

# SERENE NEIGHBORHOOD PLAZA

9272 TAMARUS ST. | LAS VEGAS, NV 89123

FOR LEASE



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**\$2.25 NNN**  
Lease rate



**±881 SF**  
space available

## PROPERTY HIGHLIGHTS

- Close proximity to CC-215 Beltway & busy intersections of Maryland Pkwy. And Serene Ave.
- Strong household growth & annual median income within 1-mile radius
- Pylon signage available
- Diverse tenant mix
- Located in the heart of Silverado Ranch near Seven Hills, MacDonald Ranch and Green Valley



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	21,009	163,638	319,179
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$93,778	\$100,602	\$105,472
<b>2024 TOTAL HOUSEHOLDS</b>	8,263	66,164	127,074

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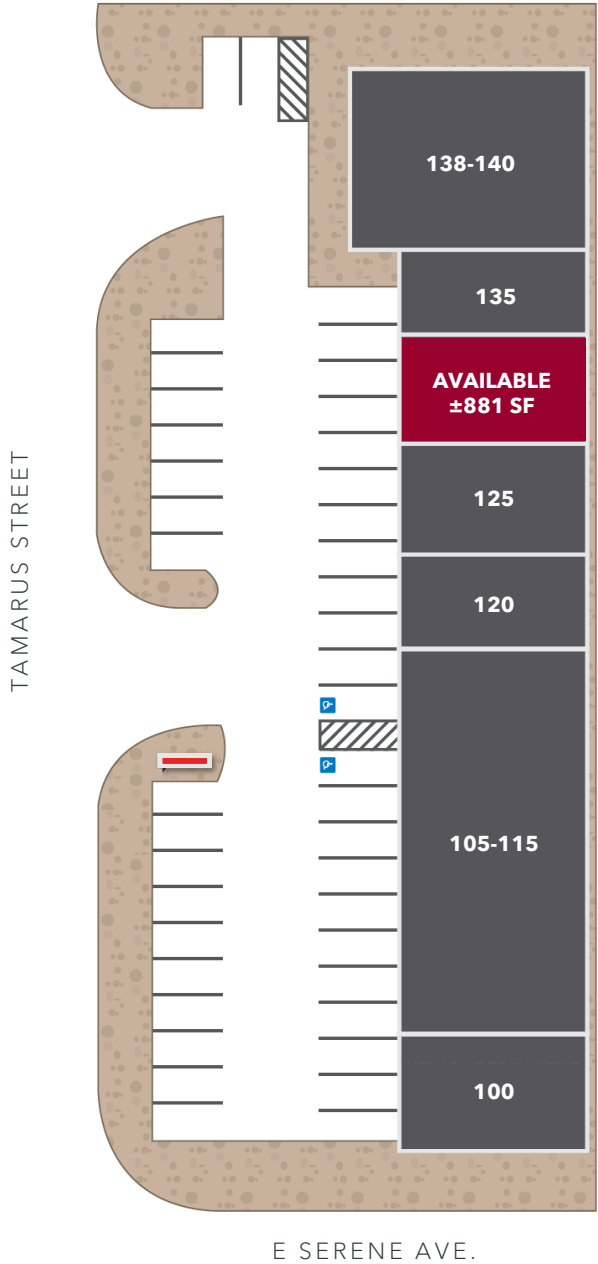
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SUITE	TENANT	SF
100	NV Permanent Makeup & Microblading Academy	±1,000
105 - 115	Atlas Grappling	±4,860
120	Josue Cuts	±745
125	Park Place Lashes	±881
<b>130</b>	<b>AVAILABLE</b>	<b>±881</b>
135	Big Shot Boxing	±881
138-140	Tamales	±2,420





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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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