

Retail Drive-Thru Opportunity Available in a High-Traffic Center in Sparks Submarket

PAD E
DRIVE-THRU
AVAILABLE

Phase II

Phase II

Wingfield Hills Rd

Vista Blvd

Pioneer Meadows West

BR BASKIN-ROBBINS Raley's Starbucks PORT OF SUBS Sliced Fresh Sandwiches!

Pioneer Meadows East

ANYTIME FITNESS ACE Edward Jones MAKING SENSE OF INVESTING PACIFIC DENTAL SERVICES

FOR LEASE

Pioneer Meadows Marketplace

Vista Blvd & Wingfield Hills Rd, Sparks, NV

Smith Retzliff Retail Team

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The Redefined Retail Experience

With major co-tenants and convenient location, Pioneer Meadows is an excellent option for employers looking to be at the heart of it all.



PROPERTY HIGHLIGHTS

Generous tenant improvement allowance for qualified tenants

One Mile East of Golden Eagle Regional Park which draws over one million visitors annually

Adjacent properties include the Trails at Pioneer Meadows, Morning Star Assisted Living, and Wingfield Hills Health & Wellness Skilled Nursing Facility

Located on Vista Blvd, one of three main arterials providing access to Spanish Springs

Morning Star and Wingfield Hills have around the clock staffing with hundreds employed at full capacity

Drive-thru Pad available

CO-TENANTS INCLUDE



Available for Lease



Site Plan Not Drawn To Scale

Available for Lease

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Site Plan Not Drawn To Scale

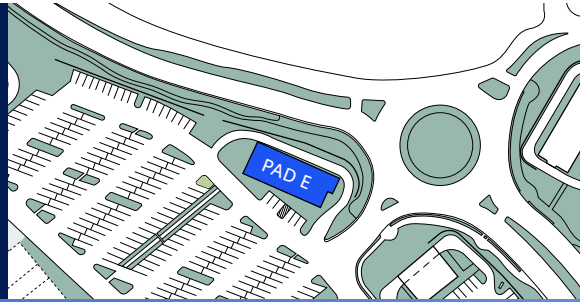
Available for Lease

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Pioneer Meadows West

E Pad ±5,000 Square Feet Drive-Thru Available Now



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PIONEER MEADOWS MARKETPLACE



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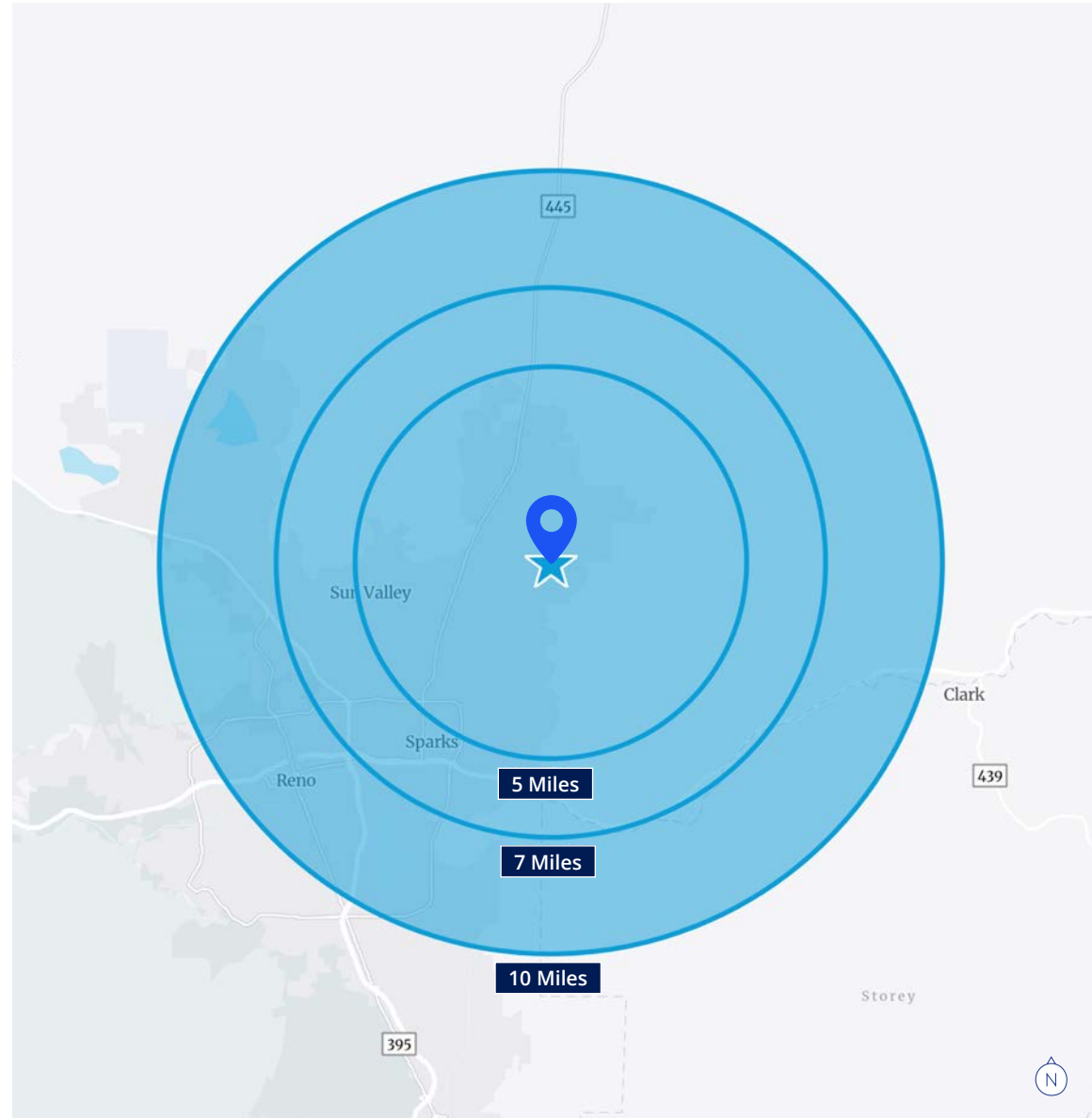


Population	5 Miles	7 Miles	10 Miles
2025 Est. Population	120,673	186,116	326,970
2030 Proj. Population	126,534	195,950	342,728
2025 Med. Age	39.1	37.5	36.8
Daytime Population	77,759	158,689	336,139

Household Income	5 Miles	7 Miles	10 Miles
2025 Est. Avg. HH Income	\$128,668	\$113,065	\$102,448
2030 Proj. Avg. HH Income	\$144,578	\$127,201	\$115,177
2025 Est. Med. HH Income	\$104,867	\$88,520	\$79,131
2030 Proj. Med. HH Income	\$119,806	\$102,211	\$89,566
2025 Est. Per Capita Income	\$46,538	\$42,204	\$40,304

Household	5 Miles	7 Miles	10 Miles
2025 Est. HH	43,620	69,244	128,323
2030 Proj. HH	46,013	73,455	135,537
Proj. Annual Growth (2025-2030)	1.07%	1.19%	1.10%
Avg. HH Size	2.76	2.67	2.50

Consumer Expenditure	5 Miles	7 Miles	10 Miles
Annual HH Expenditure	\$109,696	\$97,399	\$88,749
Annual Retail Expenditure	\$35,339	\$31,206	\$28,253
Monthly HH Expenditure	\$9,141	\$8,117	\$7,396
Monthly Retail Expenditure	\$2,945	\$2,600	\$2,354



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Accelerating success.

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