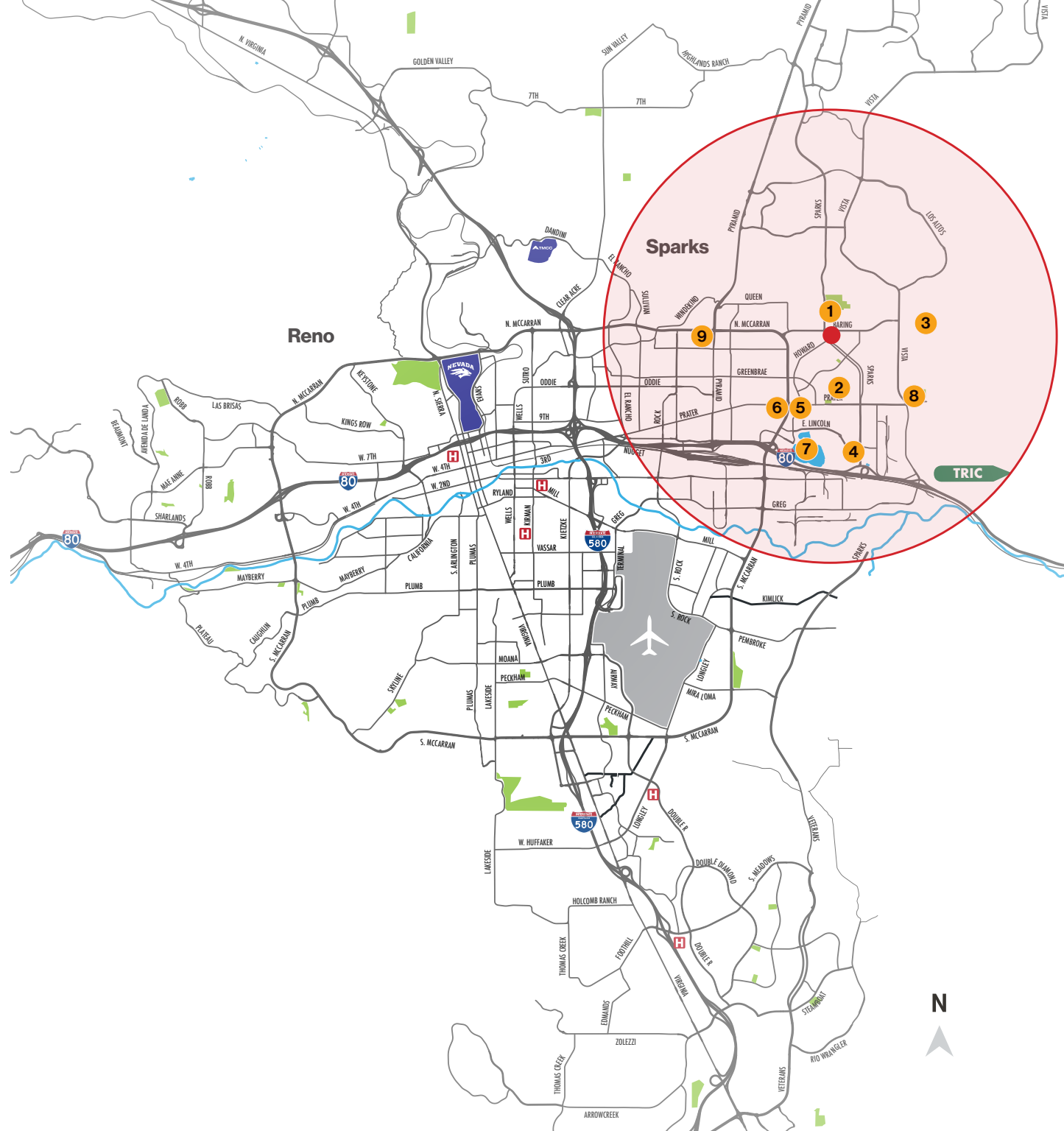


# Vicinity Map

The center is strategically located in a dense and mature residential area servicing ± 82,359 residents with an average household income of ± \$106,672 within a 3-mile radius.

## Amenities within a 3-mile radius

- 1
**Edward C Reed High School**  
 -0.18 miles
- 2
**Marina Marketplace**  
 -0.92 miles
- 3
**D'Andrea Marketplace**  
 -0.96 miles
- 4
**The Outlets at Legends**  
 -1.17 miles
- 5
**Silver State Plaza**  
 -1.19 miles
- 6
**Iron Horse Shopping Center**  
 -1.23 miles
- 7
**Sparks Marina Park**  
 -1.6 miles
- 8
**Northern Nevada Medical Center**  
 -1.63 miles
- 9
**Raley's**  
 -1.7 miles

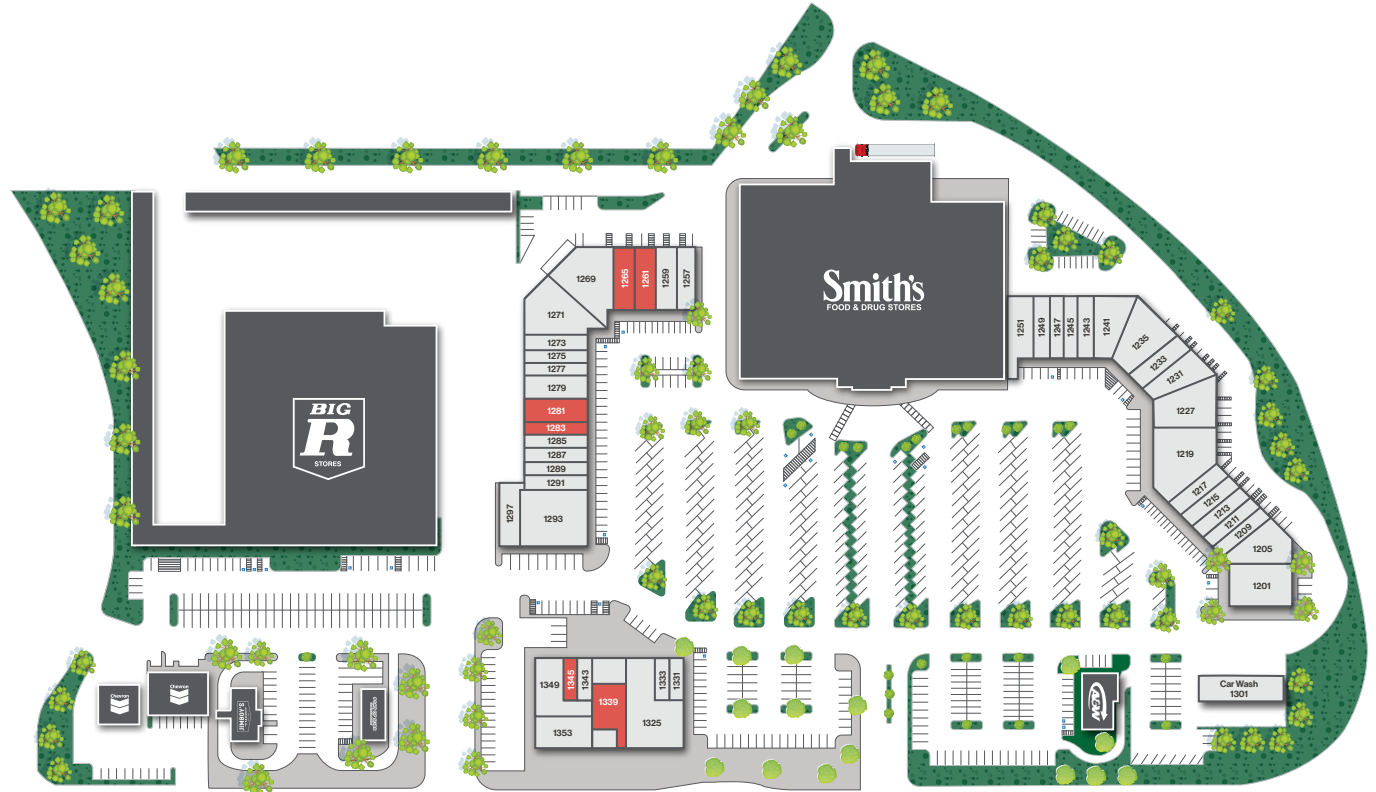


# Site Plan

Available  NAP

| Suite | Tenant                                                                                                                             | Square Footage |
|-------|------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1261  | <b>AVAILABLE</b><br>Former optometrist office<br>In-suite restroom                                                                 | ± 2,100 SF     |
| 1265  | <b>AVAILABLE</b><br>Grease interceptor in place<br><a href="#">Click for a Virtual Tour</a>                                        | ± 1,017 SF     |
| 1281  | <b>AVAILABLE*</b><br>Reception area, private offices,<br>conference room, and restroom                                             | ± 1,750SF      |
| 1283  | <b>AVAILABLE</b><br>Open layout for general retail use                                                                             | ± 1,450 SF     |
| 1339  | <b>AVAILABLE</b><br>Former lab space with private exam<br>rooms and secure office area<br><a href="#">Click for a Virtual Tour</a> | ± 2,600 SF     |
| 1345  | <b>AVAILABLE</b><br>Open layout for general retail use                                                                             | ± 650 SF       |

\*Available 5/1/2026



# Property Photos



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For inquiries please reach out to our team.

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