

FOR LEASE

SERENE NEIGHBORHOOD PLAZA

9272 TAMARUS ST., LAS VEGAS, NV 89123



LOGIC



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9272 Tamarus St.
Las Vegas, NV 89123



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

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The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Listing Snapshot



\$1.95 PSF NNN
Lease Rate



+/- 881 SF
Space Available



\$0.31
CAM

Demographics

Population	1-mile	3-mile	5-mile
2023 Population	22,254	168,764	319,240
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$100,049	\$108,994	\$115,797
Households	1-mile	3-mile	5-mile
2023 Total Households	8,871	69,243	128,550



Large Aerial

■ Subject
 ■ Retail
 ■ Casinos
 ■ Multi-Family
 ■ Airport

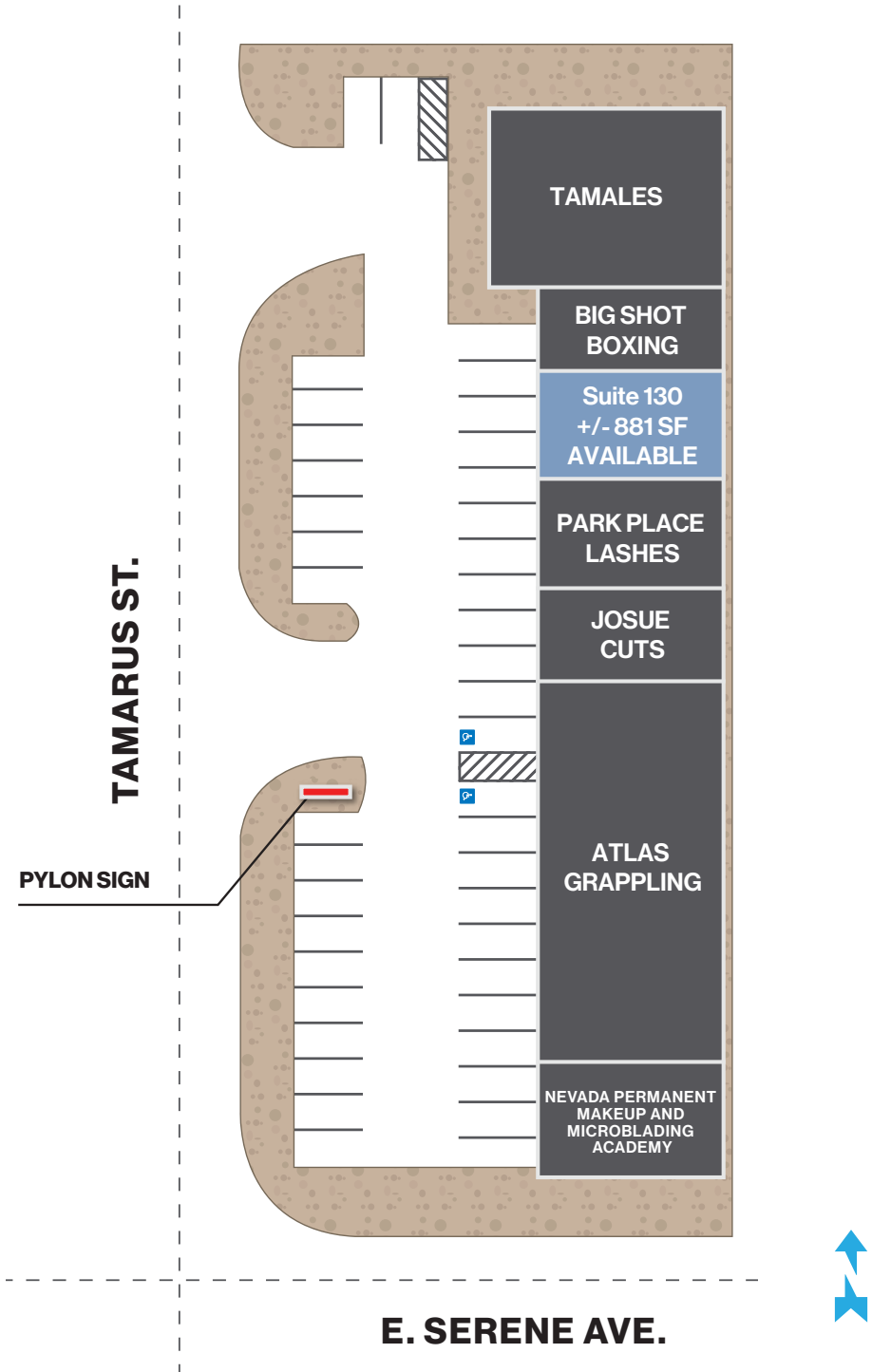


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Site Plan

SUITE	TENANT	SF
100	Nevada Permanent Makeup and Microblading Academy	+/- 1,000 SF
105-110, 115	Atlas Grappling	+/- 4,860 SF
120	Josue Cuts	+/- 745 SF
125	Park Place Lashes	+/- 881 SF
130	AVAILABLE DO NOT DISTURB TENANT	+/- 881 SF
135	Big Shot Boxing	+/- 881 SF
138-140	Tamales	+/- 2,420 SF



Property Photos



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