



Silverado Ranch Village

407 - 495 E. SILVERADO RANCH BLVD.
LAS VEGAS, NV 89183

Grocery Anchored Shopping Center in Silverado Ranch - Great Tenant Mix

Building Type: Strip Retail Center

Space Available: 1,310 SF

Lease Rate: \$2.50/SF/mo.

NNN: \$0.72/SF/mo.

Zoning: CG (Clark County)

Cross Streets: Silverado Ranch Blvd. & Bermuda Rd.

Second generation space available in this nicely-kept center with high traffic counts and good daytime population.

Join: Island Pacific Seafood Market, Jack in the Box, Citi Bank, Dunkin Donuts, Slater's 50/50 Burger Restaurant, Envision Dance & Gymnastics, Great Clips, Doggie District, Rumble Boxing and more.

- 1,310 SF second generation insurance office space available
- High traffic counts along Silverado Ranch Blvd. & Bermuda Rd.
- Island Pacific Seafood Market anchored shopping center

Demographics

Population

1 Mile Radius	25,414
3 Mile Radius	150,699
5 Mile Radius	312,896

Annual Household Income

1 Mile Radius	\$117,052
3 Mile Radius	\$124,228
5 Mile Radius	\$133,137

2025 Estimated Demographics



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

E. Silverado Ranch Boulevard

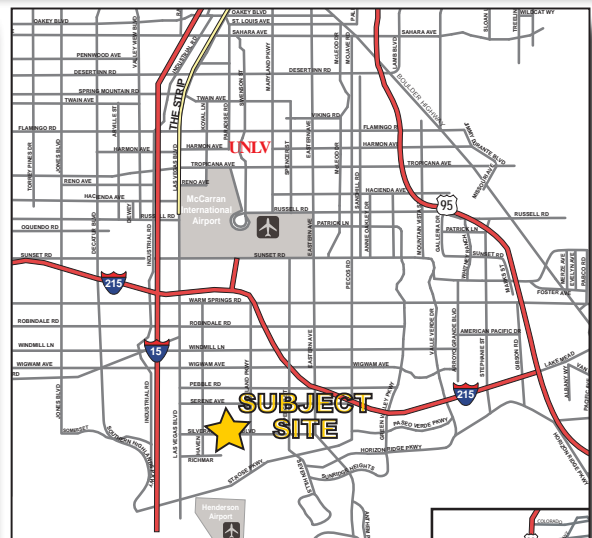
Bermuda Road



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