

# KILEY RANCH | NWC PYRAMID WAY & WINGFIELD HILLS RD | SPARKS, NV



## ADDRESS:

NWC Pyramid Way & Wingfield Hills Rd, Sparks, NV

## SUMMARY:

Discover the perfect locale for your business at this bustling neighborhood center, nestled in the heart of the thriving Reno/Tahoe metro area. Positioned at the northwest corner of Pyramid Way & Wingfield Hills Rd, it enjoys a steady flow of over 40,000 vehicles passing by daily. Boasting an affluent trade area, with an average household income surpassing \$100,000 per year, and serving a population exceeding 130,000 residents, the Reno/Tahoe area attracts a staggering 3,900,000 annual visitors.



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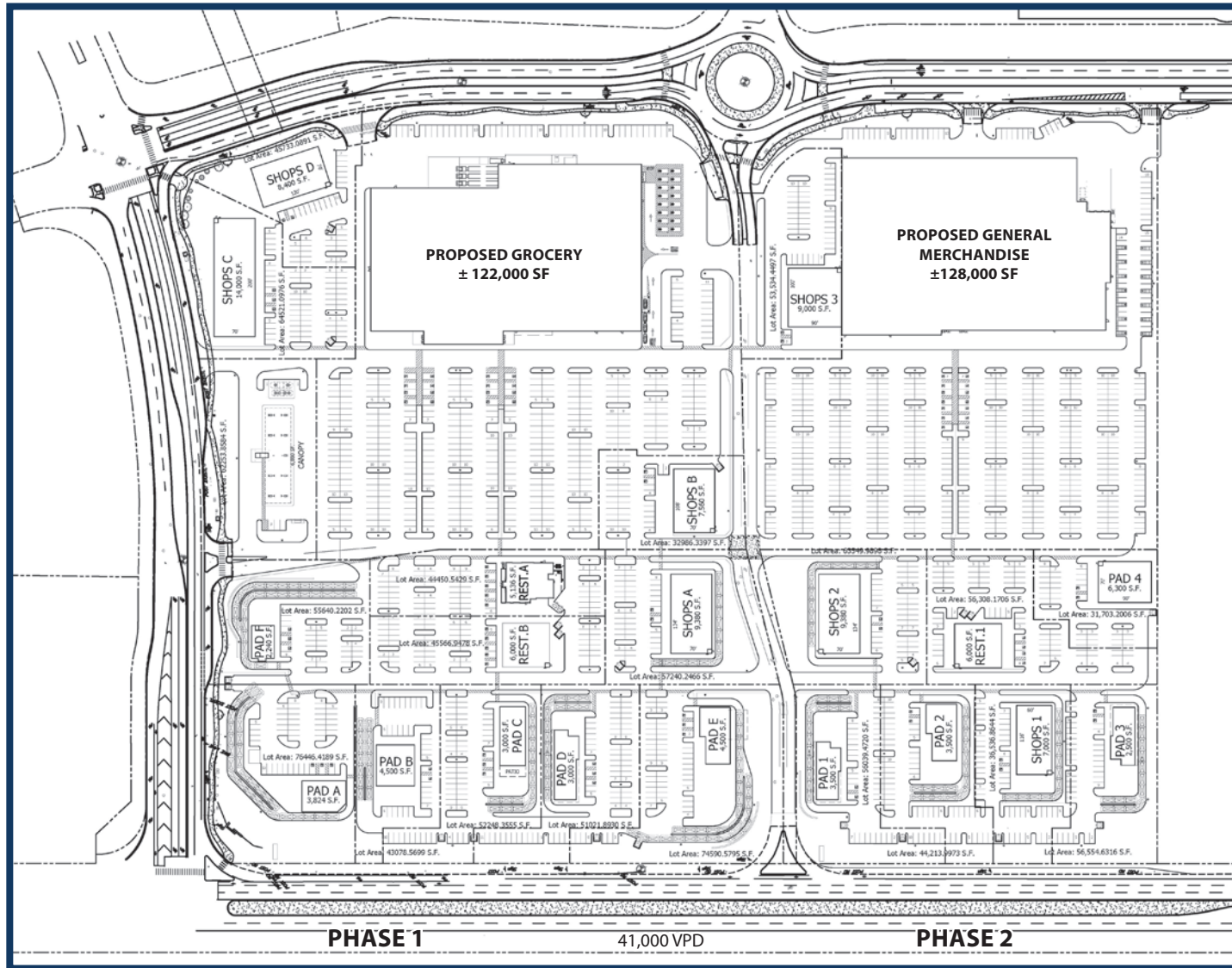
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# KILEY RANCH, SPARKS, NV | SITE PLAN



**ACRES: ±46.7 SQUARE FEET: ±413,591**



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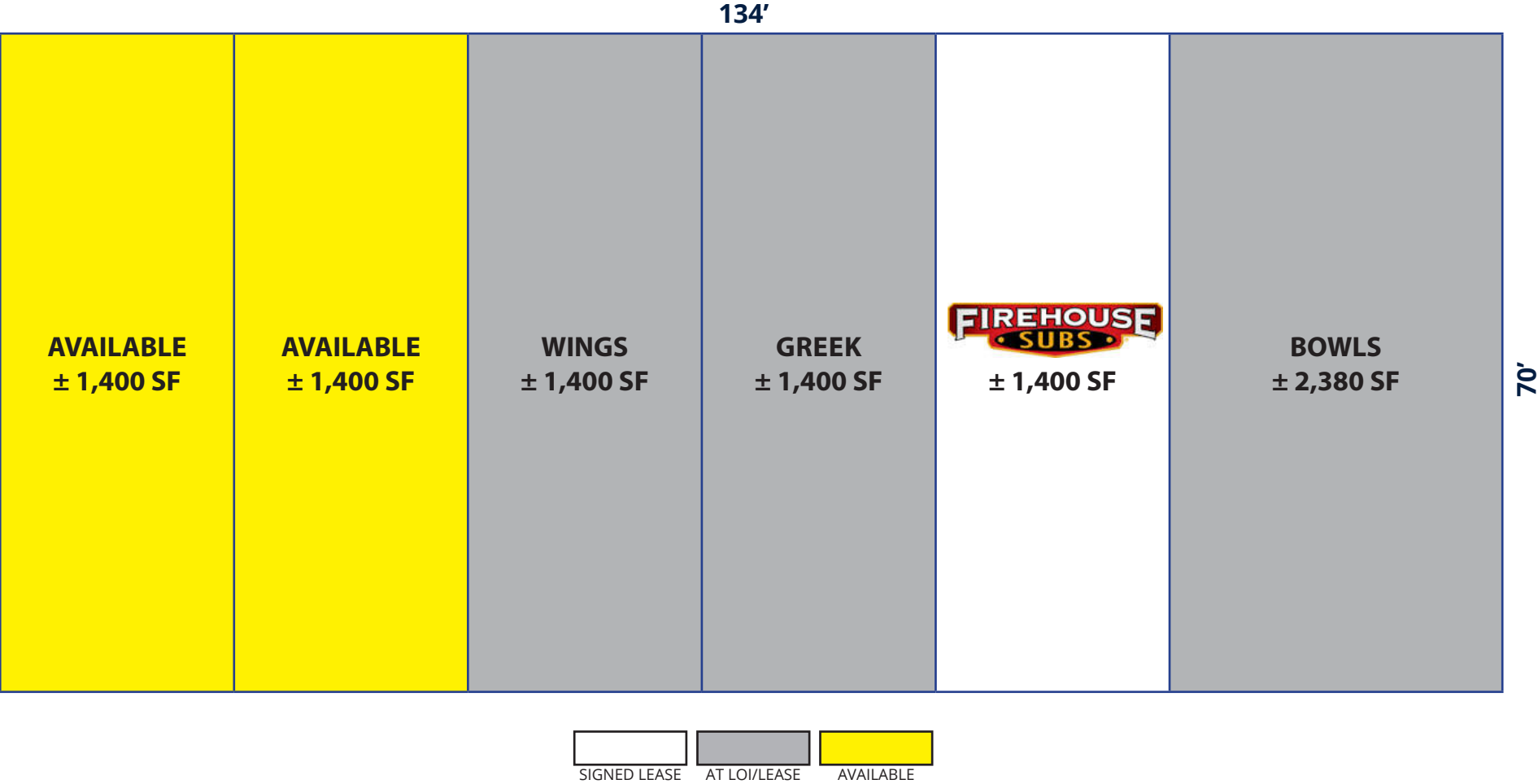
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# KILEY RANCH, SPARKS, NV | SHOPS A



**SHOPS A: ±9,380 SF**



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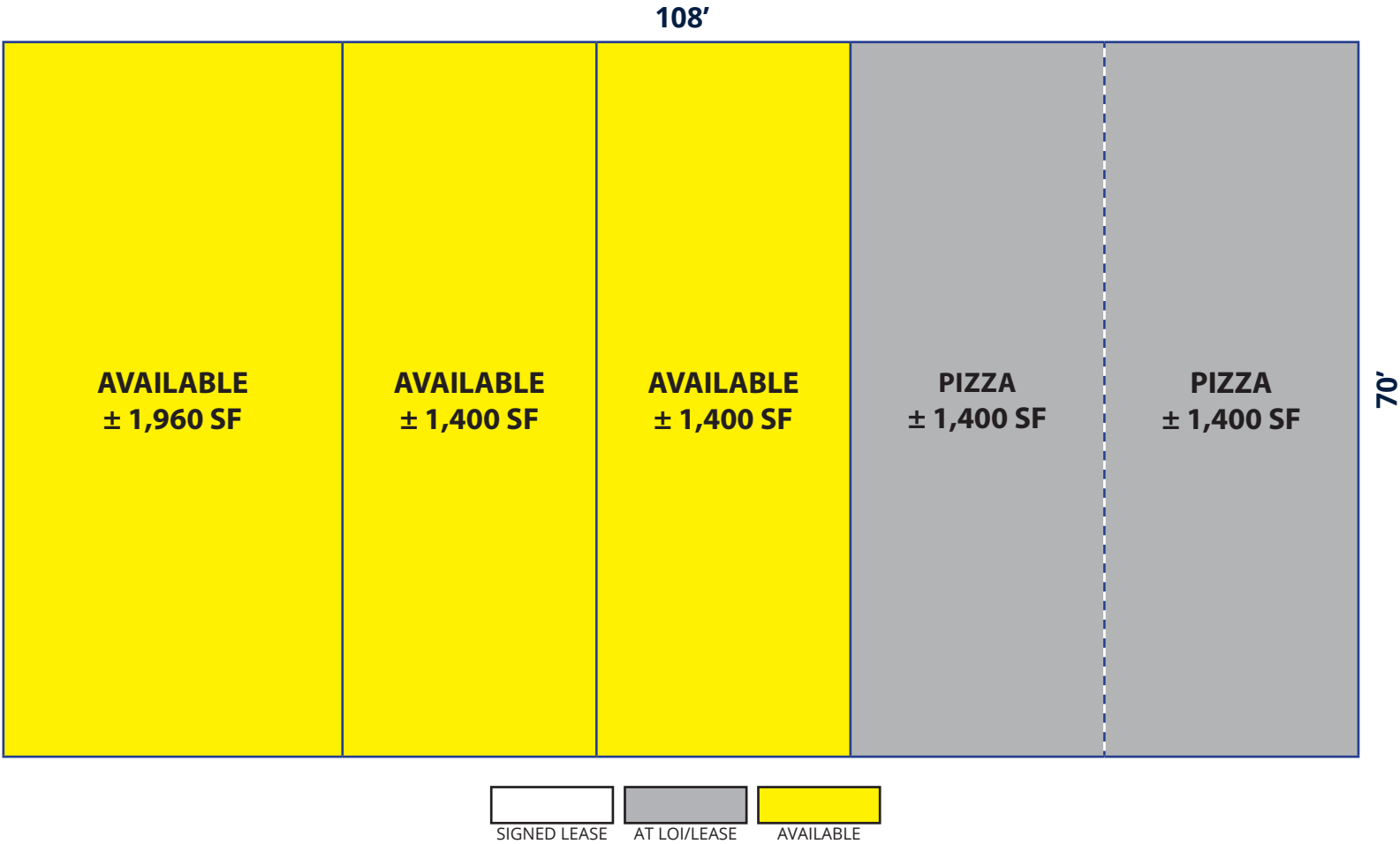
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# KILEY RANCH, SPARKS, NV | SHOPS B



**SHOPS B: ±7,560 SF**



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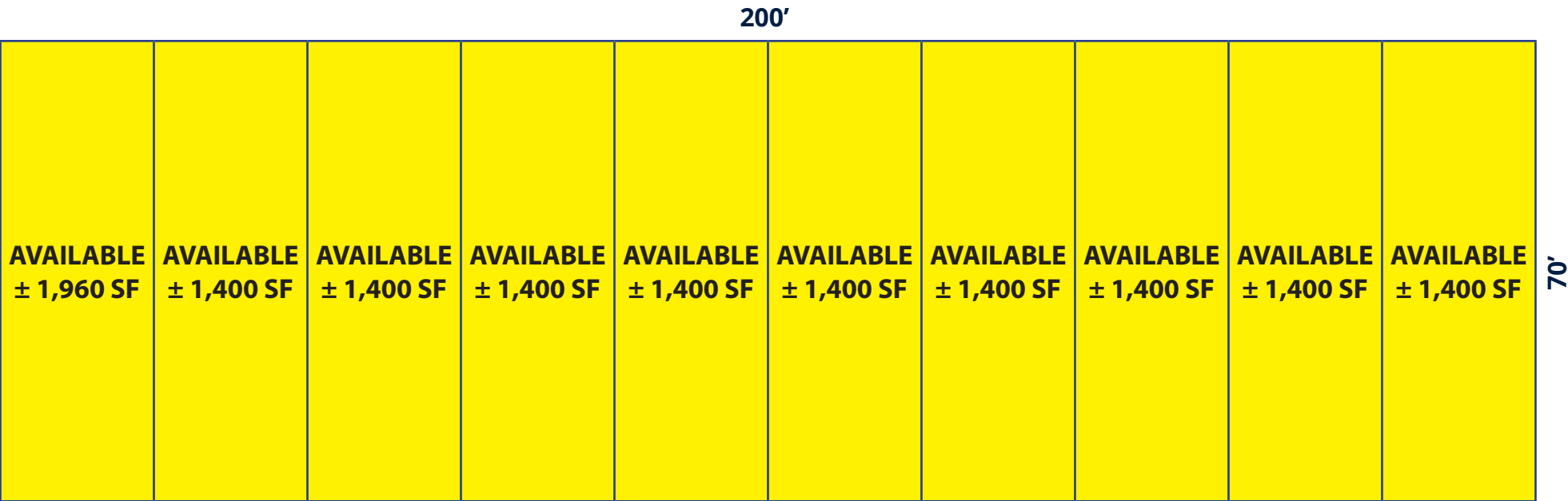
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# KILEY RANCH, SPARKS, NV | SHOPS C



SHOPS C: ±14,000 SF



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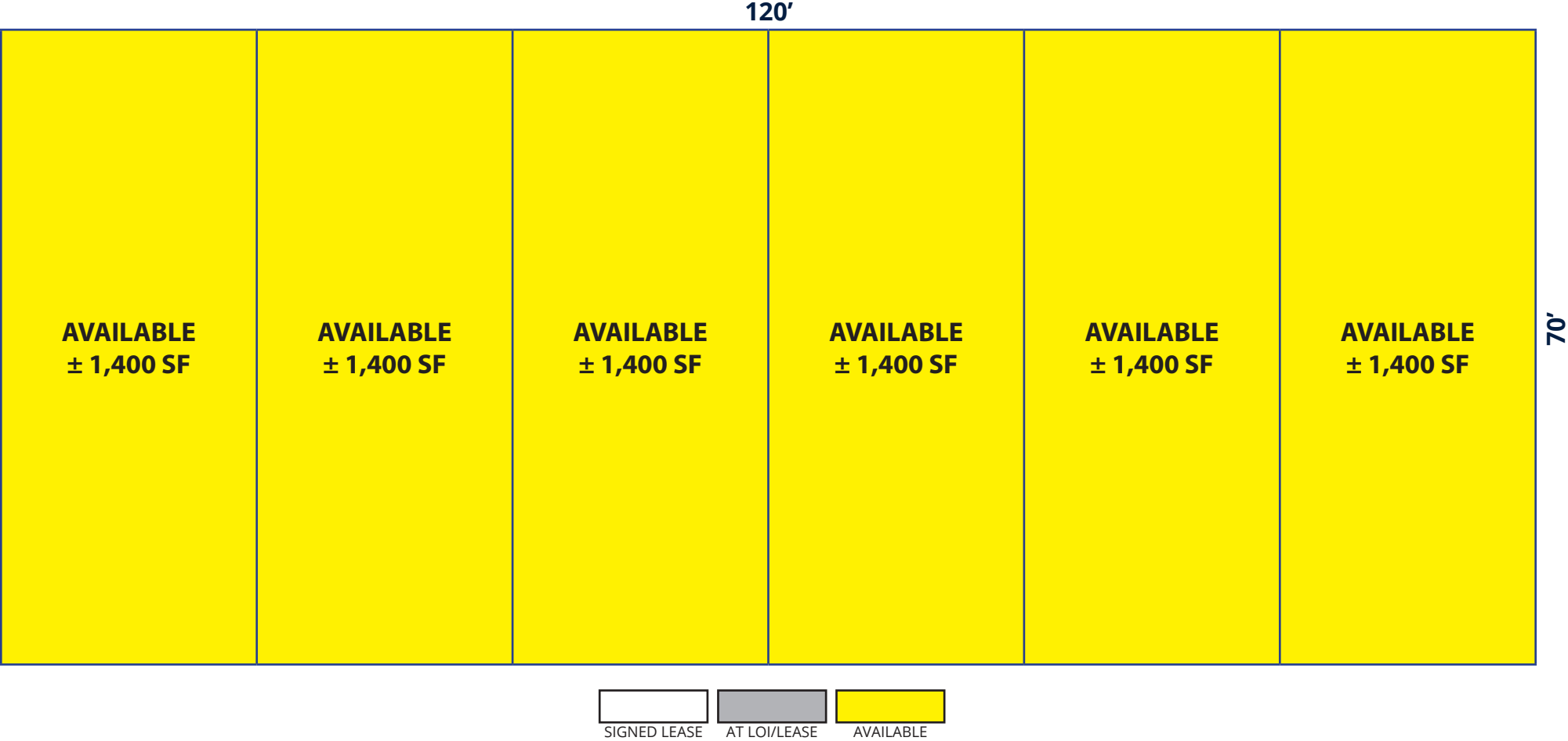
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# KILEY RANCH, SPARKS, NV | SHOPS D



**SHOPS D: ±8,400 SF**



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# KILEY RANCH, SPARKS, NV | SHOPS 1



**SHOPS 1: ±7,000 SF**



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# KILEY RANCH, SPARKS, NV | SHOPS 2



**SHOPS 2: ±9,380 SF**



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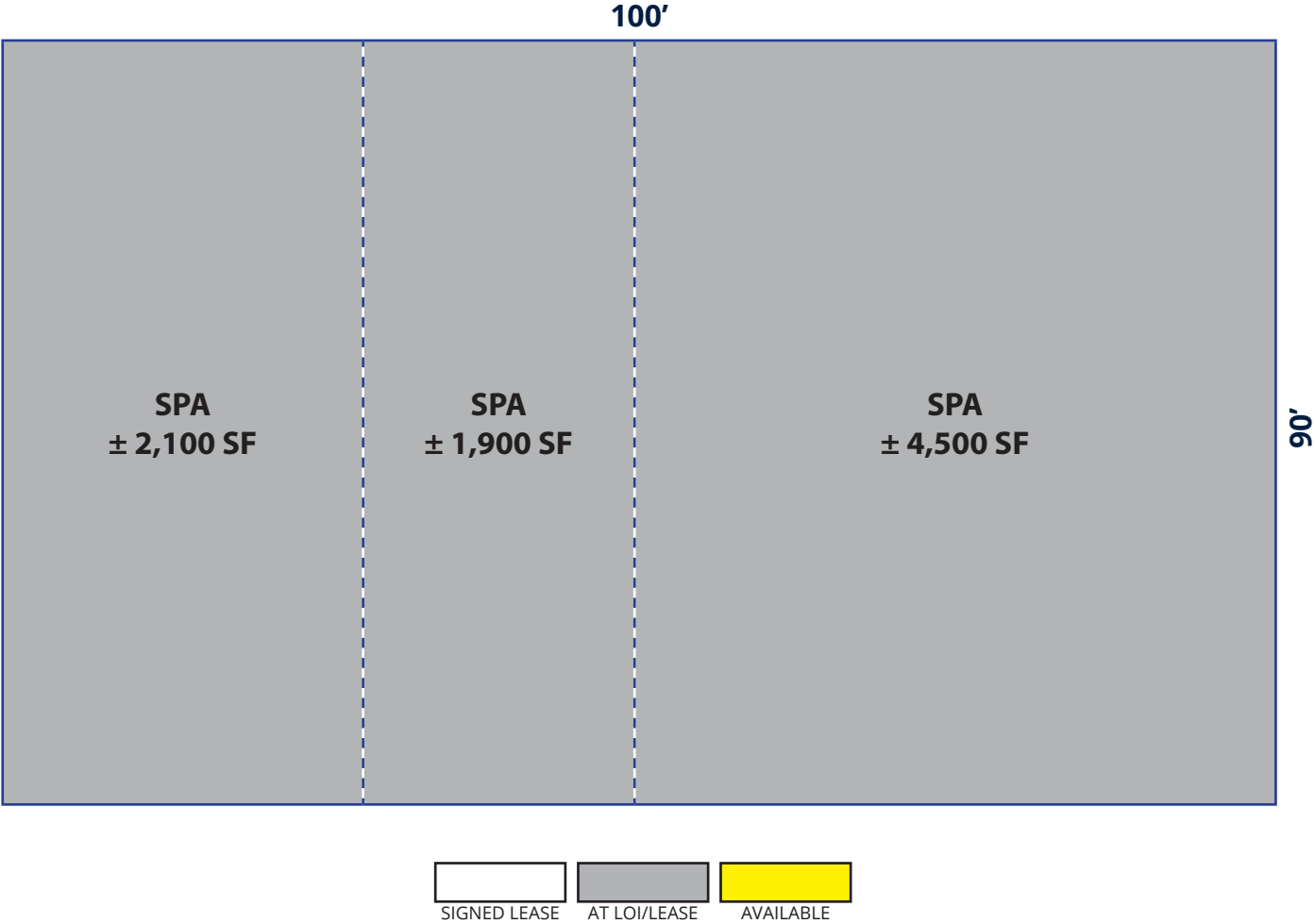
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# KILEY RANCH, SPARKS, NV | SHOPS 3



**SHOPS 3: ±9,000 SF**



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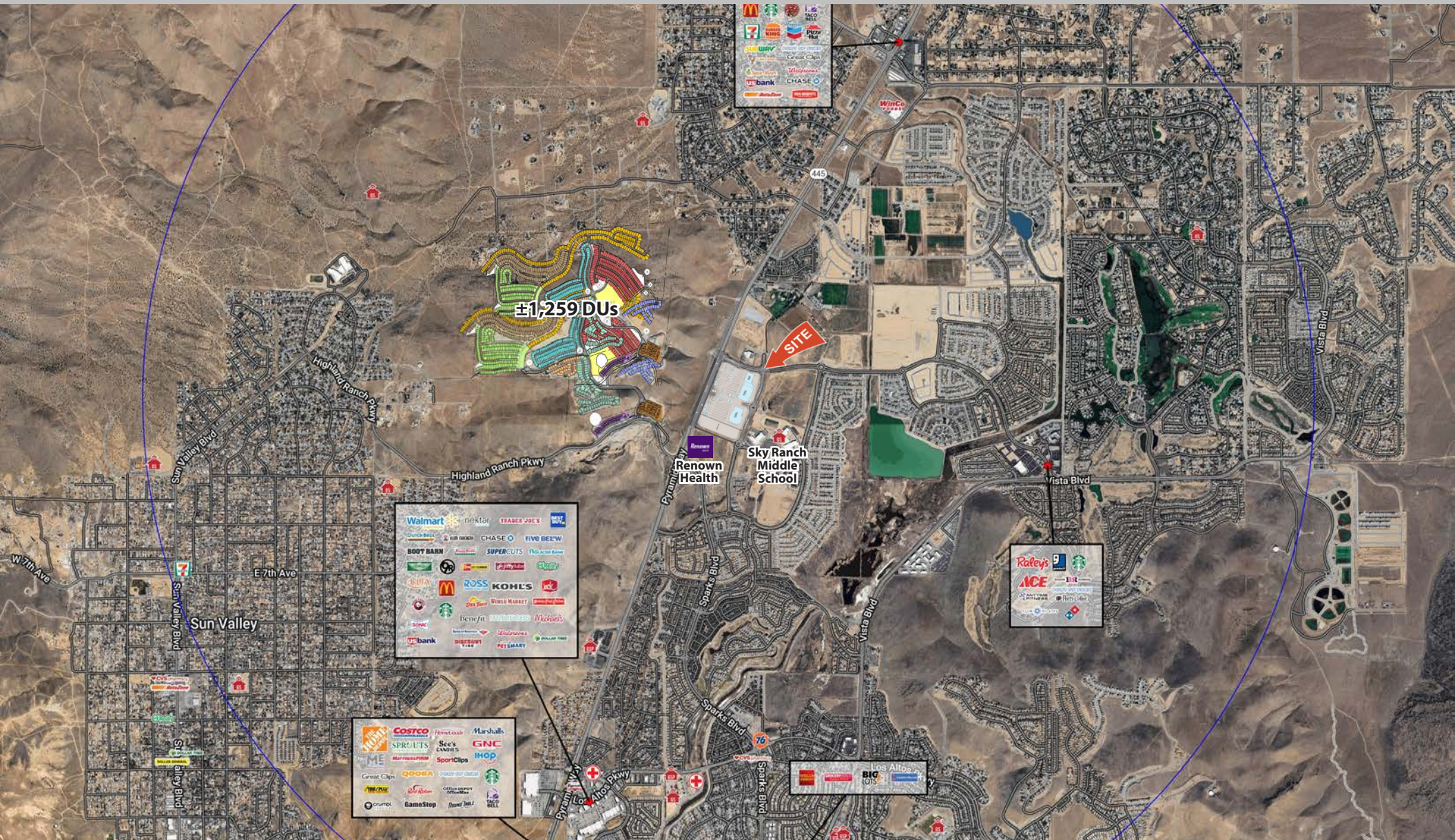
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## KILEY RANCH, SPARKS, NV | AERIAL



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# KILEY RANCH, SPARKS, NV | 3-MILE DEMOGRAPHICS

## ANNUAL HOUSEHOLD SPENDING



## KEY FACTS

59,645

Population

38.7

Median Age



21,335

Households

\$84,037

Median Disposable Income

## EDUCATION

9%

No High School Diploma



28%

High School Graduate



35%

Some College



28%

Bachelor's/Grad/Prof Degree

## INCOME



\$102,550

Median Household Income



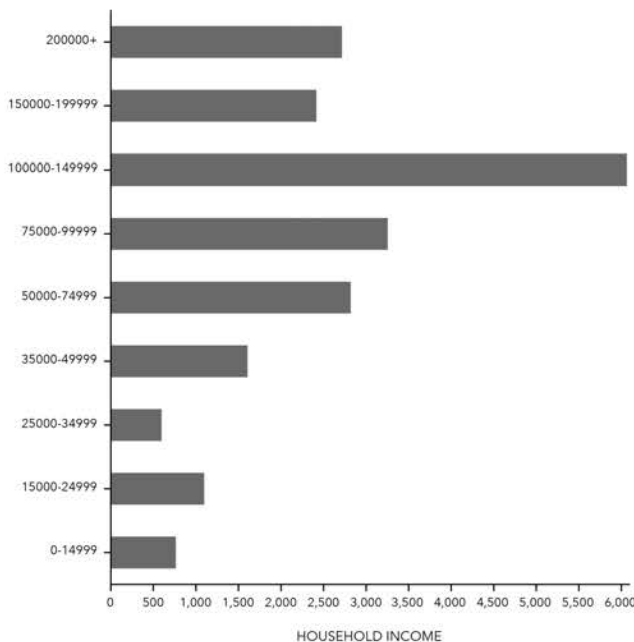
\$44,027

Per Capita Income



\$417,809

Median Net Worth



## Tapestry Segments



**Up and Coming Families**

5,862 households

27.5%  
of Households



**Workday Drive**

4,730 households

22.2%  
of Households



**Down the Road**

2,516 households

11.8%  
of Households

## Average Household Size

for this area

**2.79**

which is more than the average for United States

Area	Value	0.00	4.00
This area	2.79		
Nevada	2.58		
United States	2.53		
Washoe County	2.47		

## EMPLOYMENT

61%

White Collar

26%

Blue Collar

13%

Services

3.9%

Unemployment Rate

Source: Esri Business Analyst



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