

For Lease

Retail Property

16,364 SF | \$9.00 SF/yr



2464 Wingfield Hills Road

Sparks, Nevada 89436

Property Highlights

- Freestanding 16,364 SF building with drive-thru available.
- Located in the Pioneer Meadows East Marketplace neighborhood shopping center.
- Nearby center anchored by Raley's grocery store.
- Neighboring tenants include Anytime Fitness, Pacific Dental, Goodwill, Edward Jones and AT&T. Nearby tenants include Nevada State Bank, Verizon Wireless, Domino's Pizza, Subway, Baskin-Robbins, Fiesta Mexicana, Dotty's, China King Restaurant, Farmers Insurance, JJ's Cleaners, Gentle Dental, Starbucks, and Club Pilates.
- Ample parking and sign visibility from Wingfield Spring Hills Road and Vista Boulevard.
- Located in the Spanish Springs/Wingfield Springs Master Planned Community with dense residential demographics, and Red Hawk Golf Course.

OFFERING SUMMARY

Available SF	16,364 SF
Lease Rate	\$9.00 SF/yr (NNN)
Lot Size	1.49 Acres
Building Size	16,364 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	31,232	\$95,750
5 Miles	88,696	\$81,037
10 Miles	247,455	\$60,747

For more information

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Additional Photos



Wingfield Springs Map



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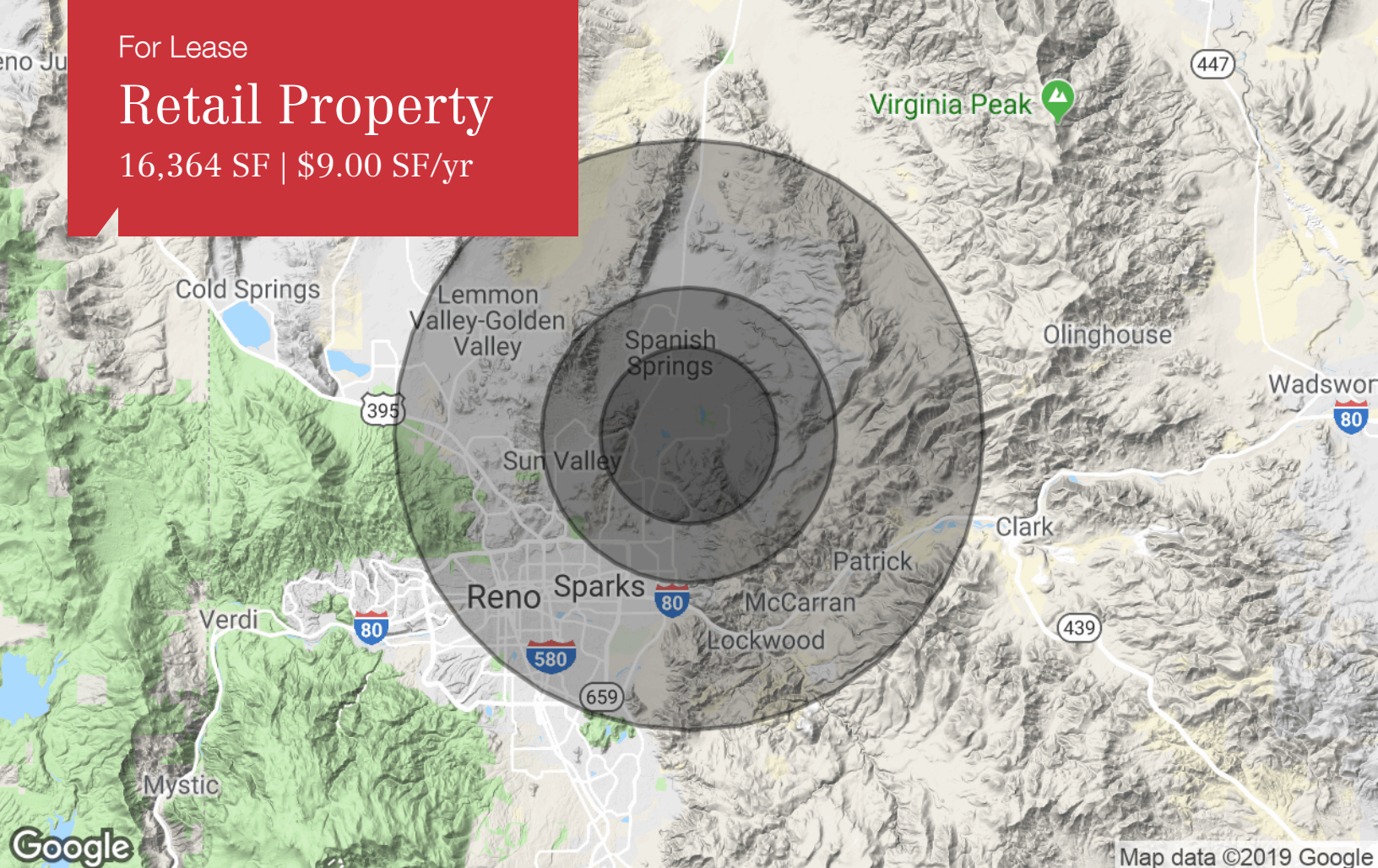
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Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	31,232	88,696	247,455
MEDIAN AGE	37.8	37.8	35.3
MEDIAN AGE (MALE)	37.5	37.5	34.3
MEDIAN AGE (FEMALE)	38.0	38.2	36.2

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	11,281	32,007	92,237
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$95,750	\$81,037	\$60,747
AVERAGE HOUSE VALUE	\$389,575	\$342,829	\$299,257

Race

	3 Miles	5 Miles	10 Miles
% WHITE	87.9%	84.3%	79.6%
% BLACK	2.0%	2.4%	3.3%
% ASIAN	6.6%	5.7%	5.4%
% HAWAIIAN	0.5%	0.4%	0.7%
% INDIAN	1.0%	1.6%	1.7%
% OTHER	2.5%	6.0%	10.0%

Ethnicity

	3 Miles	5 Miles	10 Miles
% HISPANIC	13.1%	17.7%	27.7%

* Demographic data derived from 2010 US Census