



Site Area



Your Basecamp
FOR WORK AND PLAY

Available Options For Sale and For Lease

0 Campo Rico Lane, Sparks NV



One Destination.
ENDLESS POSSIBILITIES.



Immediate access
to Highway 445



32-minute drive
to CA border



30-minute drive
to tahoe Reno
international



Offerings for **Retail/Flex, Retail,
Medtail, and purchase/
development opportunity**



±191,559 SF MIXED-USE DEVELOPMENT

Five Pines is more than a destination—its a first-of-its kind campus experience where business and nature exist in perfect balance. Inspired by the natural landscapes within Northern Nevada, this ±191,559 SF mixed-use development is introducing a bold new concept seamlessly integrating built-to-suit retail, flexible retail, office space and development opportunities in one dynamic location.

Appealing to travelers fueling up before a day at Pyramid Lake and residents and workers yearning for options close to home, Five Pines is a place where families grow, businesses thrive, and explorers recharge.

Purposefully designed to support retail flex, built-to-suit retail, medtail, and office uses.



CONCEPTUAL SITE PLAN

RESTAURANT & RETAIL FLEX SPACES

Shaped by Nature.
BUILT FOR GROWTH.

Five Pines has it all. Offering flexible retail spaces built to scale with your growth and a local address that skips the downtown commute, these spaces are ideal for community-serving businesses looking for showroom space, storage, fitness, health, and entertainment.



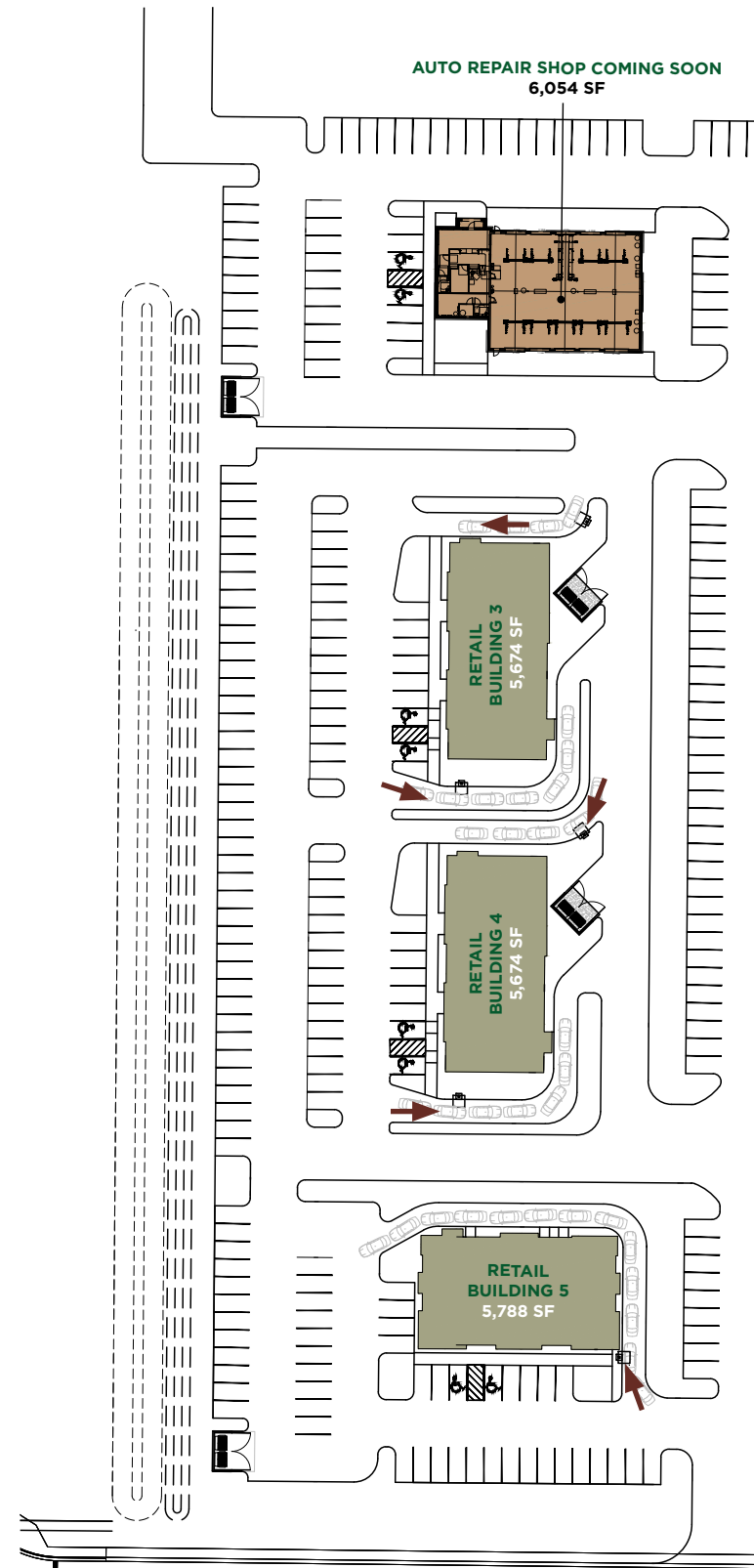
Flex Buildings	Size	Use	Parking Spaces
Building 1	81,728 SF	Retail/Flex + Office	156
Building 2	70,413 SF	Retail + Office	165



CONCEPTUAL SITE PLAN

BUILD-TO-SUIT RETAIL

For Lease: drive-thru restaurant pads



Where Retail Feels RIGHT AT HOME

Five Pines is where local retail favorites take root. Serving the local community and travelers alike, be part of the newest place to gather and connect. The building's drive-thru opportunities pave the way for even greater convenience and possibility.



LEASE HIGHLIGHTS

- Build-to-suit
- \$42-48/PSF NNN
- TIA dependent on credit

Retail Buildings	Size	Drive-Thru	Parking Spaces
Building 3	5,674 SF	2	43
Building 4	5,674 SF	2	41
Building 5	5,788 SF	1	50



CONCEPTUAL SITE PLAN

DEVELOPMENT OPPORTUNITY

For Sale: 3.43 acres available

Create a One-Stop EXPERIENCE

This is your chance to purchase and develop a one-stop-shop for locals and travelers to fuel their car and their family on busy weeknights or on the way to a weekend of adventure. Options available for retail and gas station development.



SALE HIGHLIGHTS

- \$25-\$35/PSF
- Availability: 1 acre - 3.43 acres
- Delivery: rough graded utilities to pad
- Drive-thru development opportunity



NOT A PART

Auto repair shop coming soon

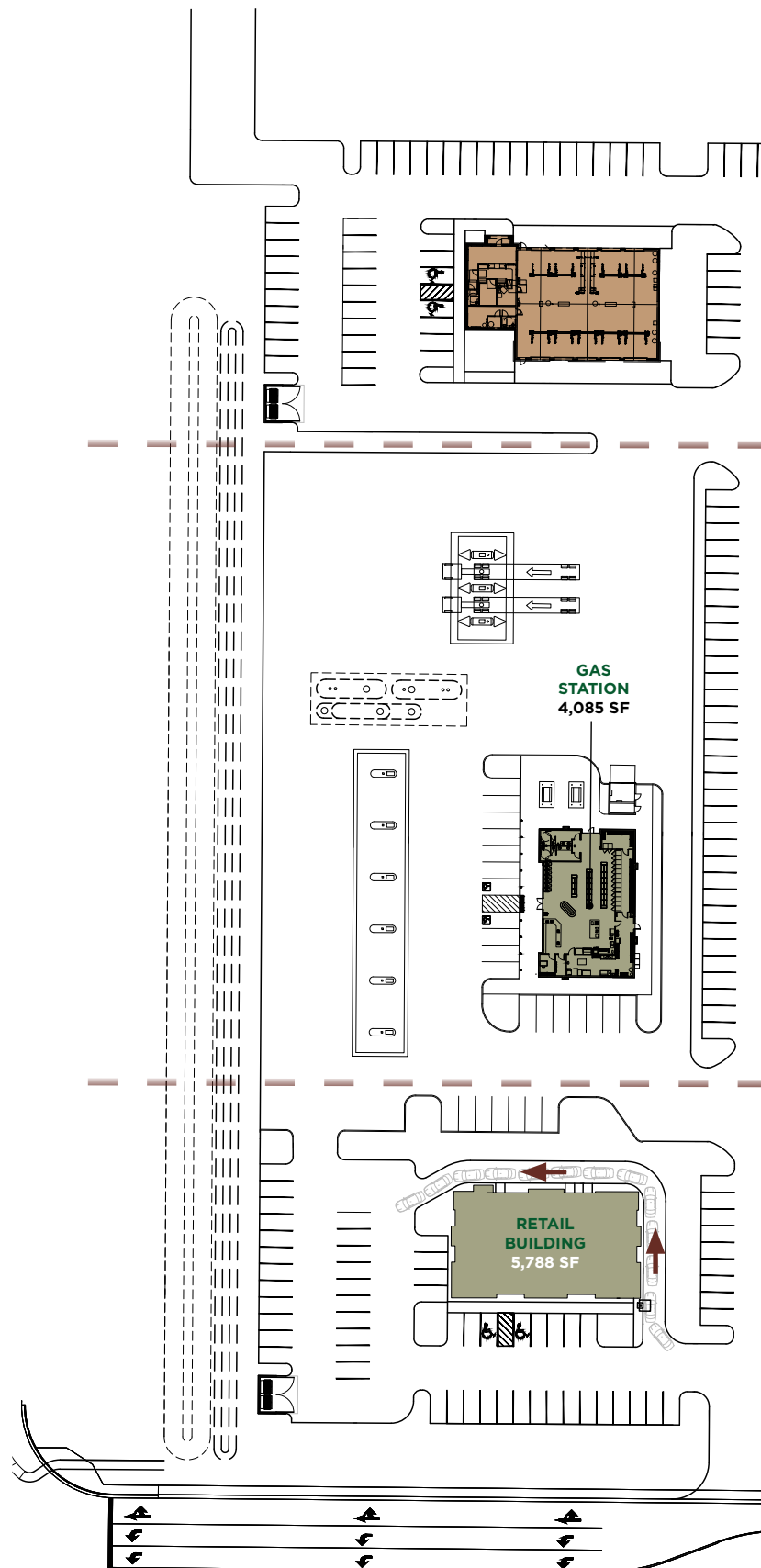
2.43 ACRES

Ideal uses: gas station, restaurant pad, and retail

1 ACRE

Ideal uses: restaurant pad and retail

Hard corner, signalized intersection



ROOTED IN COMMUNITY.

Five Pines makes it easy for businesses to meet clients where they live. Conveniently located in Spanish Springs, along Pyramid Highway/I-445, this prime location puts you at the heart of a thriving residential community and minutes from the city, mountains, and everything in between.

BENEFITS OF OPERATING IN NEVADA:

Nevada businesses enjoy a low-regulation environment, a streamlined licensing and approval process, and a favorable tax environment for businesses and industry. Nevada also offers the workforce, education, and infrastructure to support economic development.

No Tax on:

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income

Tax Abatement on:

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for recycling)
- Aviation Parts Tax
- Data Center Tax

TOP LOCAL COMPANIES



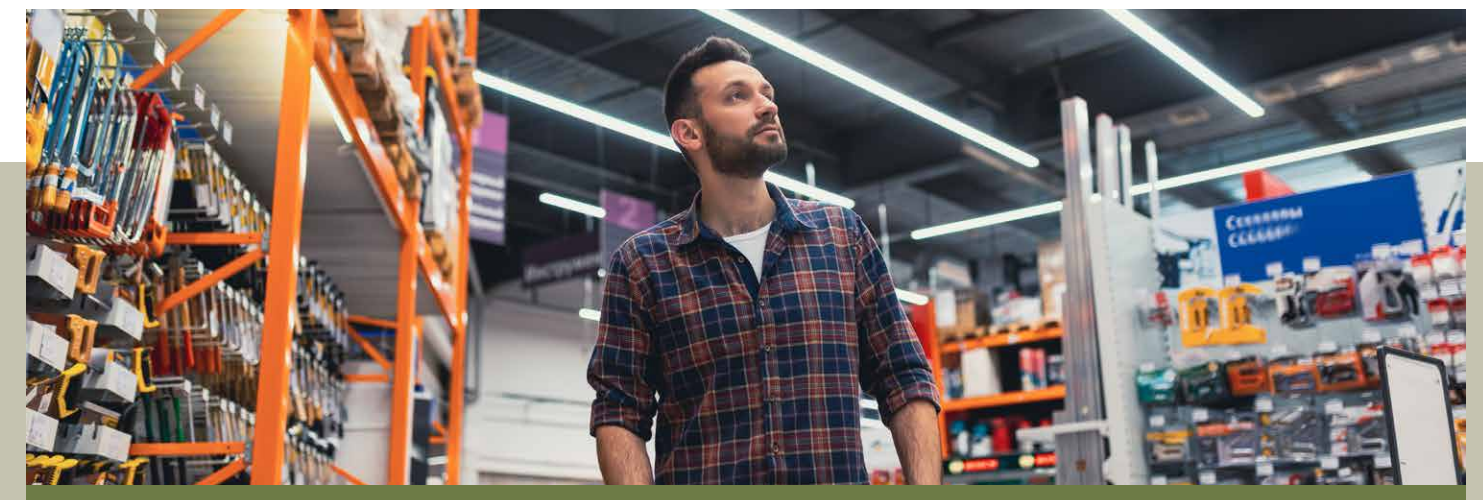


Won't you be OUR NEIGHBOR?

Plant your business within the Five Pines development and be on the forefront of shaping Spanish Springs' growth story. It's more than a location – it's a place where your business can grow alongside the people it serves.

COMMUNITY PROFILE

	1 Mile	5 Miles	10 Miles
Total Population (2025)	4,563	53,564	230,700
Total Projected Population (2030)	5,262	58,743	243,760
Median Age	42.2	40.3	37
Median HH Income	\$152,226	\$123,873	\$87,321





Live. Work. Play. Eat.
IT'S ALL HERE

Spanish Springs is growing fast. With several existing and upcoming developments, prime freeway visibility, established shopping centers and entertainment, the area is a trusted home for over 40 national retailers and those looking for a high-adventure, indoor/outdoor lifestyle.

Restaurants

- Baskin Robbins
- Bully's Sports Bar & Grill
- Burger King
- Crumbl
- Jack in the Box
- Jalepenos
- KFC
- Krispy Kreme
- Little Caesars
- Mamma Celeste's Gastropub
- McDonald's
- Morenos Bar & Grill
- Panera Bread
- Pizza Factory
- Pizza Hut
- Port of Subs

- QDOBA Mexican Eats
- Raley's
- Red Robin
- Sonic
- Starbucks
- Subway
- Taco Bell

- Chevron
- Costco
- Dollar Tree
- FedEx Office
- Home Depot
- Michaels
- Office Depot
- O'Reilly Auto

Shops

- 7-11
- Ace Hardware
- Anytime Fitness
- AT&T
- AutoZone
- Best Buy
- Chase

- PetSmart
- SaveMart
- Sprouts
- Trader Joes
- ULTA
- Walgreens
- Walmart
- WinCo Foods

AMENITIES *map*





Positioned FOR GROWTH

Five Pines connects you to everything your business needs to thrive. A bustling community, two nearby airports, and several routes connecting you to California and beyond.

DRIVE TIMES

25 MINS
Reno/Tahoe Airport

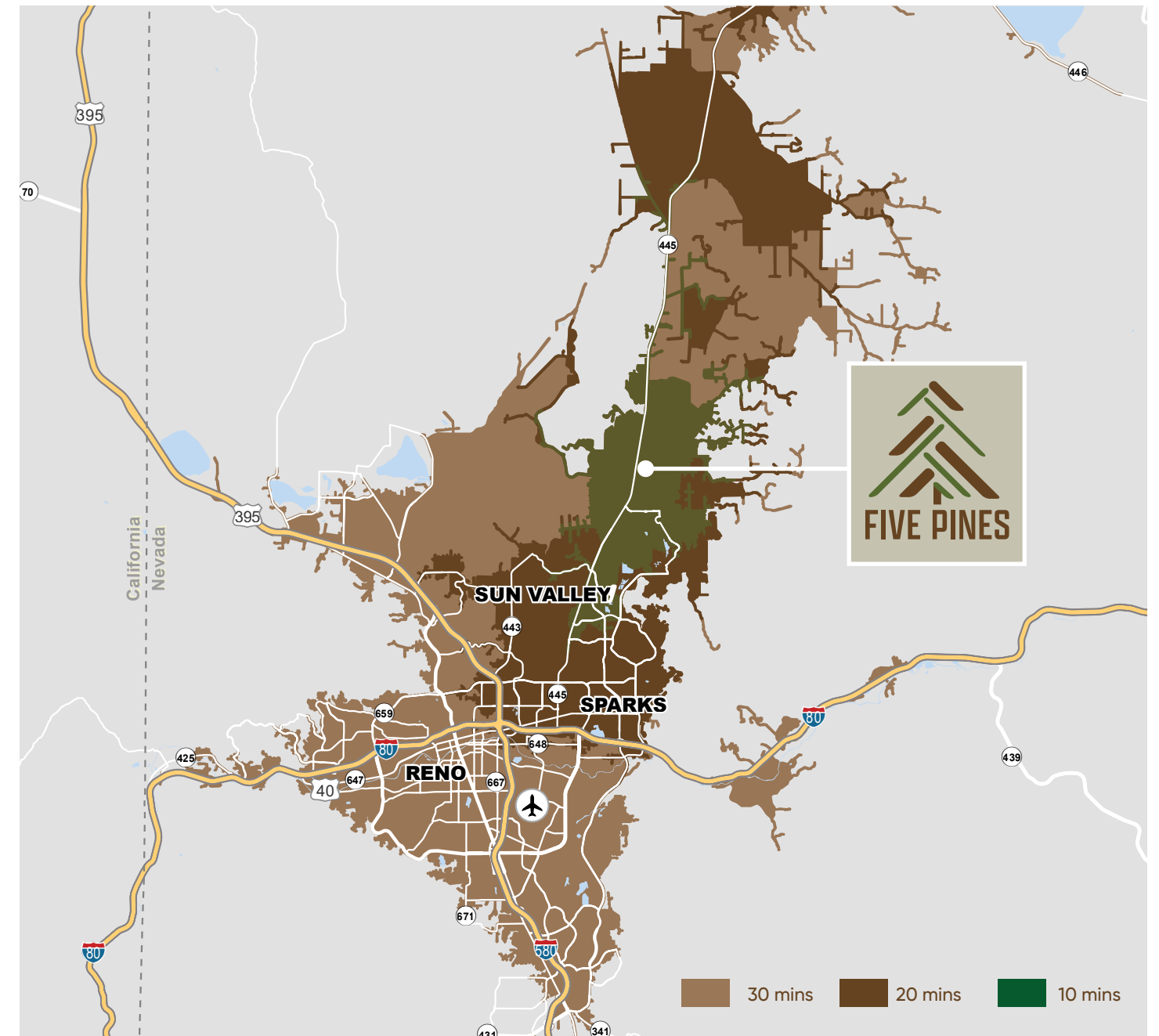
27 MINS
Downtown Reno

30 MINS
Reno/Stead Airport

32 MINS
CA Border

35 MINS
Pyramid Lake

1 HOUR
Lake Tahoe





Amanda Eastwick, CCIM, SIOR
Director
775 851 5321
amanda.eastwick@cushwake.com
Lic. BS.0146113 | PM.165819

Michael Maloney
Director
775 232 5184
michael.maloney@cushwake.com
Lic. S.0166897

Erik Riekenberg
Associate
775 250 3745
erik.riekenberg@cushwake.com
Lic. S.0199834



0 Campo Rico Lane, Sparks NV

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