



For Sale/Lease

Pyramid Way,
Sparks, NV 89436

Land Available - 4.0 Acres

- Located in front of a New WinCo Food Store
- High Traffic Counts
- Excellent Visibility on Pyramid Highway
- Located in the New Stonebrook Development

Potential Uses

- Retail
- Office



Accelerating success.

5520 Kietzke Lane, Suite 300
Reno, NV 89511
P: +1 775 823 9666
F: +1 775 823 4699
www.Colliers.com/Reno

Rick Casazza

Senior Vice President

+1 775 823 4666

Rick.Casazza@colliers.com

NV Lic BS.0014997



Property Overview

4.0 Acres of land available along Pyramid Highway and La Posada Drive in the “heart” of the Spanish Springs Valley. Frontage on Pyramid Highway provides excellent exposure and access. Traffic counts exceed 32,500 ADT at the intersection of Pyramid Highway and Eagle Canyon Drive and are projected to increase significantly.

Median household income in the Spanish Springs area is \$86,996. Spanish Springs High School and Shaw Middle School are located 1/2 mile to the west on Eagle Canyon Drive. Over 14,000 new residential units are approved in Spanish Springs.

Demographics

1 Mi Radius	3 Mi Radius	5 Mi Radius
Population		
3,791	36,662	75,157
Daytime Population		
725	3,329	7,893
Households		
1,416	12,718	25,821
Median Household Income		
\$86,996	\$96,484	\$82,545

Traffic Counts

NDOT - 2019
Pyramid Way, 0.1 miles South of La Posada Road: 32,500 ADT
Eagle Canyon Drive, 515 ft West of Pyramid Highway: 13,200 ADT
La Posada Drive, 0.2 mi E of Rockwell Blvd: 9,900 ADT

Property Details

Location	Pyramid Way and La Posada Drive, Sparks, Nevada 89436
APNs	528-601-06, 528-601-07, 528-601-08, 528-601-09
Area	Approximately 4.0 acres (174,240 SF)
Zoning	NUD - New Urban Development/Must have Plan Filed
Utilities	All utilities to be brought with in five feet of parcel line

Parcel Map



Zoning

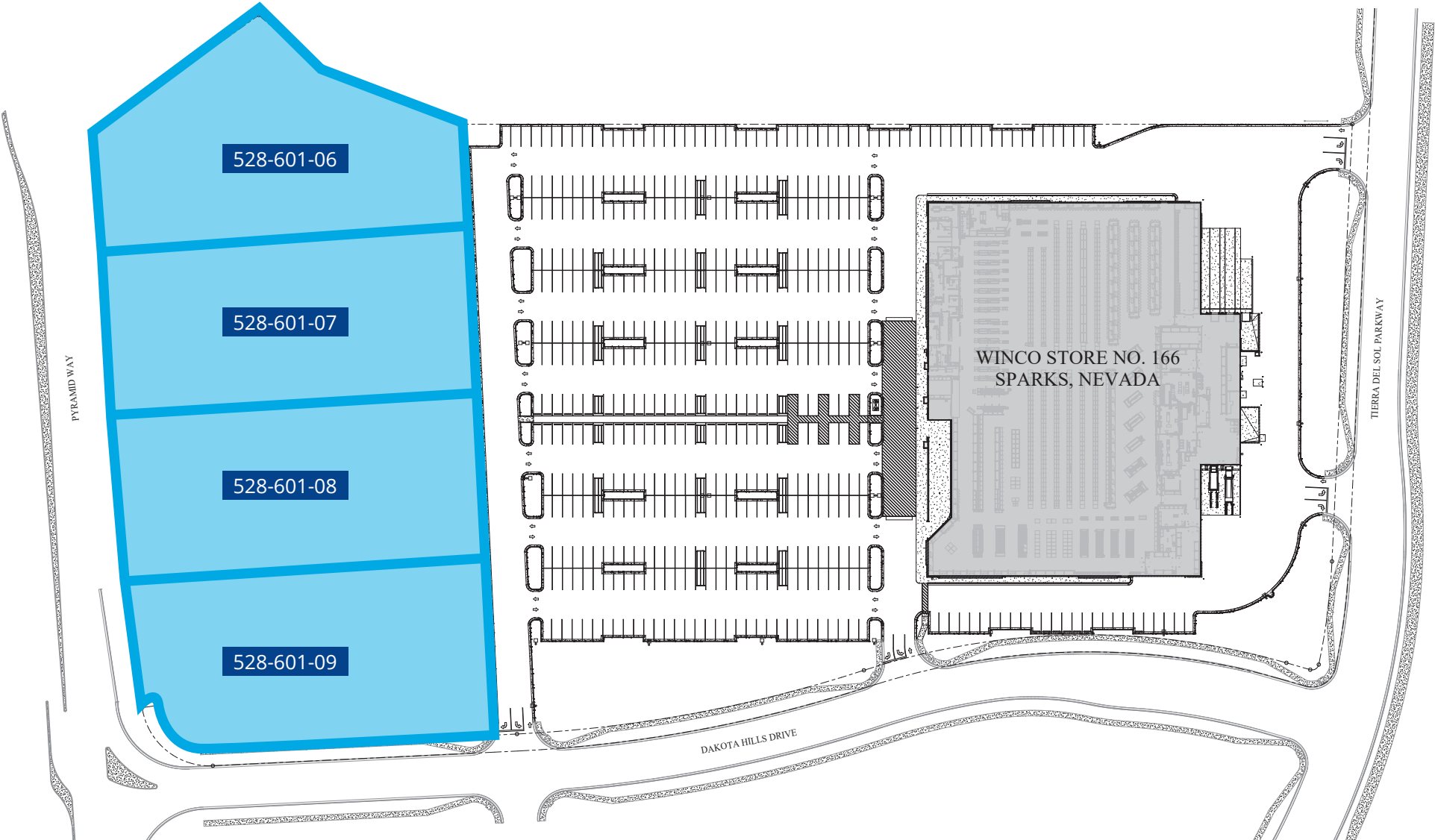
- NUD - New Urban Development/Must have Plan Filed
- Examples of potential uses:
 - Retail
 - Office

Key Highlights

- Located in front of a New WinCo Food Store
- High Traffic Counts
- Excellent Visibility on Pyramid Highway
- Located in the New Stonebrook Development

Price Negotiable

WinCo Site Plan



WinCo Elevations – Adjacent to Subject Site

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

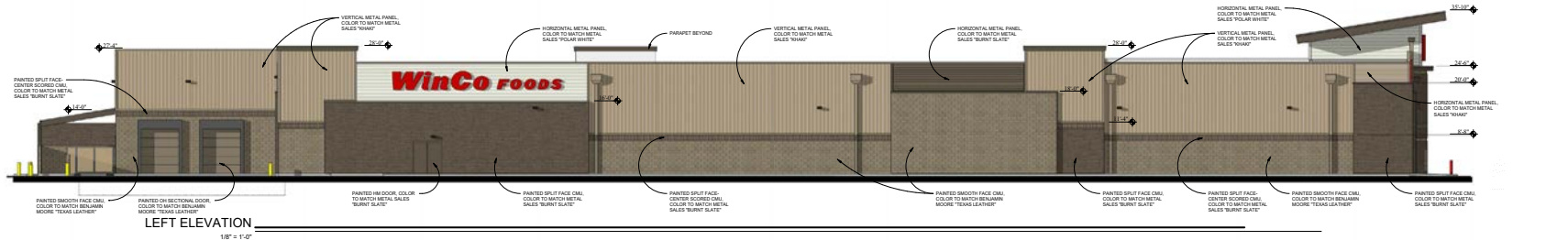
10'-0"
8'-0"
6'-0"
4'-0"
2'-0"
0'-0"

FRONT PERSPECTIVE



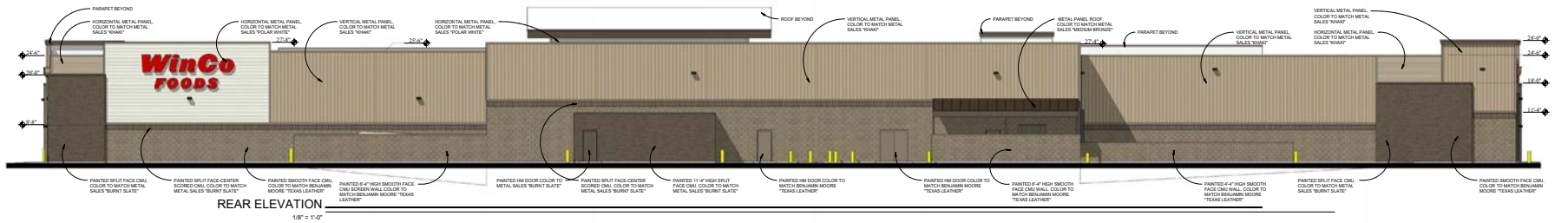
FRONT ELEVATION

1/8" = 1'-0"



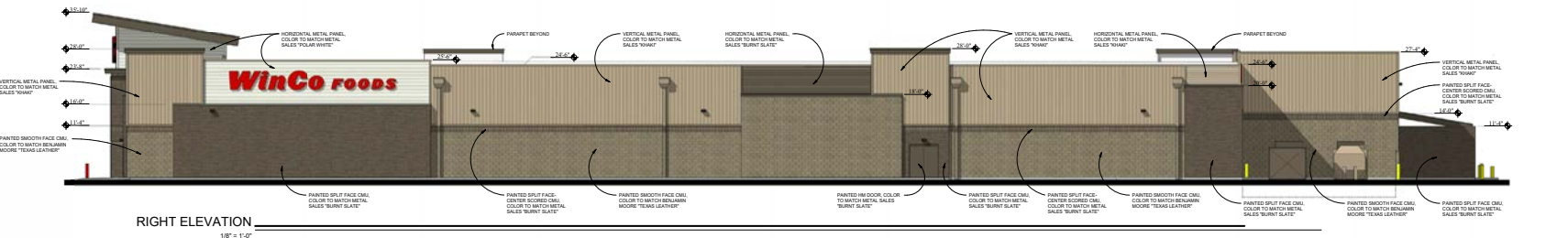
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

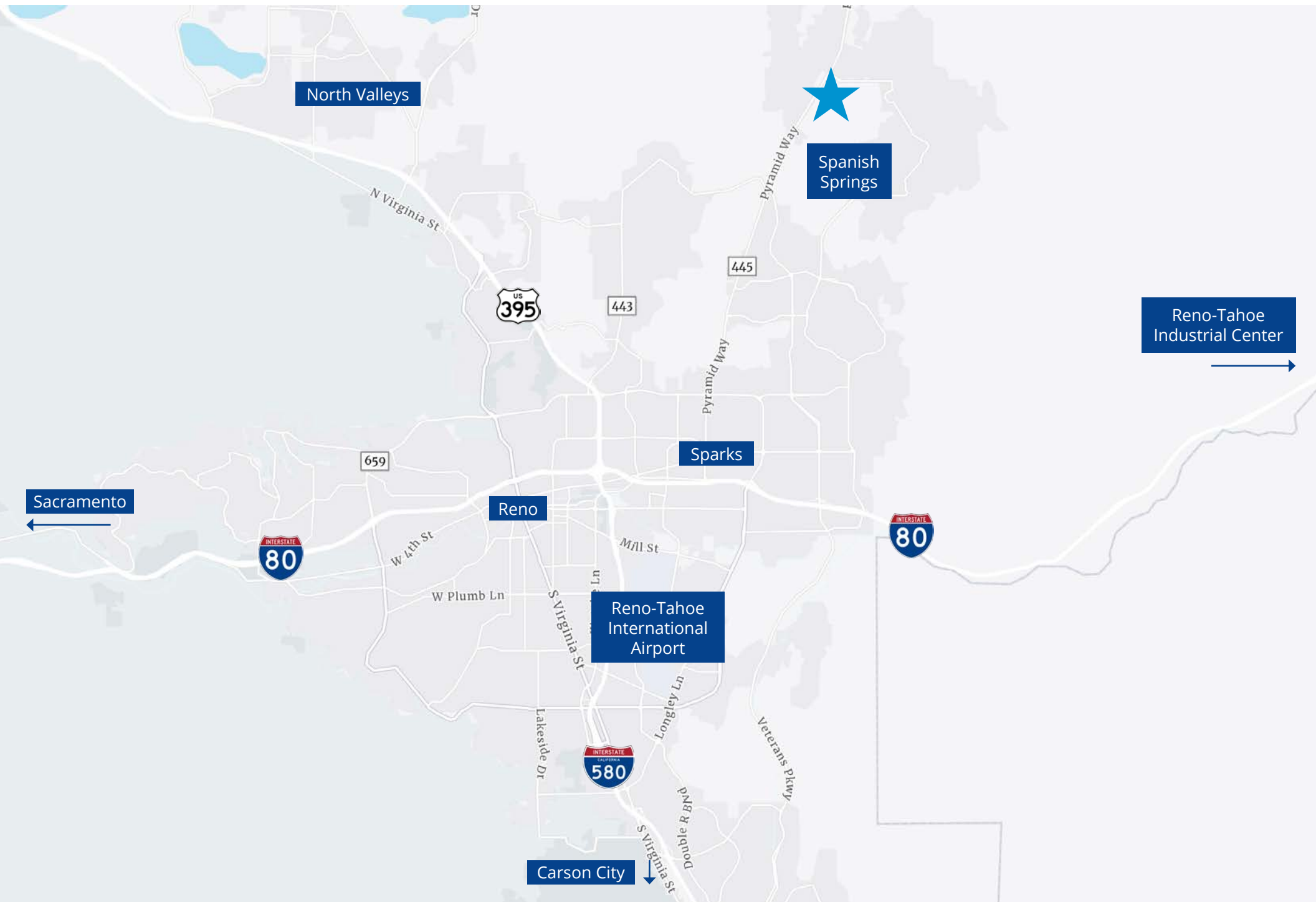
1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

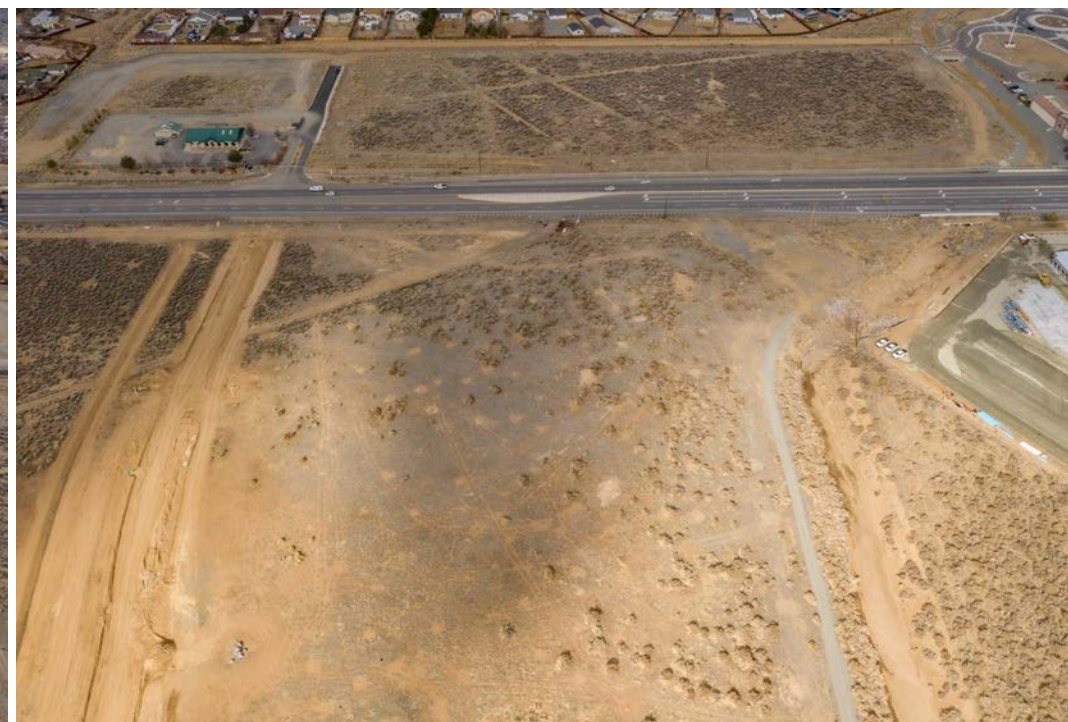
Regional Location



Additional Property Photos



Additional Property Photos





5520 Kietzke Lane, Suite 300
Reno, NV 89511
P: +1 775 823 9666
F: +1 775 823 4699
www.Colliers.com/Reno

Rick Casazza

Senior Vice President
+1 775 823 4666
Rick.Casazza@colliers.com
NV Lic BS.0014997



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.