

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

Projected Opening 2027



ADDRESS:

SEC Pyramid Way & Wingfield Hills Rd, Sparks, NV

SUMMARY:

- Bustling shopping center located in the heart of the thriving Reno/Tahoe metro area.
- Prime corner location at Pyramid Way & Wingfield Hills Rd with over 40,000 vehicles passing daily.
- Affluent trade area with average household incomes exceeding \$100,000 per year.
- Serves a growing population of more than 130,000 residents.
- Reno/Tahoe region draws approximately 3.9 million visitors annually.



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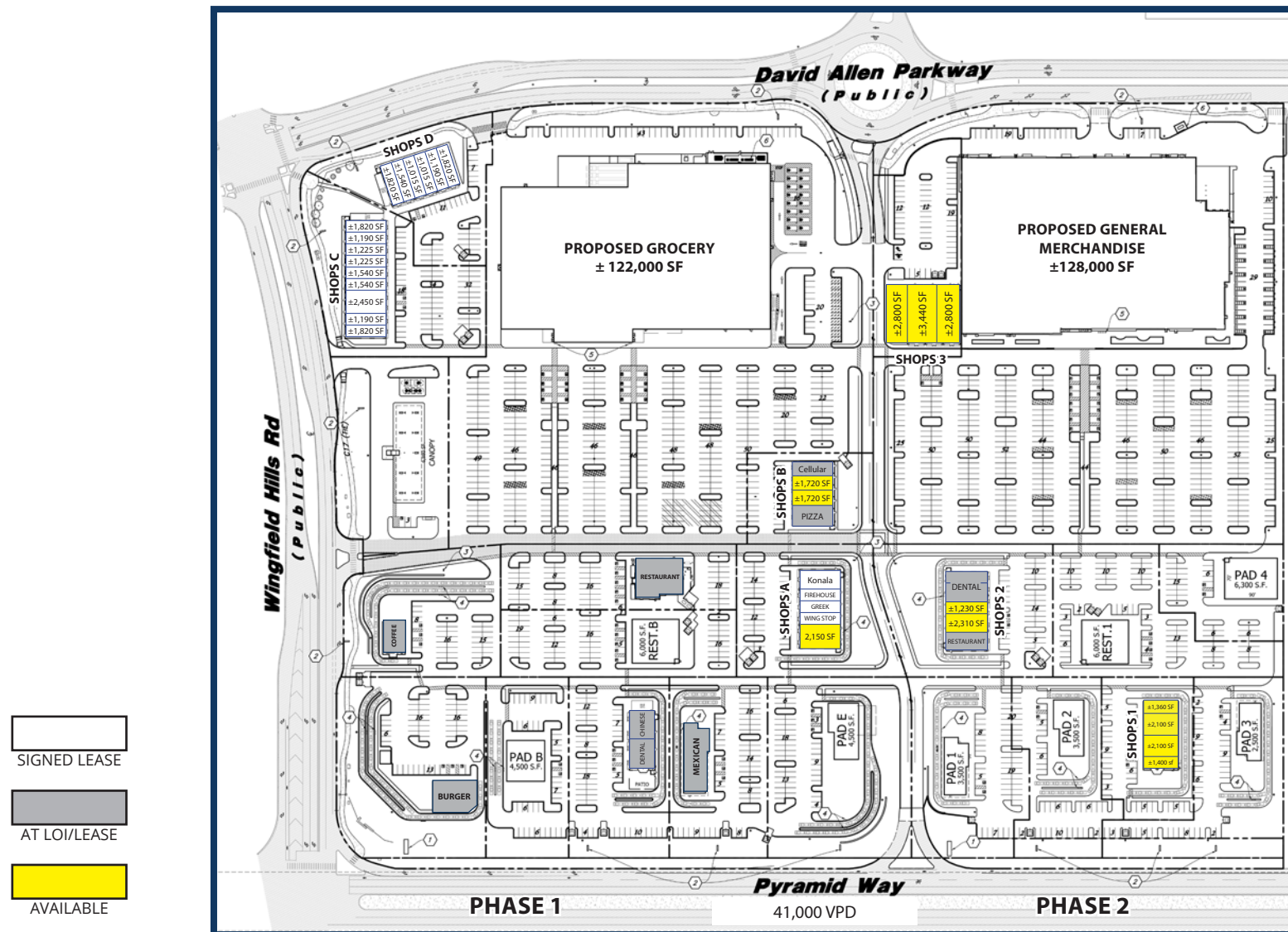
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KILEY RANCH, SPARKS, NV | SITE PLAN



ACRES: ±46.7 SQUARE FEET: ±413,591



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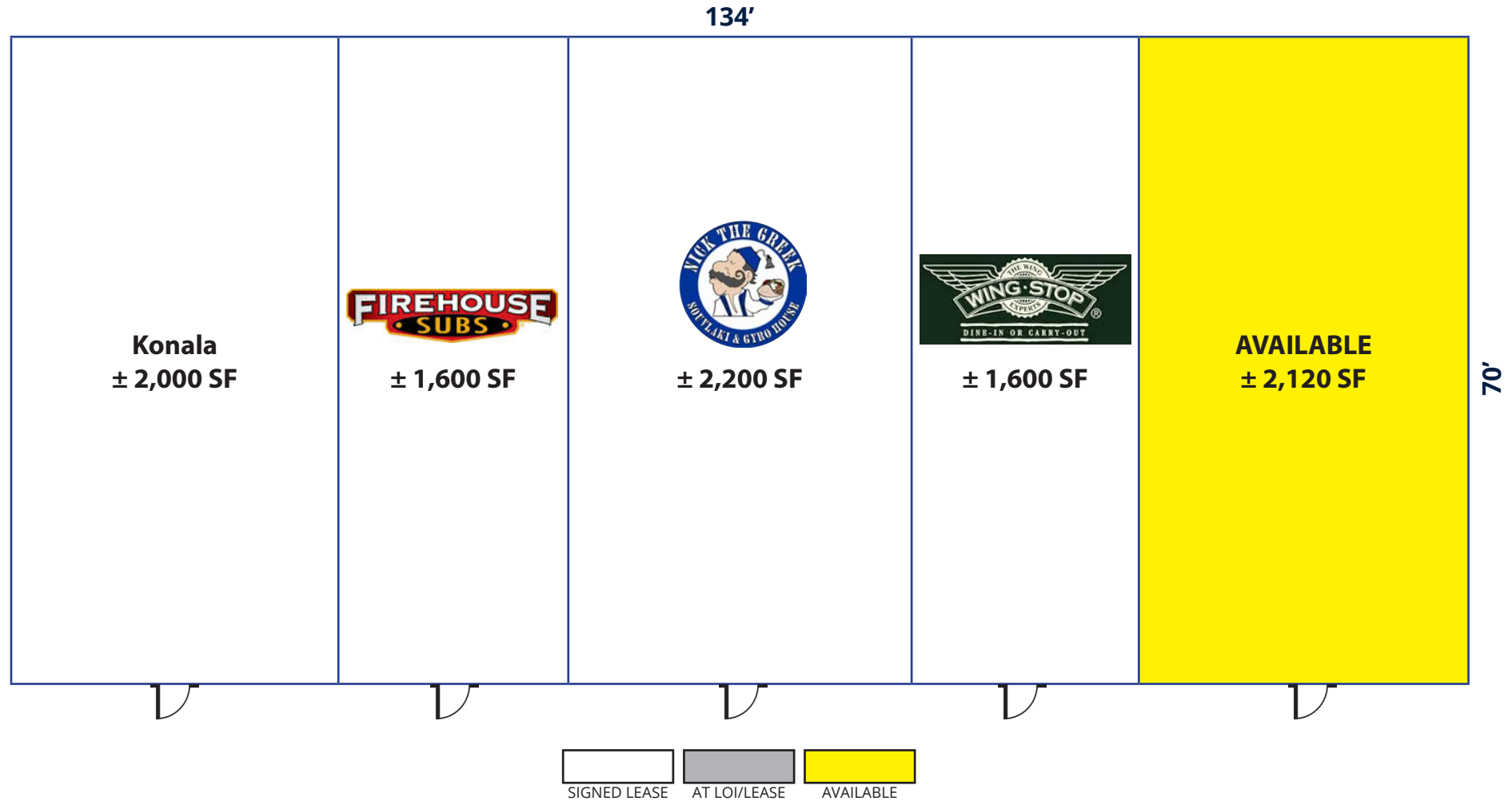
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KILEY RANCH, SPARKS, NV | SHOPS A

CONCEPTUAL



SHOPS A: ±9,420 SF



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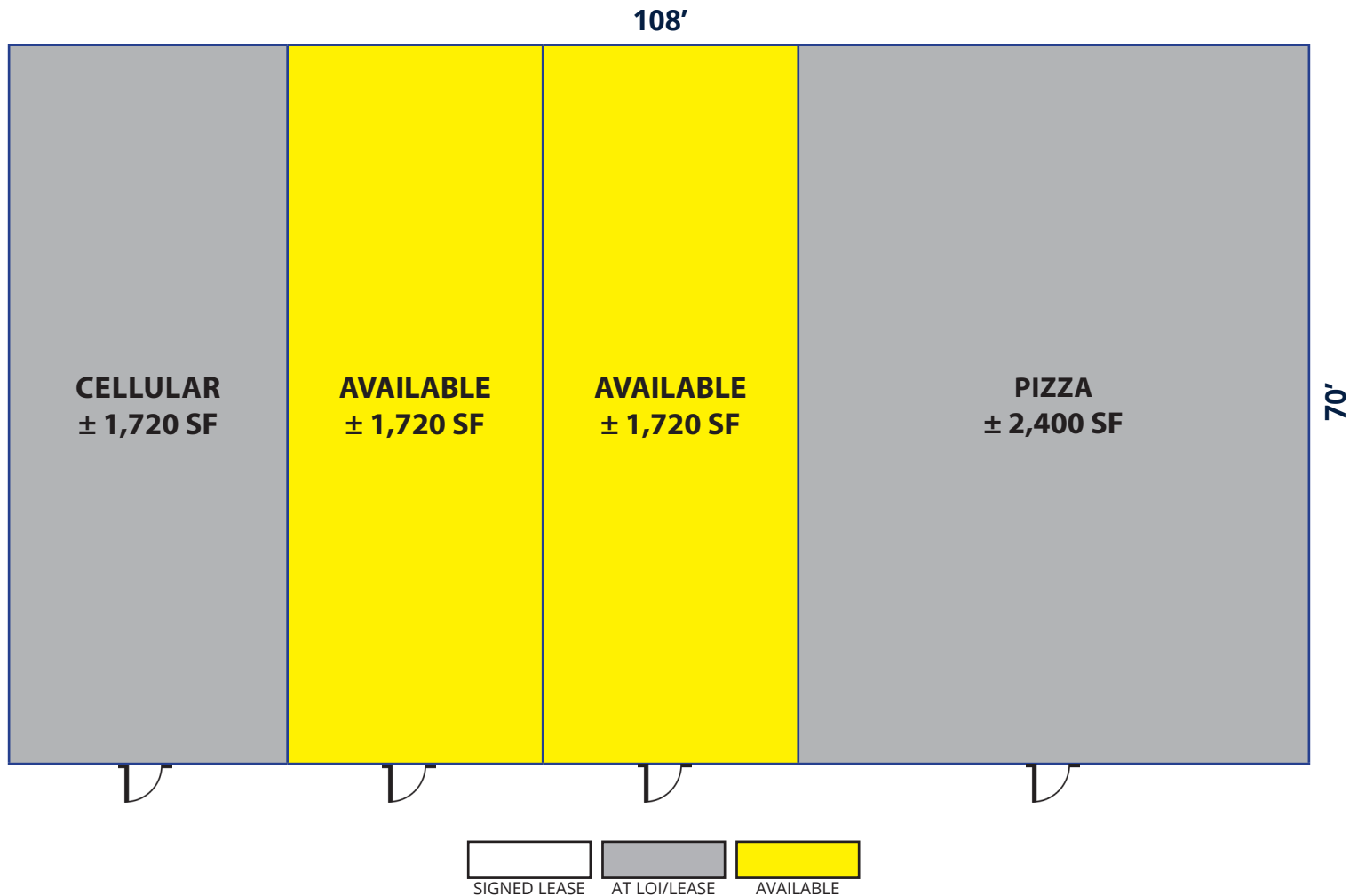
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KILEY RANCH, SPARKS, NV | SHOPS B

CONCEPTUAL



SHOPS B: ±7,560 SF



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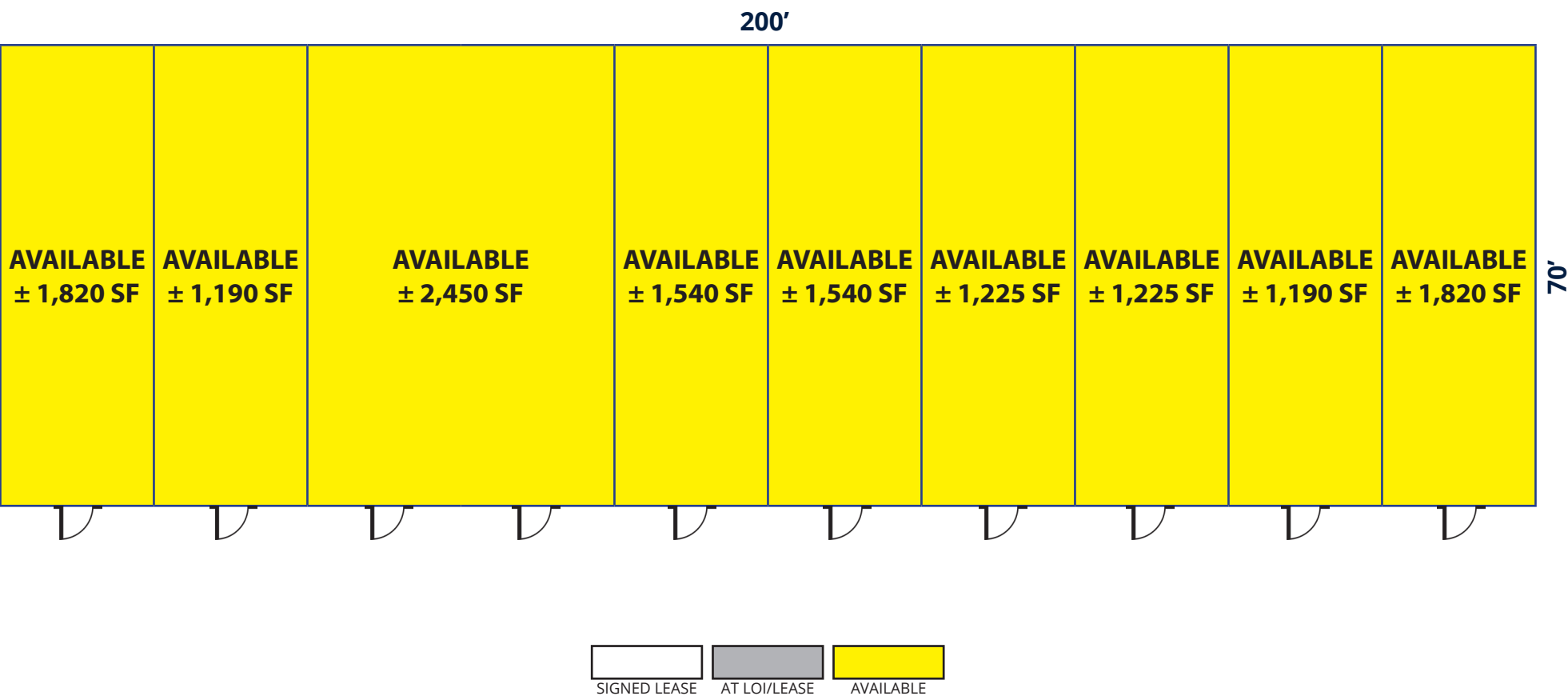
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KILEY RANCH, SPARKS, NV | SHOPS C

CONCEPTUAL



SHOPS C: ±14,000 SF



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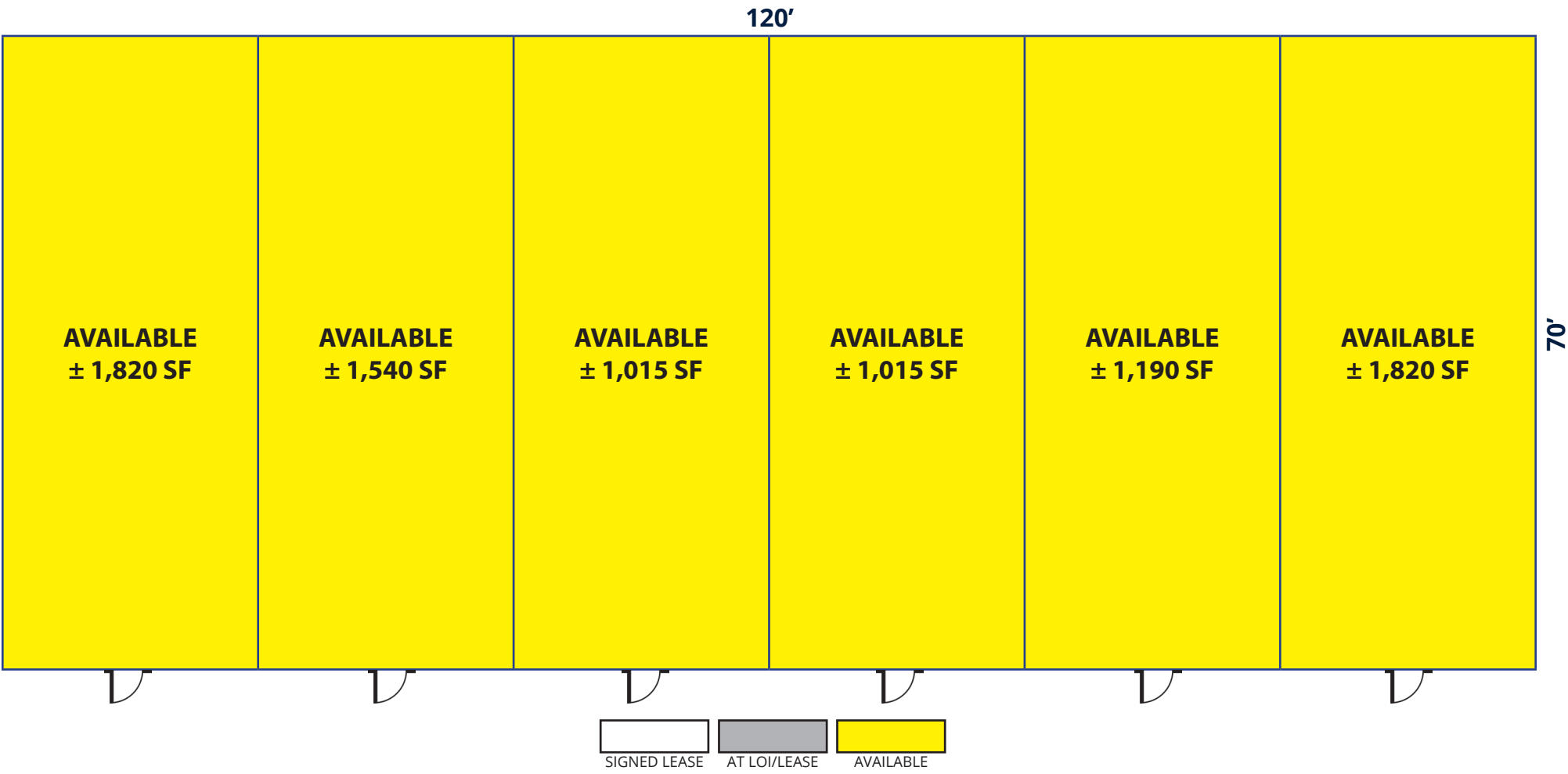
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KILEY RANCH, SPARKS, NV | SHOPS D

CONCEPTUAL



SHOPS D: ±8,400 SF



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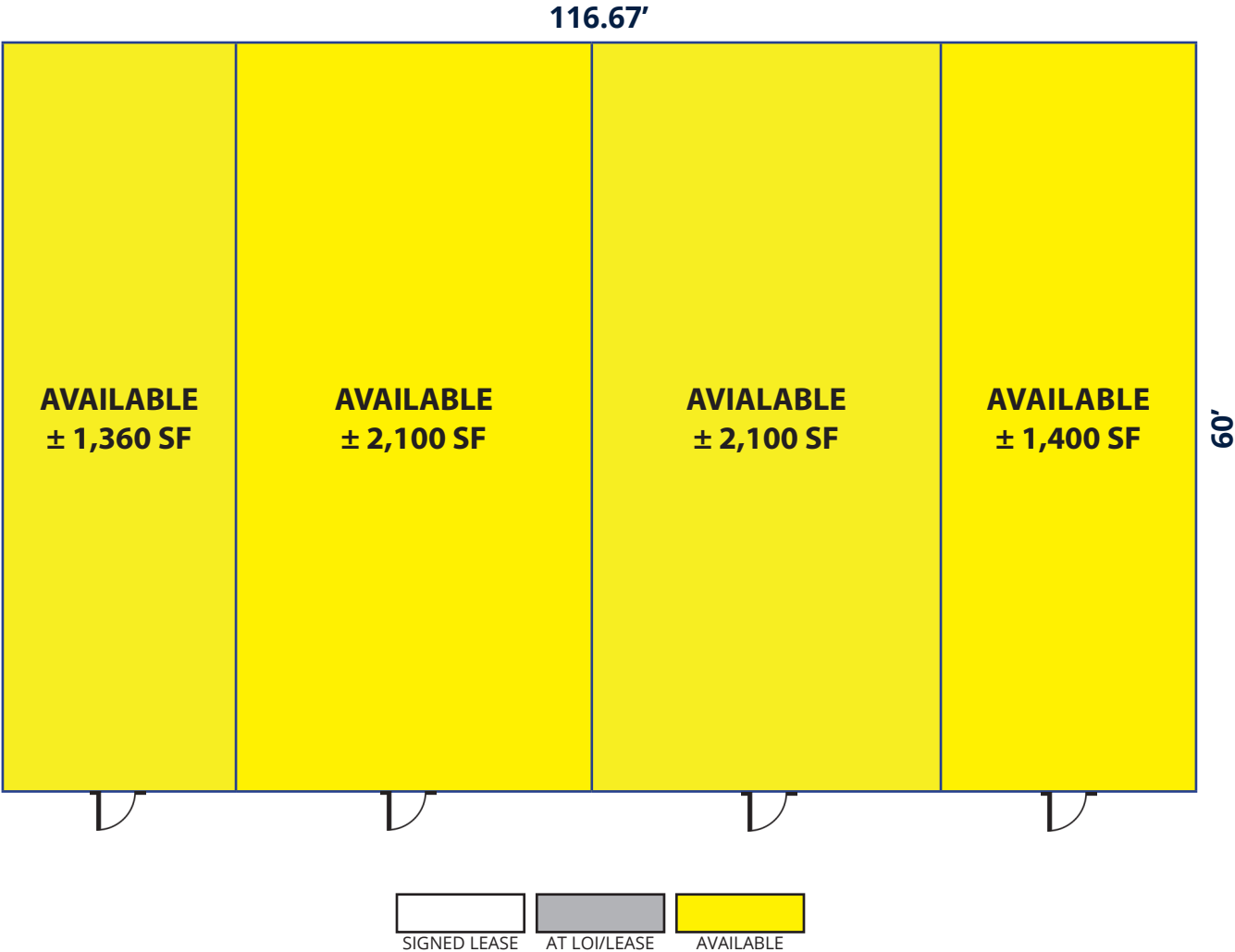
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KILEY RANCH, SPARKS, NV | SHOPS 1

CONCEPTUAL



SHOPS 1: ±6,900 SF



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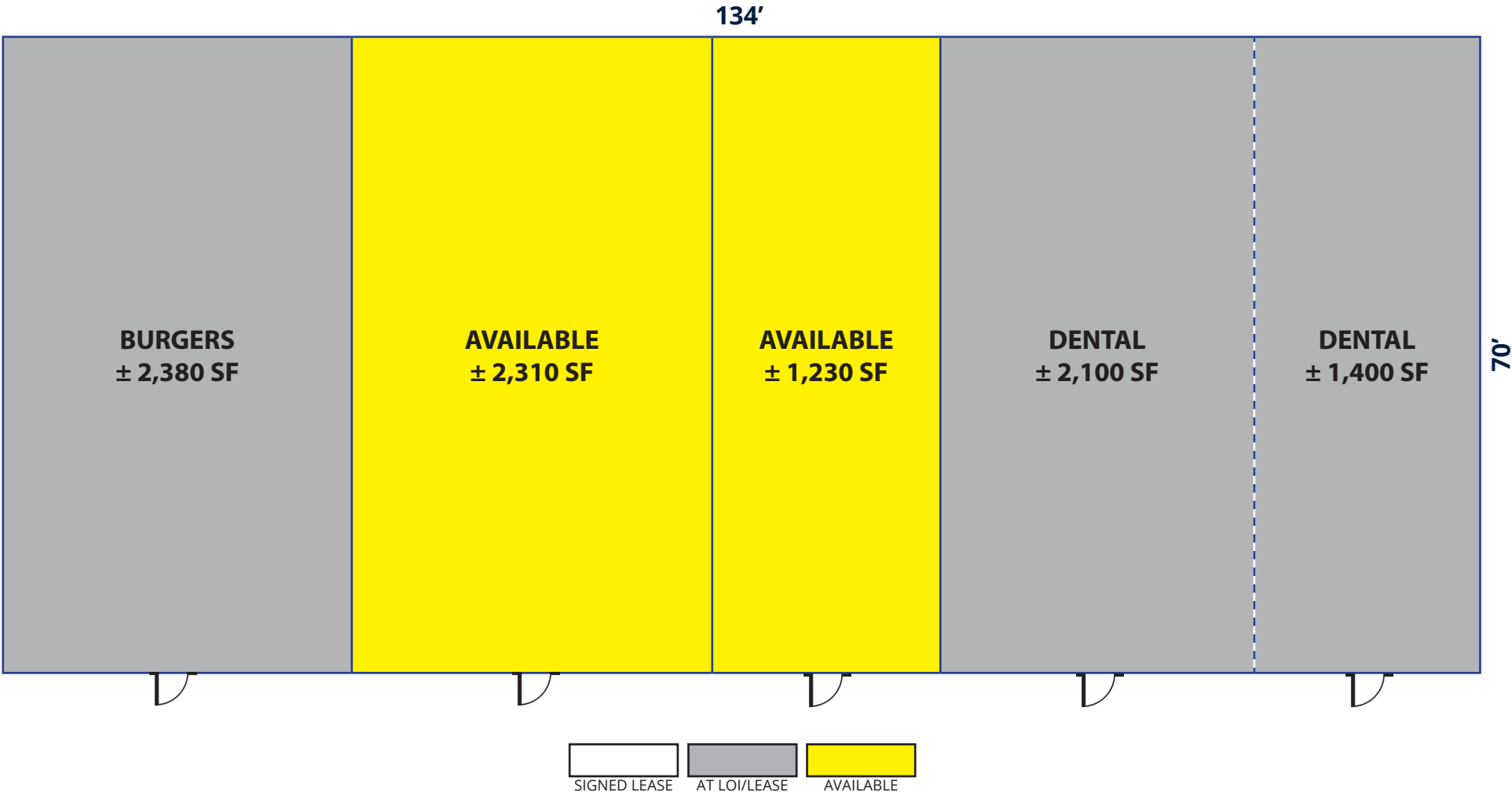
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KILEY RANCH, SPARKS, NV | SHOPS 2

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SHOPS 2: ±9,420 SF



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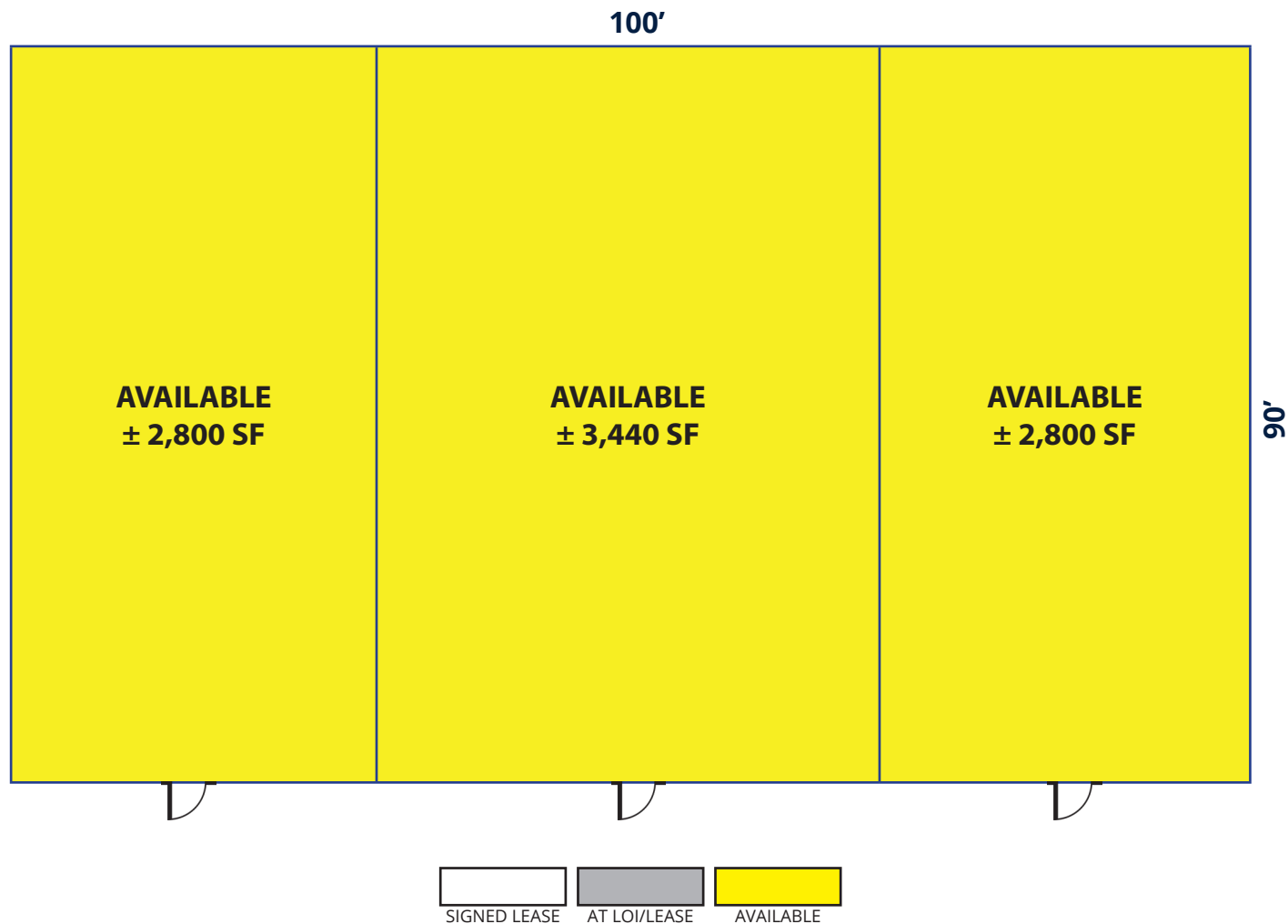
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KILEY RANCH, SPARKS, NV | SHOPS 3

CONCEPTUAL



SHOPS 3: ±9,000 SF



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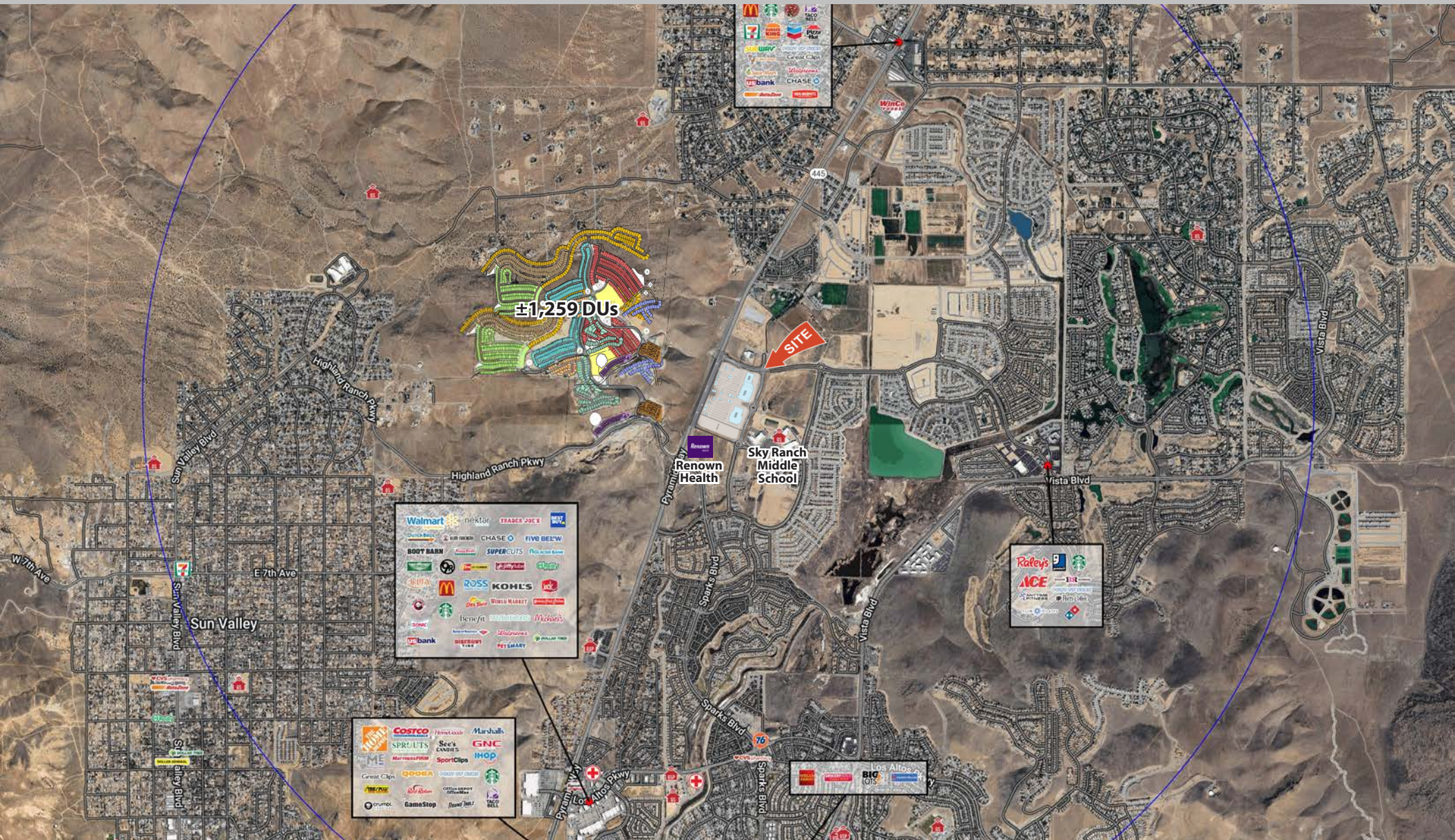
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KILEY RANCH, SPARKS, NV | AERIAL



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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



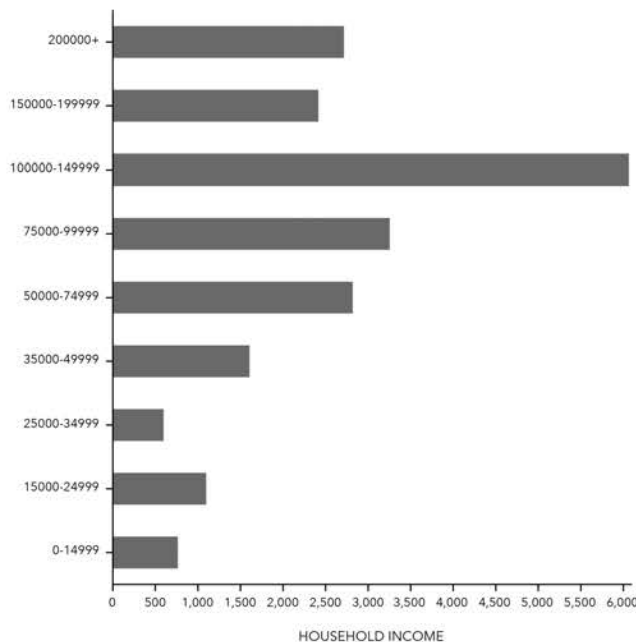
\$44,027

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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