



EAGLE LANDING



**FOR
LEASE**

Pads for Lease or Build-to-Suit

9725 Pyramid Way, Spanish Springs, NV 89441

Fritz Duda Company | 775.446.5610 | leasingnv@fritzduda.com

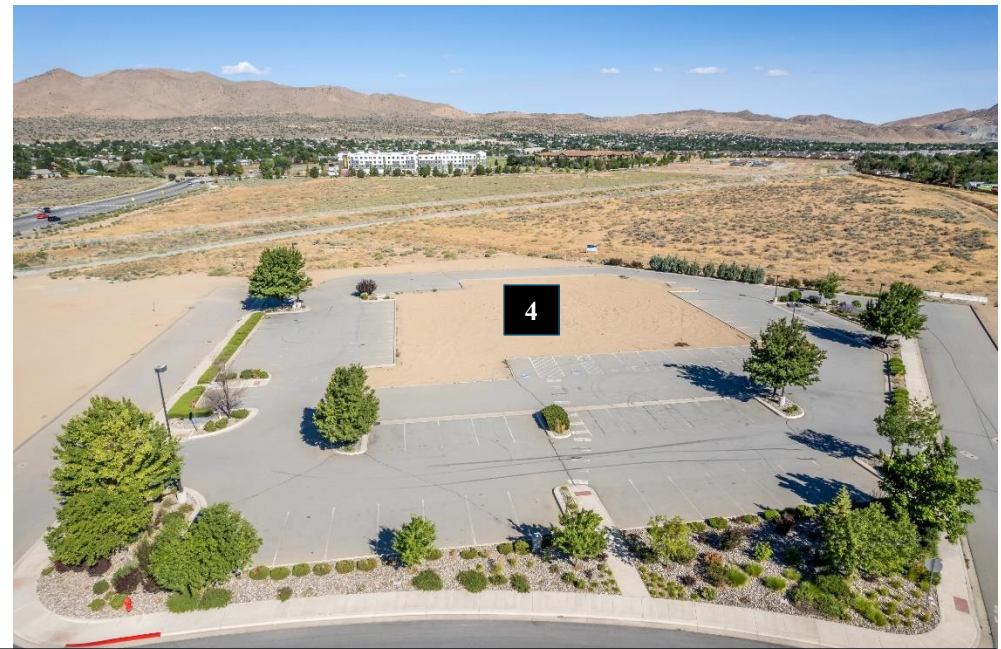
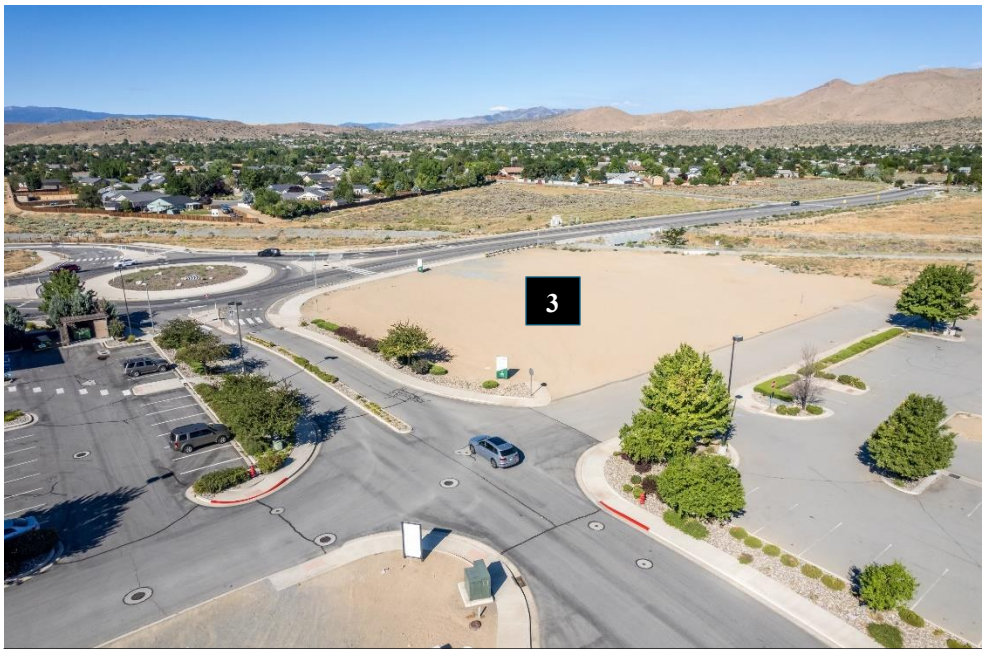




Leasing Opportunities:

Freestanding pad sites with drive-through, in-line retail, ground lease, and build-to-suit options available
 5 pads available: 3 large pads and 2 small pads
 Large pads are located next to each other and are ideal for a grocery store anchor



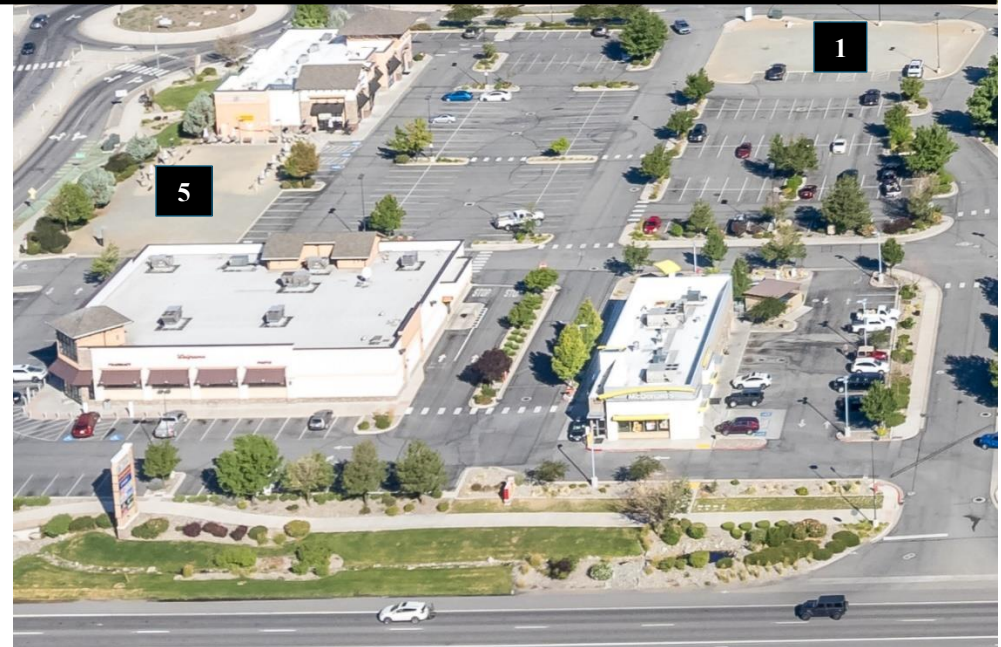
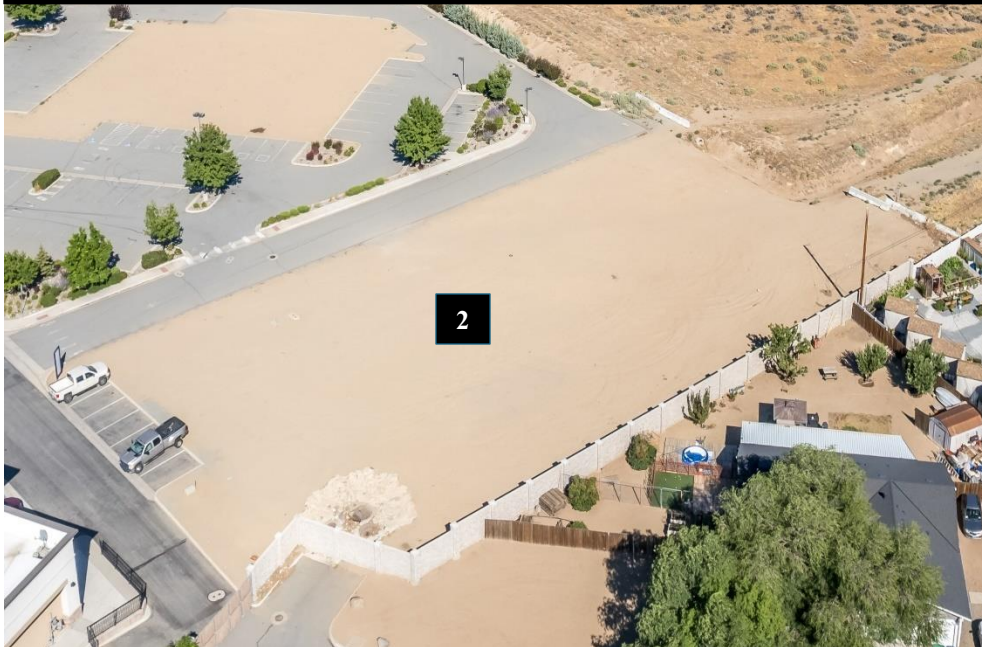


Pads 2, 3, and 4
Ideal for a grocery store anchor
Located across the driveway from existing tenants

Pad 2	+/- 51,341 sf
Pad 3	+/- 122,020 sf
Pad 4	+/- 86,611 sf

Pads 1 and 5
Pad 1 is located across from Bully's
Pad 5 is located next to Pizza Factory

Pad 1	+/- 40,583 sf
Pad 5	+/- 33,426 sf

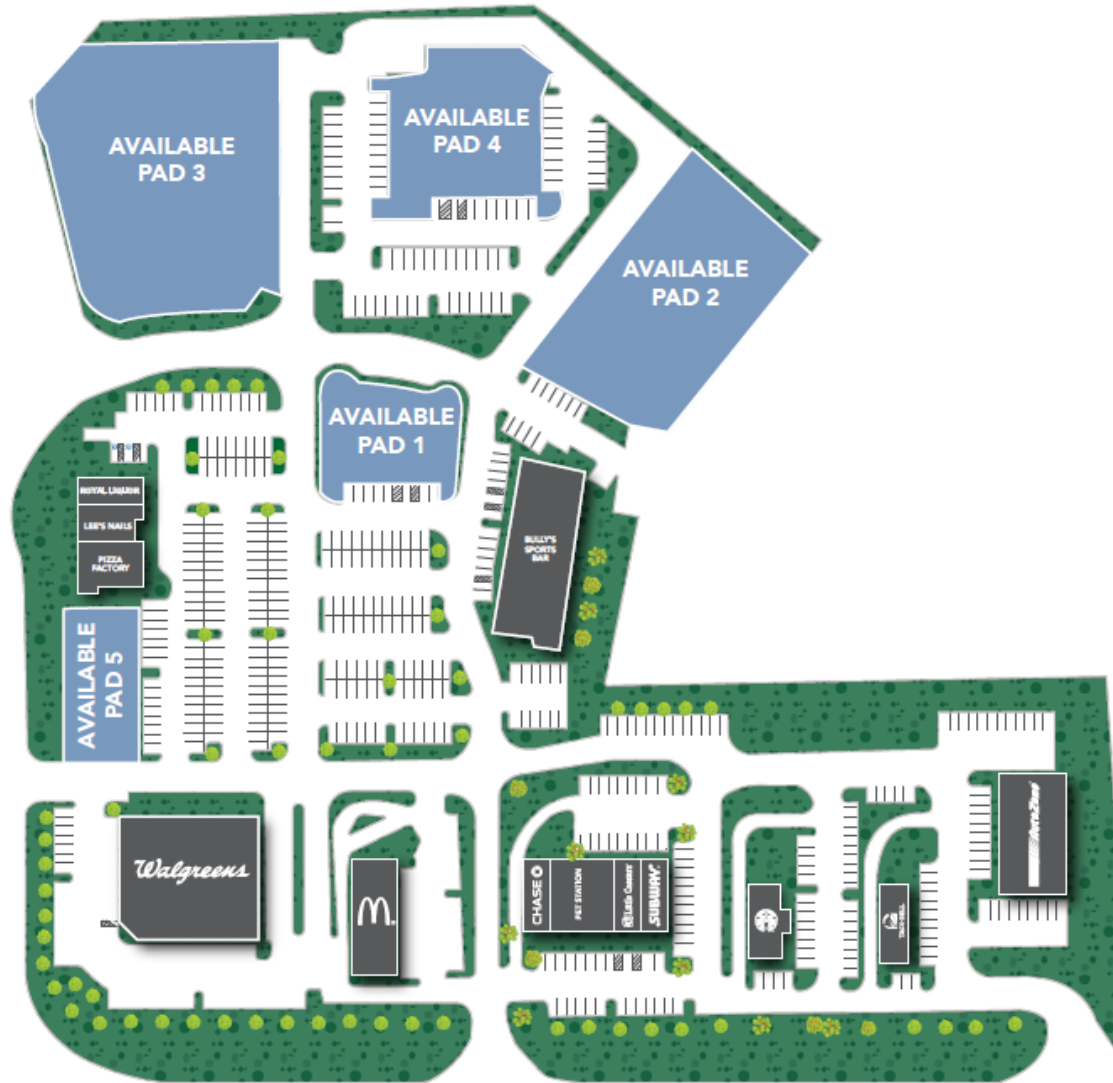


Property Site Plan



**EAGLE
LANDING**

EAGLE CANYON DR.



PYRAMID WAY





Located in the heart of the thriving Spanish Springs community, Eagle Landing consists of 56,095 square feet of retail space situated on 26.45 acres and offers a variety of shops, ample parking, and vacant land for future development.

Frontage along Pyramid Highway and Eagle Canyon Drive provides excellent access and exposure to Eagle Landing.





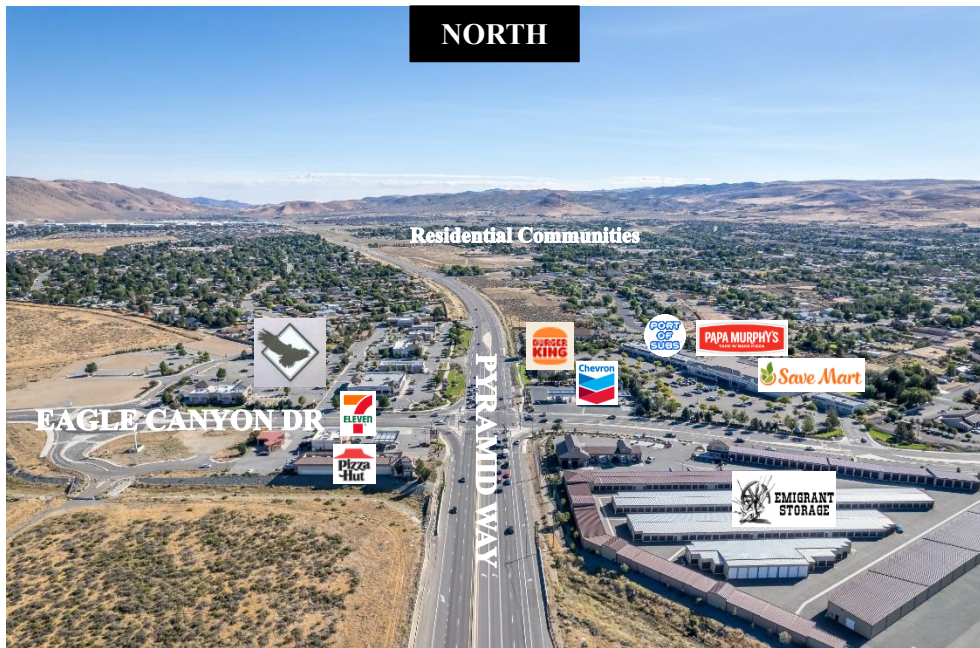
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NORTH

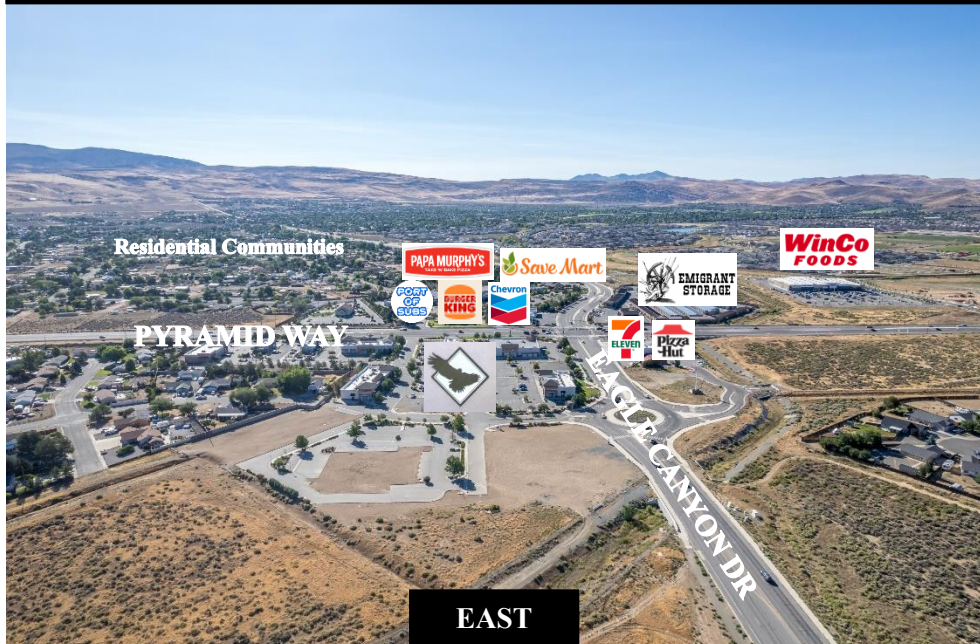


SOUTH



Neighboring Eagle Landing

- To the north: Residential communities
- To the south: Residential communities, Pizza Hut, 7-Eleven, Emigrant Storage, WinCo Foods, and Lazy 5 Regional Park
- To the east: Residential communities, Burger King, Chevron, Port of Subs, Papa Murphy's, and Save Mart
- To the west: Residential communities, Vintage at Spanish Springs, Cascades of the Sierra, Desert Winds Park, and Eagle Canyon Park





INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$120,808	\$116,230	\$87,037
Median Household Income	\$104,805	\$101,344	\$70,120
< \$25,000	802	2,478	15,661
\$25,000 - 50,000	752	3,454	20,487
\$50,000 - 75,000	849	3,471	17,346
\$75,000 - 100,000	1,265	3,826	14,146
\$100,000 - 125,000	1,384	4,168	11,899
\$125,000 - 150,000	971	3,502	7,739
\$150,000 - 200,000	846	2,977	6,856
\$200,000+	999	3,030	5,897

POPULATION

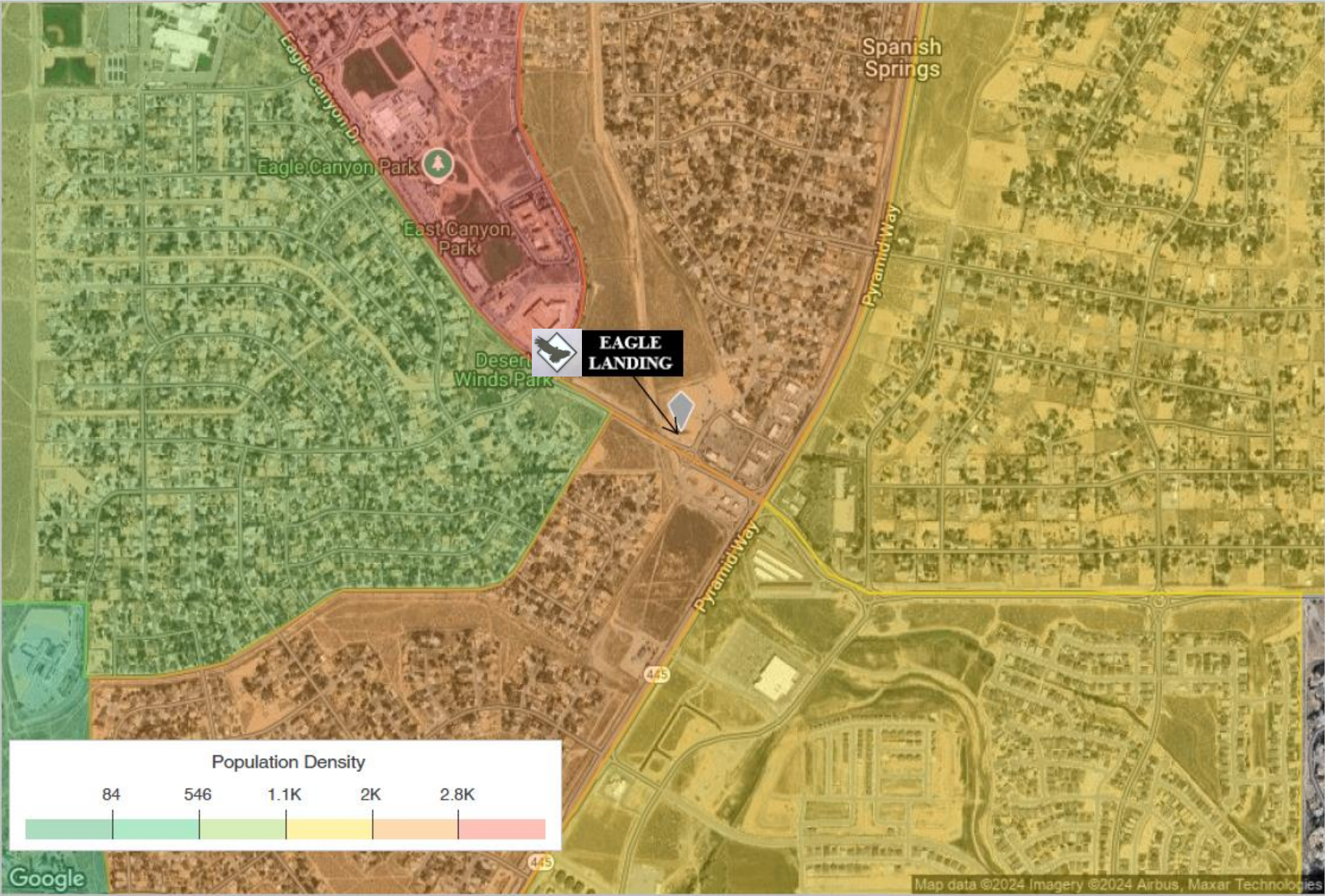
	2 mile	5 mile	10 mile
2020 Population	19,499	74,778	257,321
2024 Population	21,463	76,597	265,373
2029 Population Projection	22,927	80,842	280,380
Annual Growth 2020-2024	2.5%	0.6%	0.8%
Annual Growth 2024-2029	1.4%	1.1%	1.1%
Median Age	42.2	40.8	37.2
Bachelor's Degree or Higher	25%	26%	21%

TRAFFIC

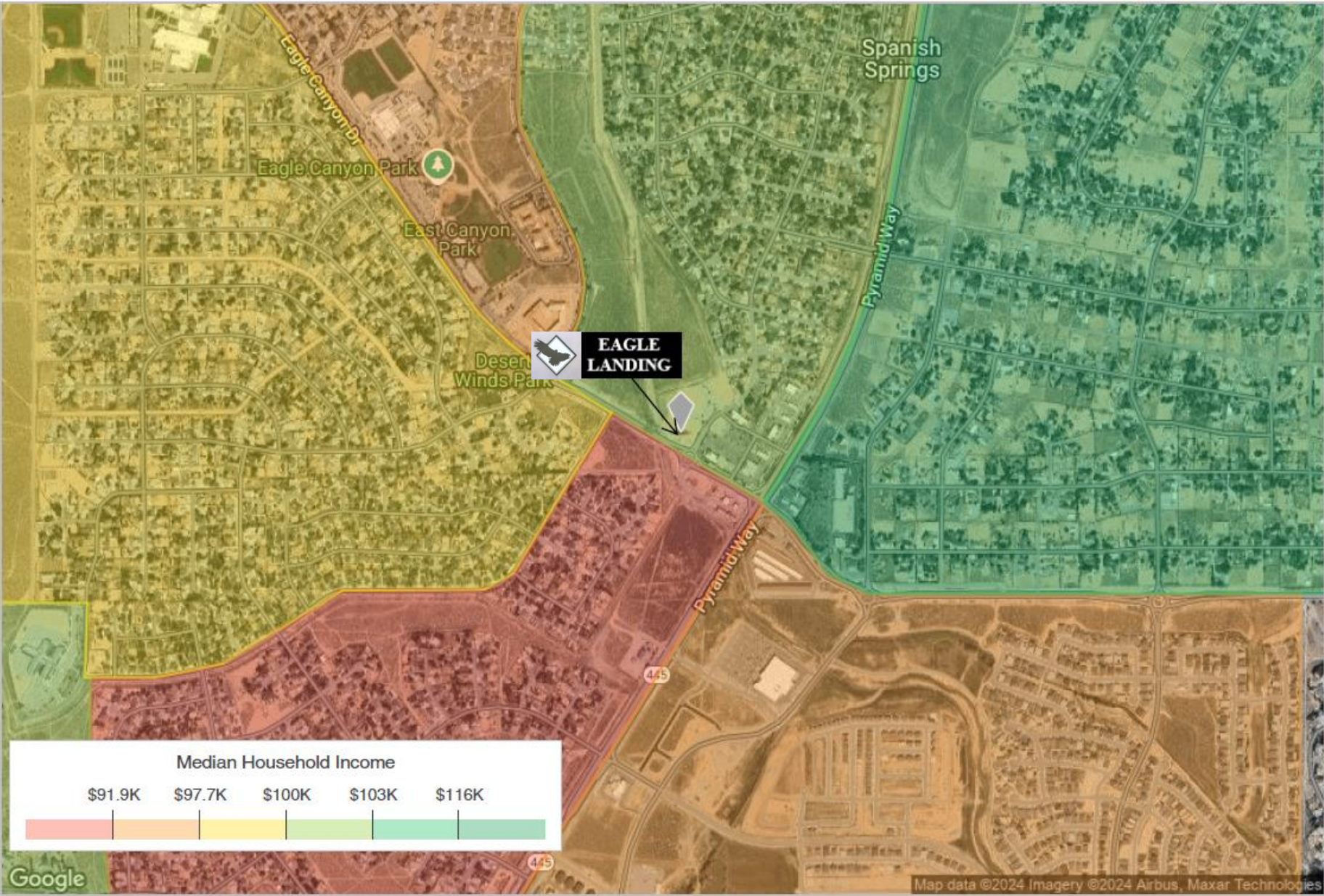
<u>Collection Street</u>	<u>Cross Street</u>	<u>Traffic Volume</u>	<u>Distance from Property</u>
Eagle Canyon Dr	Richard Springs Blvd NW	12,483	0.03 mi
Eagle Canyon Dr	Pyramid Way SE	13,799	0.12 mi
Eagle Canyon Drive	Richard Springs Blvd NW	12,813	0.12 mi
Pyramid Way	Spanish Springs Rd NE	33,609	0.19 mi
Pyramid Way	Eagle Canyon Dr SW	17,596	0.22 mi
Pyramid Way	Spanish Springs Rd SW	24,032	0.22 mi
Spanish Springs Rd	Rockwell Blvd SE	13,219	0.26 mi
Spanish Springs Rd	Pyramid Way NW	14,158	0.26 mi
Pyramid Way	La Posada Dr NE	28,644	0.28 mi
La Posada Drive	Stonebrook Pkwy E	9,900	0.58 mi



Eagle Landing Population Density



Eagle Landing Median Household Income



Eagle Landing Buying Power Potential





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For information, please contact:

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