

329,000 SF Shopping Center Featuring National Tenants

KOHL'S

Walmart

Krispy Kreme
DOUGHNUTS

CHASE

445

Pyramid Hwy

36,394+ ADT

13,958+ ADT

SPARKS
CROSSING

Los Altos Pkwy

Shop Space Tenants

Major Anchors

10,130+ ADT

Galleria Pkwy

FOR LEASE

Sparks Crossing

101 Los Altos Parkway | Sparks, NV

Smith Retzliff Retail Team

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Colliers Reno

5520 Kietzke Lane, Suite 300
Reno, NV 89511
Colliers.com/Reno

329,000+ SF Shopping Center

Excellent visibility from Hwy 445

Ample parking with over ±1,000 spaces

Diverse tenant-mix including Ross, Five Below, Trader Joes, Best Buy, Boot Barn, Michaels, PetSmart, Ulta, and Dollar Tree.

High density area with over ±2,400 homes within a 1-mile radius



4 Million
Annual Visits

+18.1%
YO3Y Visits Increased

Call
For Lease Price

329,000
Total SF Space

Available For Lease

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Suite #	Tenant	SF
105101	Verizon Wireless	2,800
105105	Sourdough & Co	1,400
105107	Shearz!	1,400
105111	Smile Shop	3,500
113100	Yogurt Beach	1,500
113101	Nekter Juice Bar	1,500
113102	Available 6/30/2026	1,200
113103	Available	1,200
113104	Golden Tea Cafe	1,200
113105	3D Brows	1,200
113106	Available	1,200
113107	Beyond Nails	1,200
113108	Hinoki Poke	1,500
113109	Noodle Cafe	1,500
121101	Art in Motion	1,750
121103	C's Mad Batter Cakery	1,400
121105	MB Grill	3,150
129101	Wing Stop	1,500
129113	Boot Barn	9,200
129119	C.J. Palace	3,600
271101	Image Studios	7,000
271115	ACE Cleaners	1,000
279101	AT&T	3,200
279107	Pacific Sun Tan	1,600
279109	Pilates Studio	1,600
279111	Available	4,200
287101	Supercuts	1,200
287103	Twisted Sugar	1,200
287105	Haveli Indian Cuisine	3,600
287111	Panda Express	2,400
295101	Jalepenos	1,400
295103	Fit Body Camp	3,500
295107	Blind Onion Pizza	4,200
137	Land And Ocean	5,860
155	Best Buy	30,000
165	Michaels	22,024
171	Brick & Minifigs	2,400
177	Ulta	10,020
185	Trader Joes	18,300
195	Available	29,982
205	Five Below	10,000
215	Ross	30,187
221	Bath & Body Works	7,020
223	Home Express Furniture	7,000
227	Maurices	7,000
235	Sierra Trading	20,182
245	Mor Furniture	20,059
255	Petsmart	20,087
263	Dollar Tree	9,940
PAD	Available	1 Acre

Available Occupied NAP

Available For Lease

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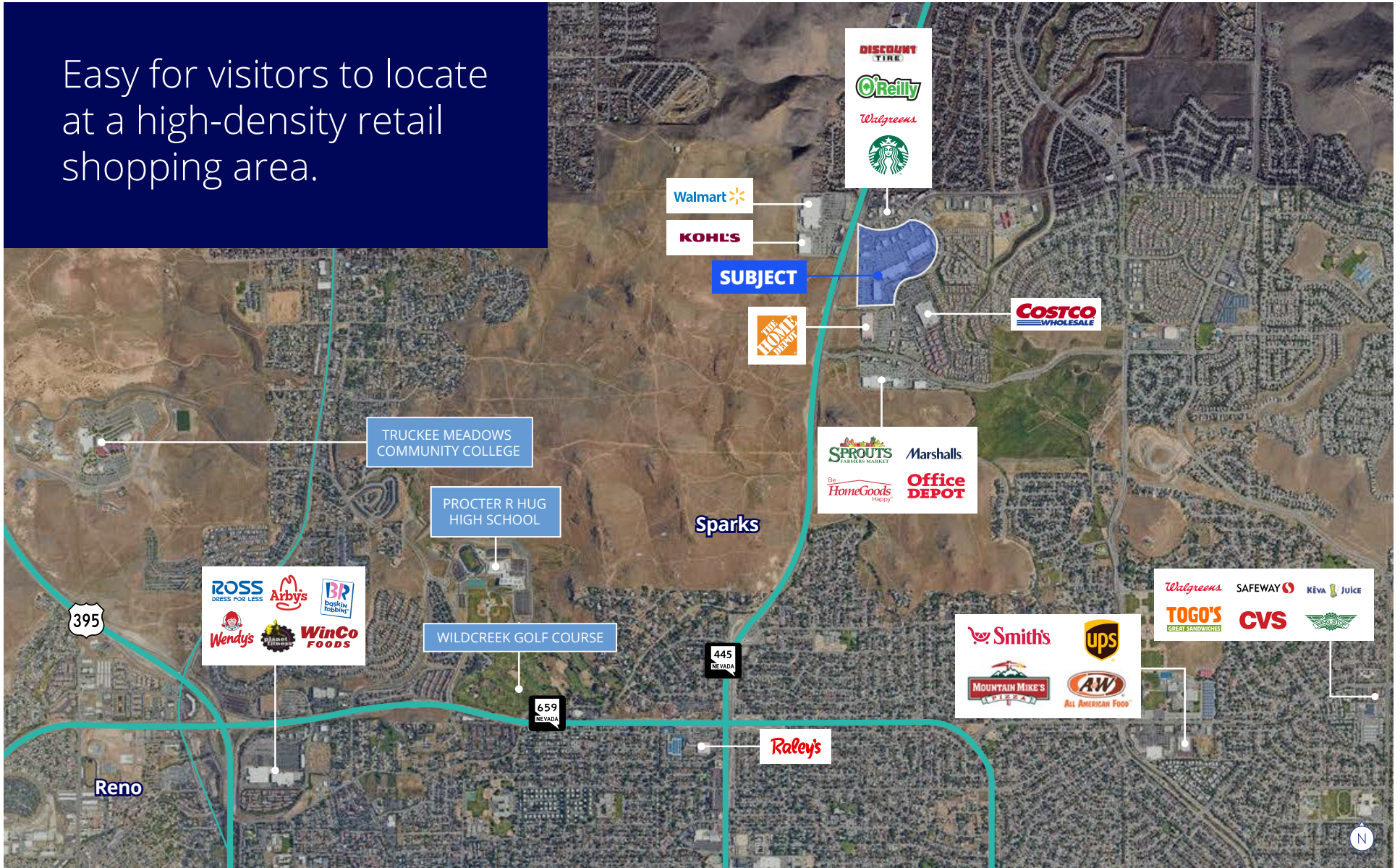


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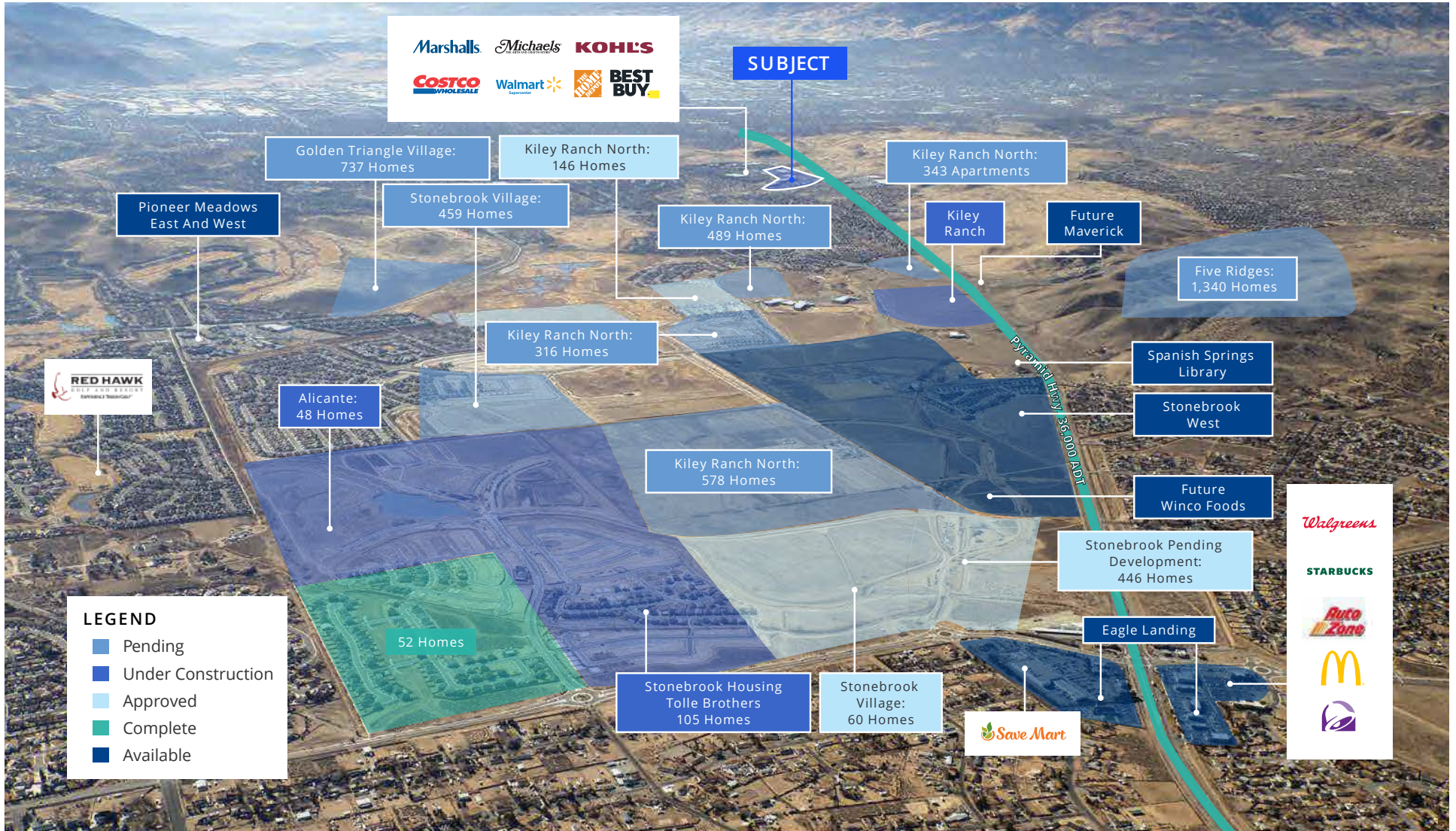


Easy for visitors to locate at a high-density retail shopping area.



Available For Lease

HOUSING DEVELOPMENT SOUTH



Available For Lease

Housing Development
North



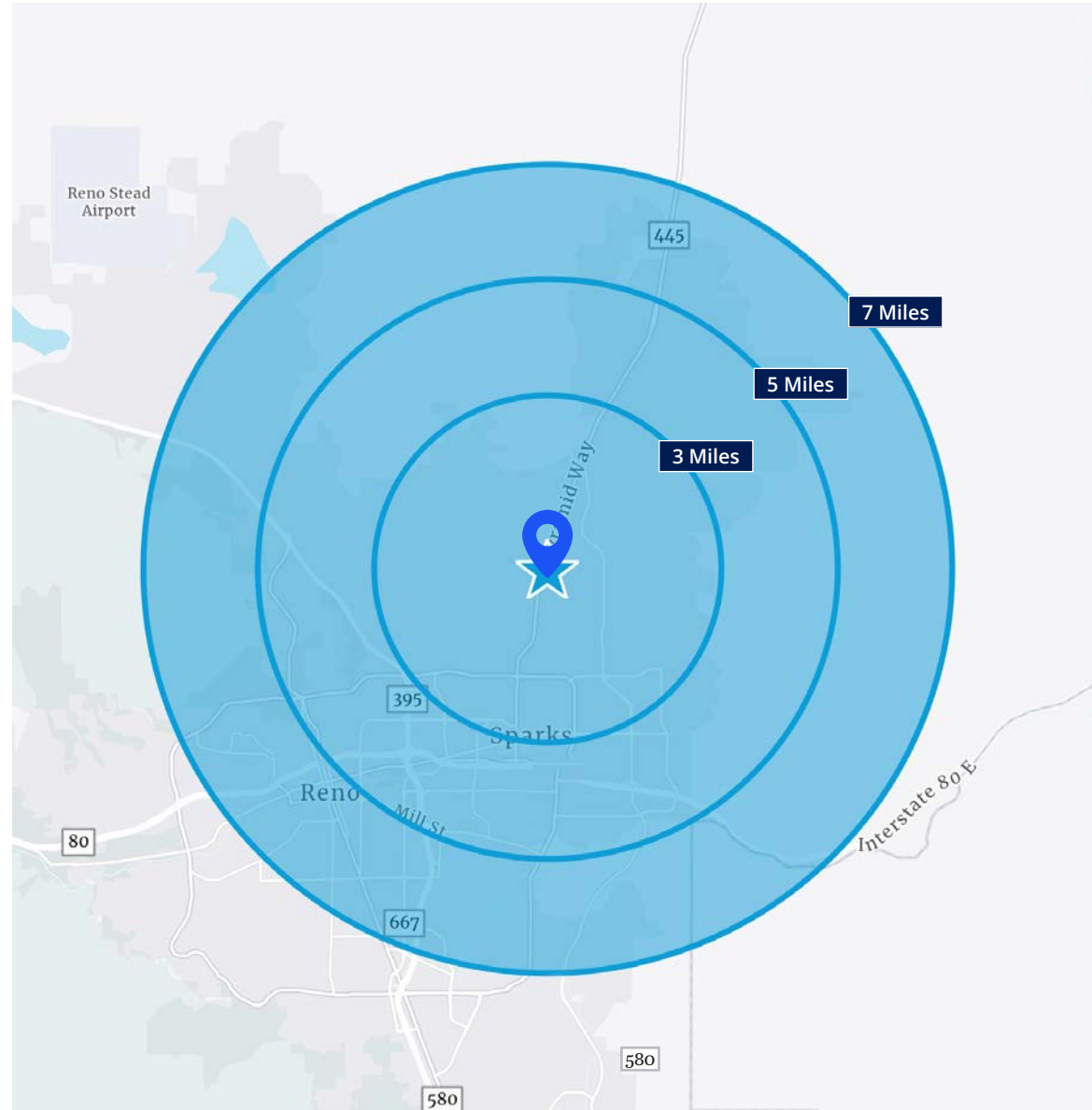
Available For Lease

Population	3 Miles	5 Miles	7 Miles
2025 Est. Population	96,015	190,932	290,432
2030 Proj. Population	98,667	199,997	304,044
2025 Med. Age	36.9	36.3	36.8
Daytime Population	64,311	182,867	310,379

Household Income	3 Miles	5 Miles	7 Miles
2025 Est. Avg. HH Income	\$110,366	\$103,313	\$102,008
2030 Proj. Avg. HH Income	\$123,309	\$116,230	\$114,533
2025 Est. Med. HH Income	\$90,762	\$81,619	\$78,655
2030 Proj. Med. HH Income	\$103,431	\$93,022	\$88,820
2025 Est. Per Capita Income	\$39,419	\$38,808	\$40,391

Household	3 Miles	5 Miles	7 Miles
2025 Est. HH	34,209	71,641	114,793
2030 Proj. HH	35,325	75,581	121,154
Proj. Annual Growth (2025-2030)	0.6%	1.1%	1.1%
Avg. HH Size	2.80	2.60	2.47

Consumer Expenditure	3 Miles	5 Miles	7 Miles
Annual HH Expenditure	\$94,912.50	\$89,403.86	\$88,389.48
Annual Retail Expenditure	\$30,500.35	\$28,564.34	\$28,131.95
Monthly HH Expenditure	\$7,909.38	\$7,450.32	\$7,365.79
Monthly Retail Expenditure	\$2,541.70	\$2,380.36	\$2,344.33



Available For Lease

Reno-Sparks MSA Facts & Demographics

588,069
Population

2.48
Avg HH Size

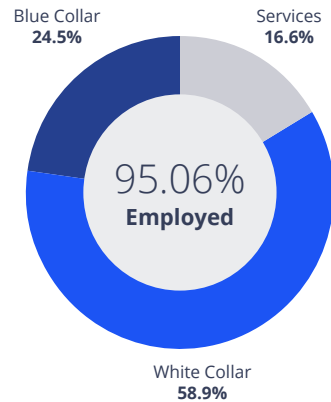
\$121,655
Avg HH Income

39.5
Median Age

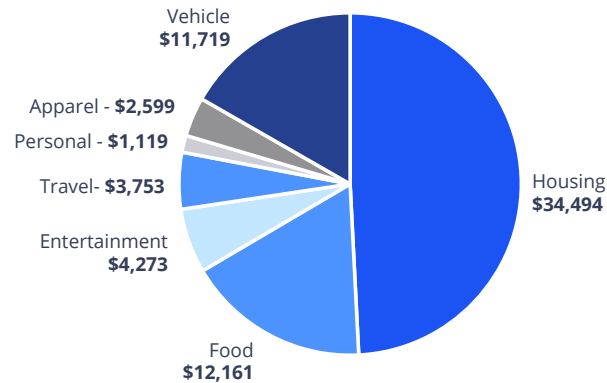
Home Ownership (2025 Housing Units)



Employment



Household Spending

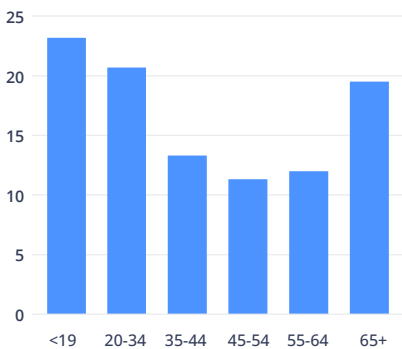


Race & Ethnicity (2025) - % of total population

White	62.97
Black/African American	2.55
American Indian/Alaska Native	1.89
Asian	6.03
Pacific Islander	0.70
Other Race	12.12
Multiple Races	13.73
Hispanic (any race)	25.95

Age Distribution (2025) - % of total population

50.97% Men 49.03% Women



Education (Population Age 25+)

4.35% Less than 9th Grade	5.71% 9th - 12th Grade, No Diploma	20.34% High School Graduate	4.36% GED/Alternative Credential
21.47% Some College, No Degree	9.77% Associate Degree	21.12% Bachelor's Degree	12.87% Graduate/Professional Degree



Sparks Crossing

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Accelerating success.

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