

For Lease

Ironhorse Shopping Center



519-551 & 589-635 E. Prater Way
Sparks, NV 89431

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Listing Snapshot



\$1.60 PSF NNN
Lease Rate



± 2,330 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

- Retail opportunity 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
2026 Population	19,294	85,371	218,412
2026 Average Household Income	\$94,323	\$101,191	\$98,393
2026 Total Households	8,079	34,105	87,749





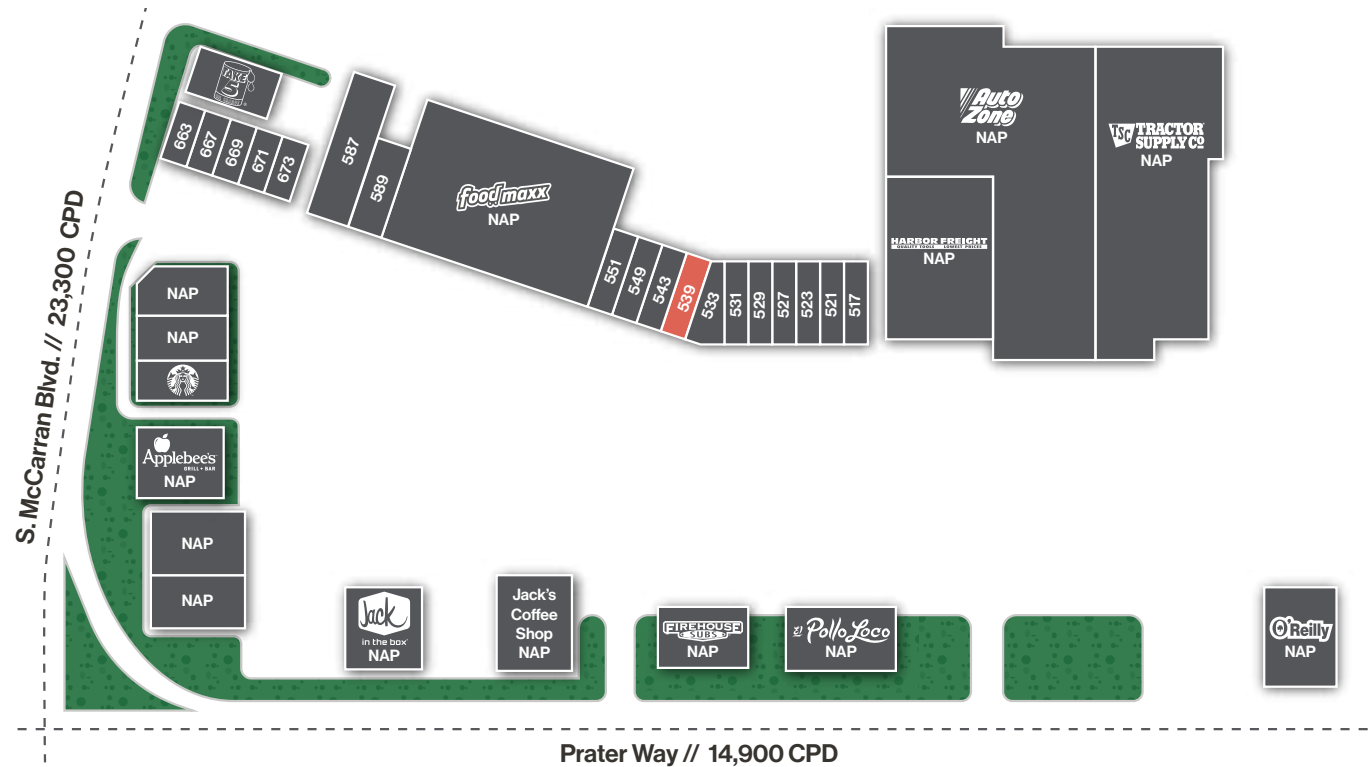


Site Plan

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	Truckee Meadows Baptist Church	± 3,290 SF
587	The Rock Thrift Store	± 10,790 SF

*Do not disturb current tenant



Property Photos



Property Photos



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For inquiries please reach out to our team.

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