

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



\$0.75 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







Retail



Hotels / Casinos



Retail




AVAILABLE

± 2,330 - 3,290 SF


Parks

Sparks Marina Park

Retail



Retail

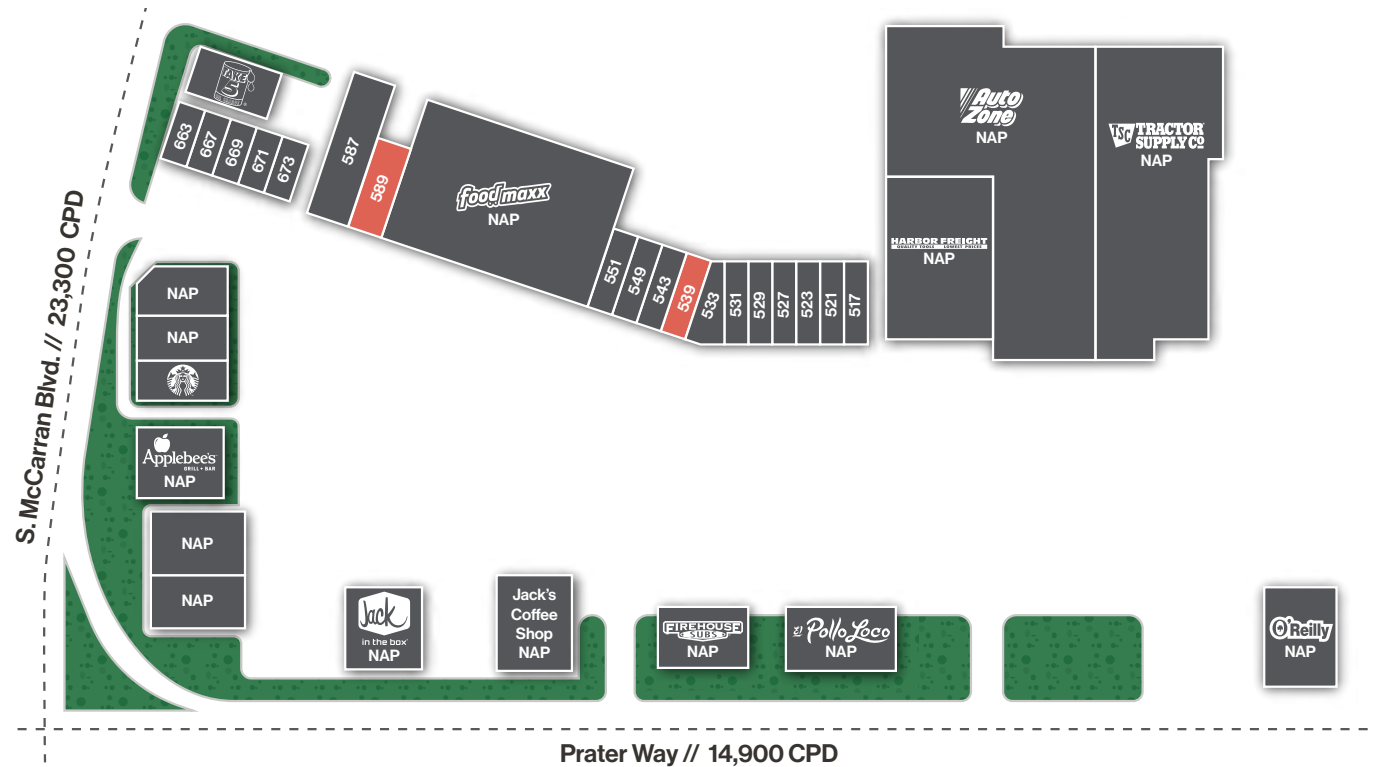



Site Plan

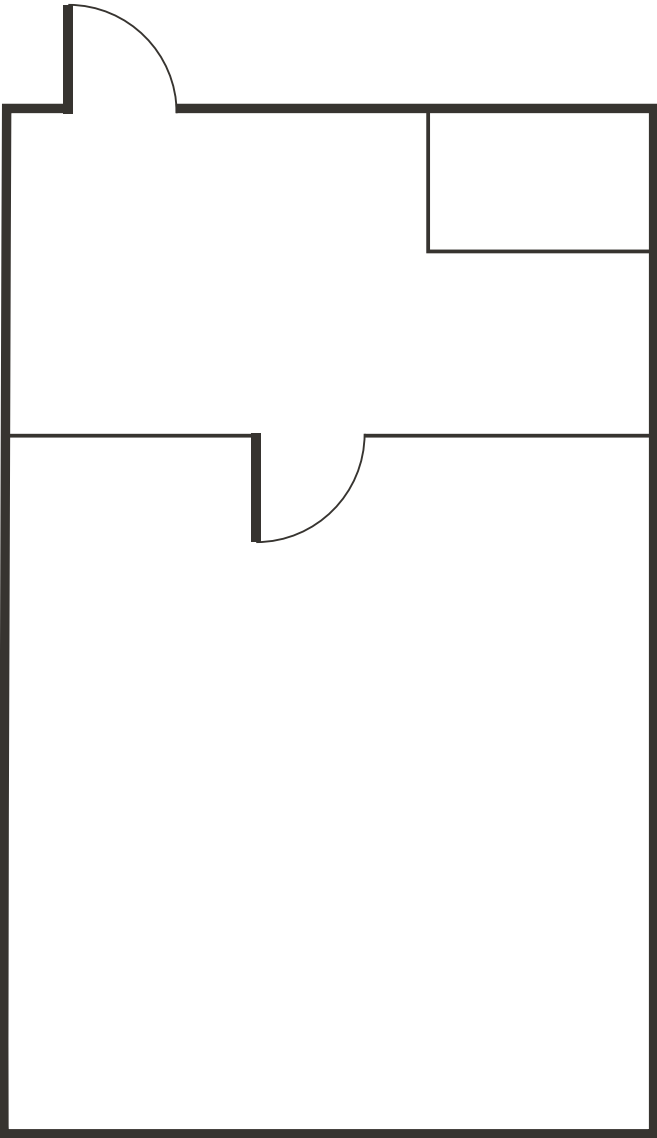
Available ■ NAP ■

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

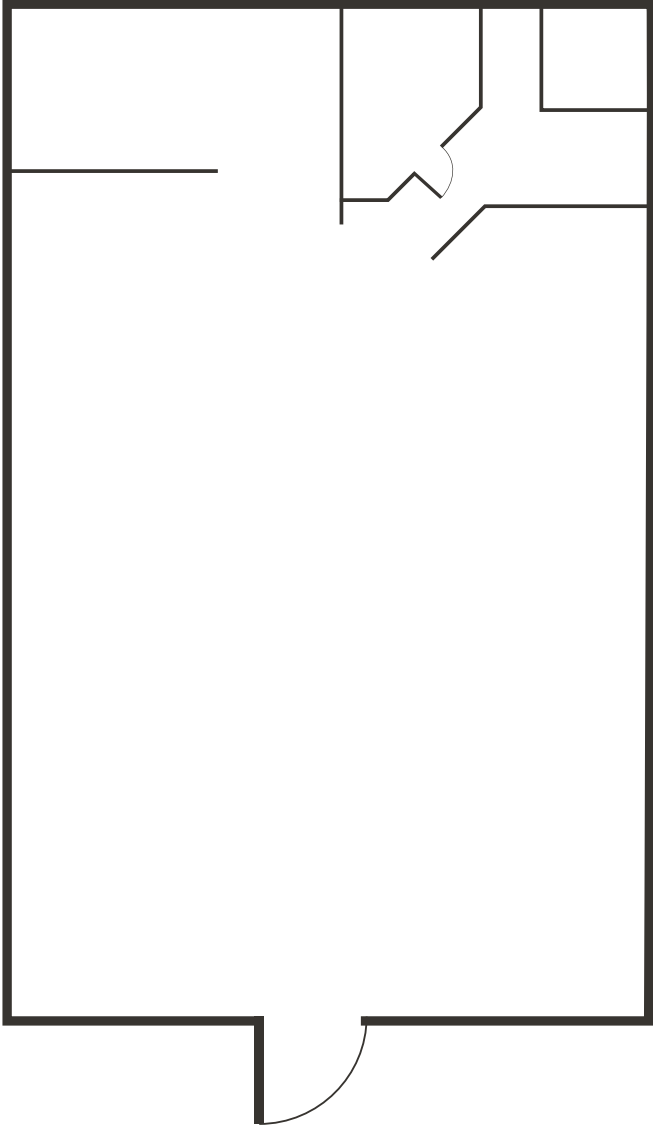
*Do not disturb current tenant



Floor Plan | Suite 539 | ± 2,330 SF



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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