

# SILVERADO RANCH PLAZA

SWC Silverado Ranch & Eastern  
9701 S. Eastern Ave. Las Vegas, NV 89183

+/- 5.3M  
ANNUAL  
VISITS\*

 [CLICK FOR DRONE VIDEO](#)



EASTERN AVE - 63,000 VPD

SILVERADO RANCH BLVD - 17,000 VPD

## RETAIL FOR LEASE

JOIN:



**Jeanene McClenahan-Maxson**

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LICENSE # BS.0146680.LLC

**Cory Argubright**

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**DUNBAR**  
commercial

**XTEAM**  
RETAIL ADVISORS

Dunbar Commercial, LLC | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | [www.dunbarcommercial.com](http://www.dunbarcommercial.com)

\*SOURCE | PlacerAI  
The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

LAST UPDATED: 5/5/2025



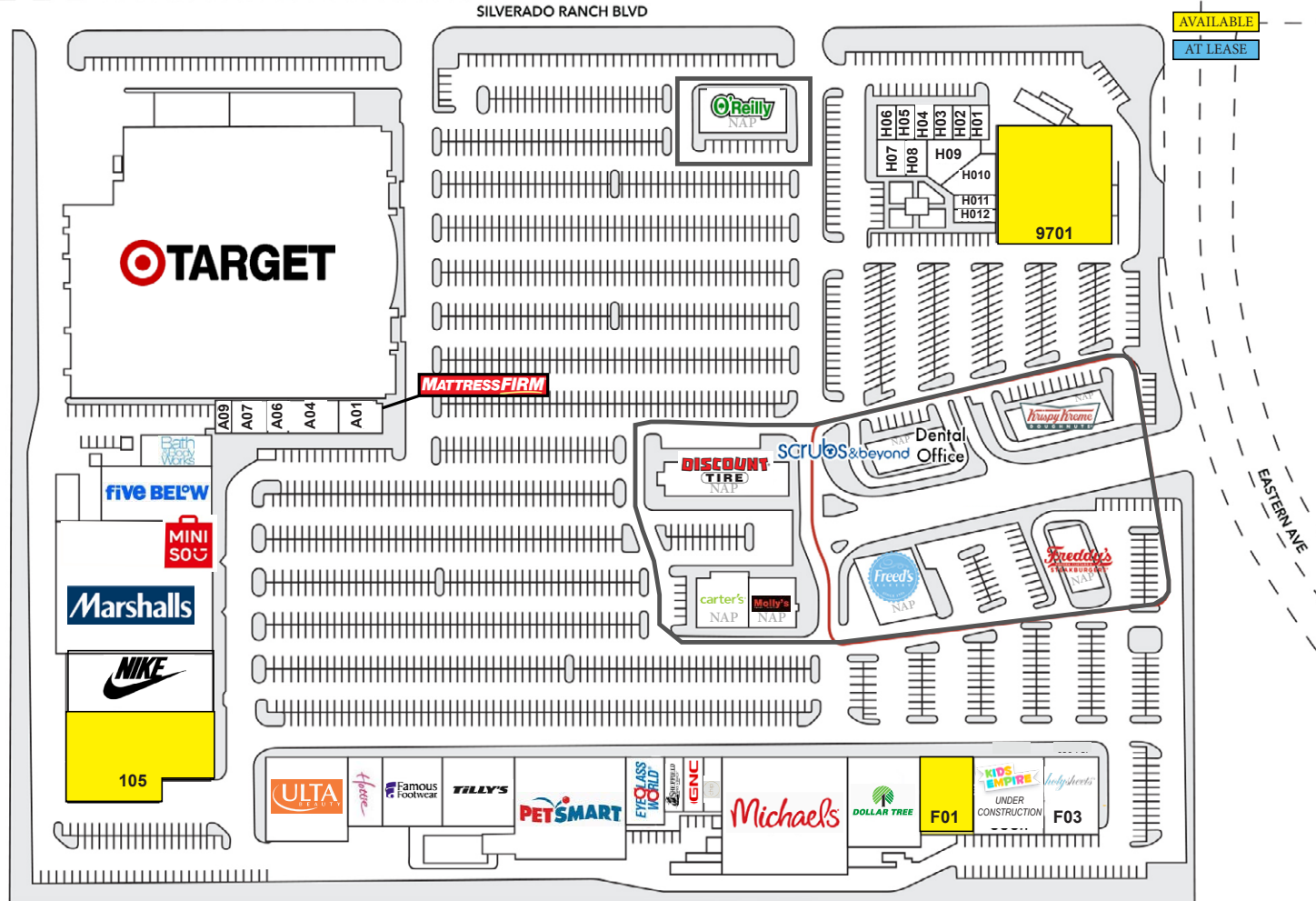
## SUMMARY

- ✓ Sizes: 6,050 SF - 17,540 SF
- ✓ Lease Rate: Contact Broker
- ✓ NNNs: Contact Broker
- ✓ Availability: Immediate

## FEATURES

- Join Target, Marshalls, Nike, Five Below, Ulta Beauty, PetSmart, Michaels, & more
- Centrally located between residential MPC Silverado Ranch, Anthem & Inspirada
- #2 Ranked Target in Las Vegas Valley\*

\*(Placer.AI)



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
A01	Mattress Firm	2,474 SF	D01	Hottie	4,000 SF	H01	The Neveria (Ice Cream)	1,000 SF
A04	Sapience Learning Center	2,750 SF	D02	Famous Footwear	6,500 SF	H02	Ed's Jewelry	1,000 SF
A06	Elegance Curtains & Blinds	1,000 SF	D03	Tilly's	8,000 SF	H03	I Nails Spa	1,000 SF
A07	S & A Collectibles	2,000 SF	9869	PetSmart	19,235 SF	H04	BTR Breakin	1,000 SF
A09	Claire's Boutique	1,000 SF	E01	EyeGloss World	4,500 SF	H05	Phuong Tailors	1,000 SF
B01	Bath & Body Works	3,600 SF	E02	Sheffield Spice Company	1,600 SF	H06	Tops Vacuum	1,000 SF
B03	Five Below Inc.	10,000 SF	E03	GNC	1,600 SF	H07	Noodle Master	1,600 SF
C01	Miniso	3,250 SF	E04	Chip	1,600 SF	H08	Graze Craze	1,000 SF
9845	Marshall's	30,000 SF	9881	Michael's	23,783 SF	H09	Windy City Beefs-N-Dogs	2,577 SF
100	Nike	15,100 SF	9887	Dollar Tree	10,646 SF	H10	Nothing Bundt Cakes	2,577 SF
105	AVAILABLE	15,560 SF	F01	AVAILABLE	6,050 SF	H11	Barber	1,000 SF
9857	Ulta Beauty	10,800 SF	F02	Kids Empire	9,570 SF	H12	No.1 Boba Tea	1,000 SF
			F03	Holy Sheets	6,394 SF	9701	AVAILABLE	17,540 SF

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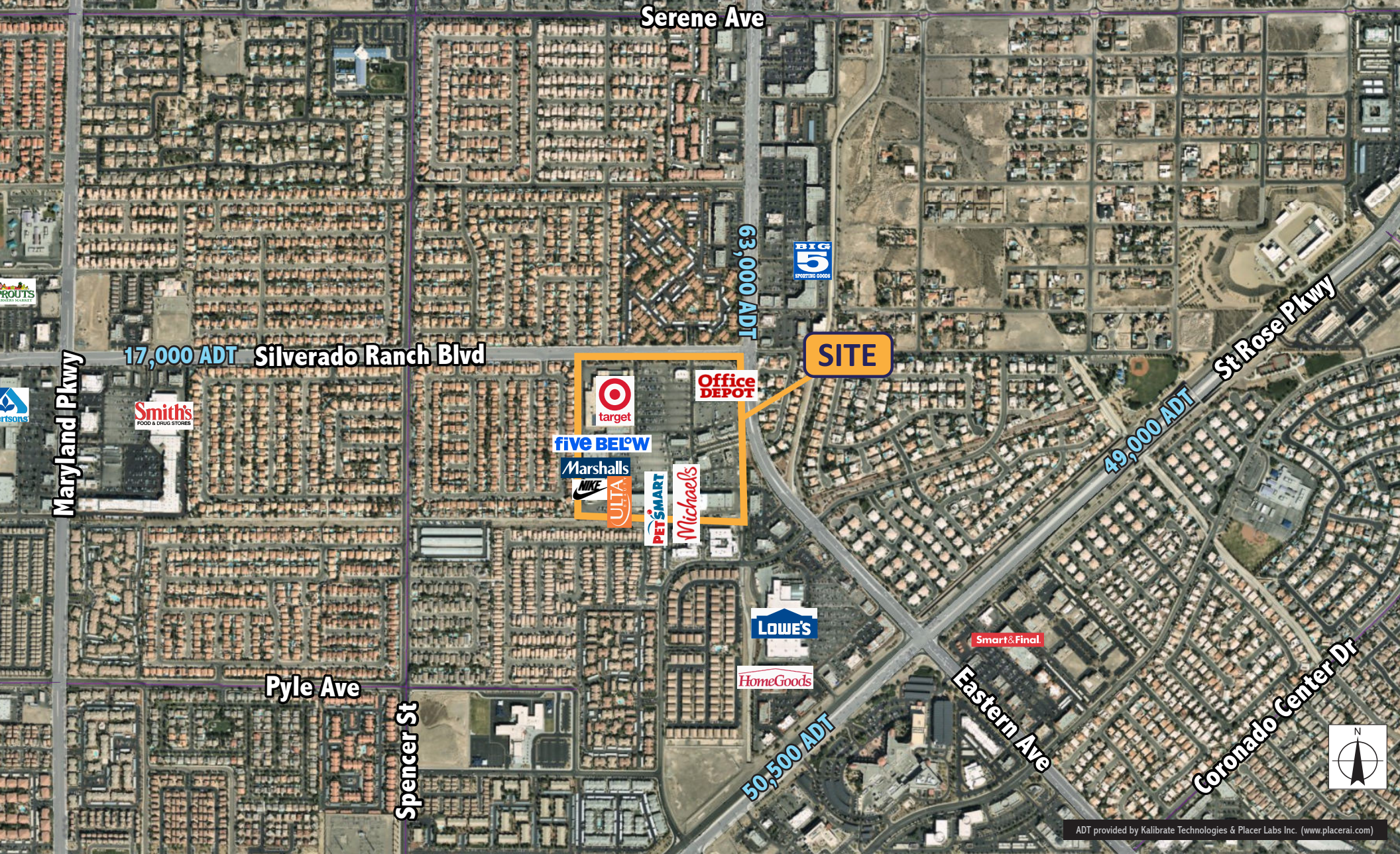
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ADT provided by Kalibrate Technologies & Placer Labs Inc. ([www.placerai.com](http://www.placerai.com))

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# 3 MILE DEMOGRAPHICS

2024  
Population



165,681

2024 Average  
Household Income



\$120,459

2024  
Households

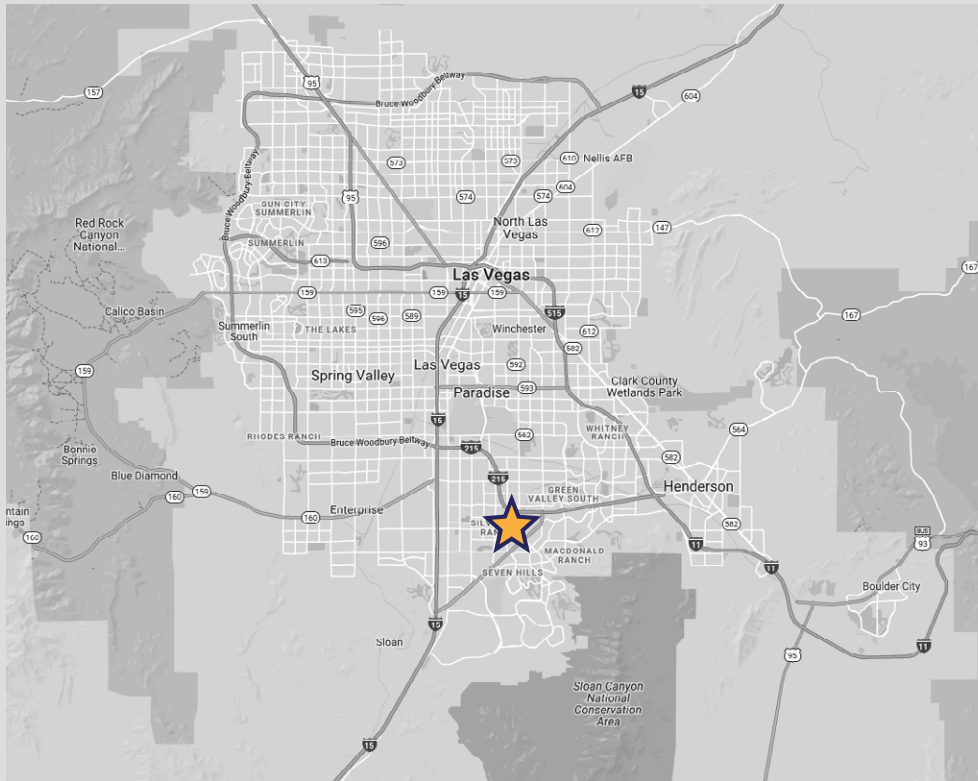


67,268

5-Year Projected  
Population Growth



4.1%



## DEMOGRAPHIC REPORT

	1 mile	3 miles	5 miles
<b>Census 2020 Summary</b>			
Population	20,077	159,172	299,504
Households	8,164	63,855	121,966
Average Household Size	2.46	2.49	2.45
<b>2024 Summary</b>			
Population	20,825	165,681	318,784
Households	8,575	67,268	130,472
Families	5,007	41,904	81,270
Average Household Size	2.43	2.46	2.44
Owner Occupied Housing Units	4,142	40,694	79,447
Renter Occupied Housing Units	4,433	26,574	51,025
Median Age	36.8	41.4	41.8
Median Household Income	\$77,666	\$89,116	\$90,991
Average Household Income	\$102,783	\$120,459	\$123,384
<b>2029 Summary</b>			
Population	21,982	172,551	334,431
Households	9,185	70,891	138,164
Families	5,334	44,071	85,990
Average Household Size	2.39	2.43	2.42
Owner Occupied Housing Units	4,558	43,615	84,964
Renter Occupied Housing Units	4,627	27,277	53,201
Median Age	38.4	42.5	42.9
Median Household Income	\$88,107	\$104,231	\$105,852
Average Household Income	\$118,514	\$139,137	\$142,847
<b>Trends: 2024-2029 Annual Rate</b>			
Population	1.09%	0.82%	0.96%
Households	1.38%	1.05%	1.15%
Families	1.27%	1.01%	1.14%
Owner Households	1.93%	1.40%	1.35%
Median Household Income	2.55%	3.18%	3.07%

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