

FOR LEASE



# SILVERADO SQUARE

1110-1190 E SILVERADO RANCH BLVD.  
LAS VEGAS, NV 89183

**CBRE**

# PROPERTY HIGHLIGHTS

## Property Details

Available Space	±1,873 SF
Lot Size	6.48 Acres
Rent	Inquire With Broker
Zoning	C-2

## Opportunity Benefits



±50,000 SF Sprouts Farmers Market Anchored Center & Great Tenant Mix Including Pacific Dental, Salad & Co, Hand & Stone & More



Pylon Signage and Signalized Intersection Opportunity



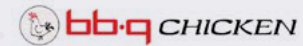
Nestled in the Heart of Silverado Ranch. Strong Demographic Community



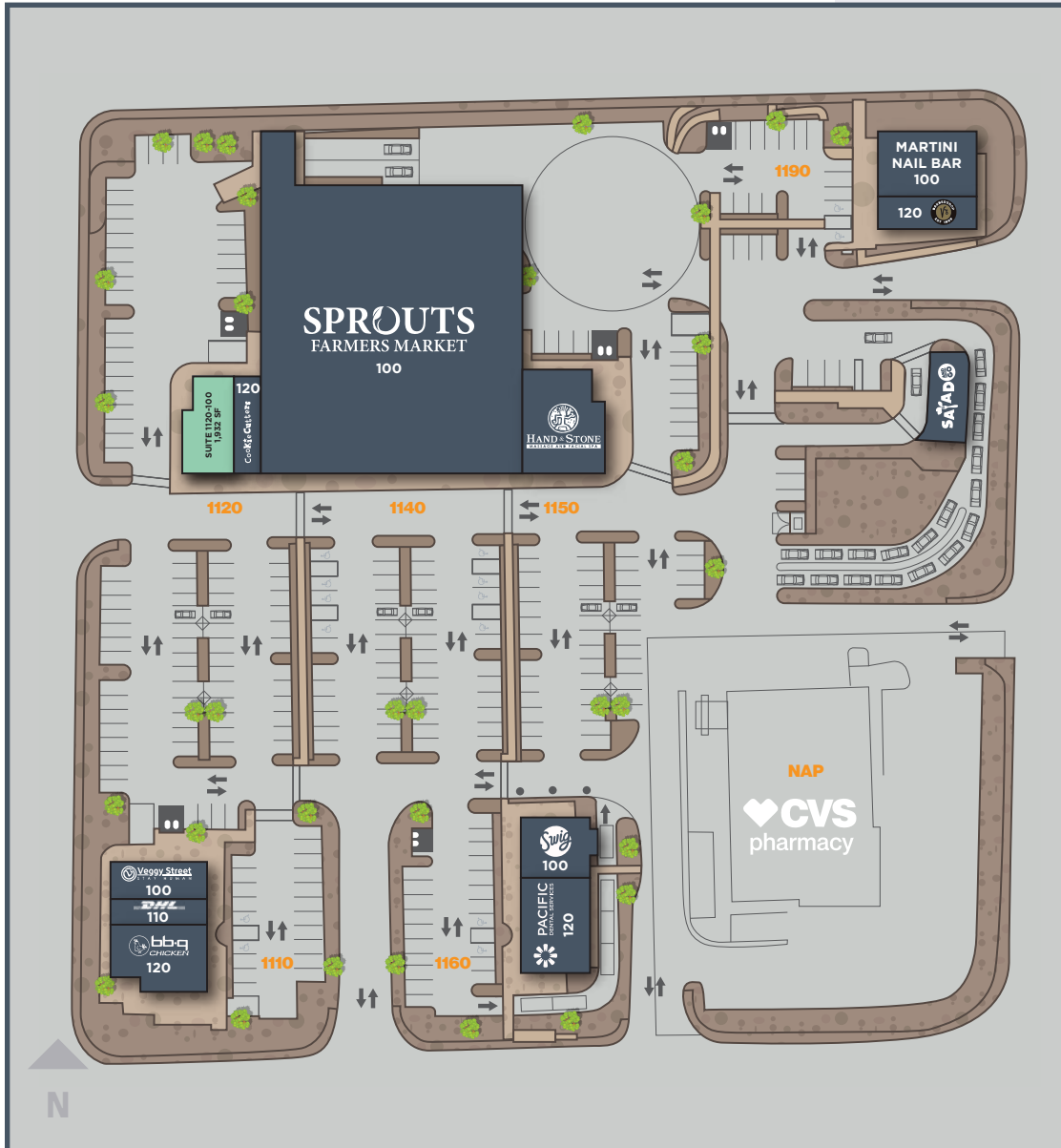
Sprouts is #2 best performing location in the Southern Nevada Valley



# TENANTS



# SITE PLAN



■ AVAILABLE
 ■ LEASED

BLDC	UNIT	TENANT	SQ FT
1110	100	Veggy Street	1,543
1110	110	DHL	925
1110	120	B.B.Q. Chicken	2,331
1120	100	AVAILABLE	1,895
1120	120	Cookie Cutters	1,068
1140	100	Sprouts Farmers Market	29,896
1150	100	Hand & Stone	3,000
1160	100	Swig Drinks	1,697
1160	120	Pacific Dental	2,483
1190	100	Martini Nail Bar	2,494
1190	120	V's Barbershop	1,106
PAD	-	Salad & Co	800

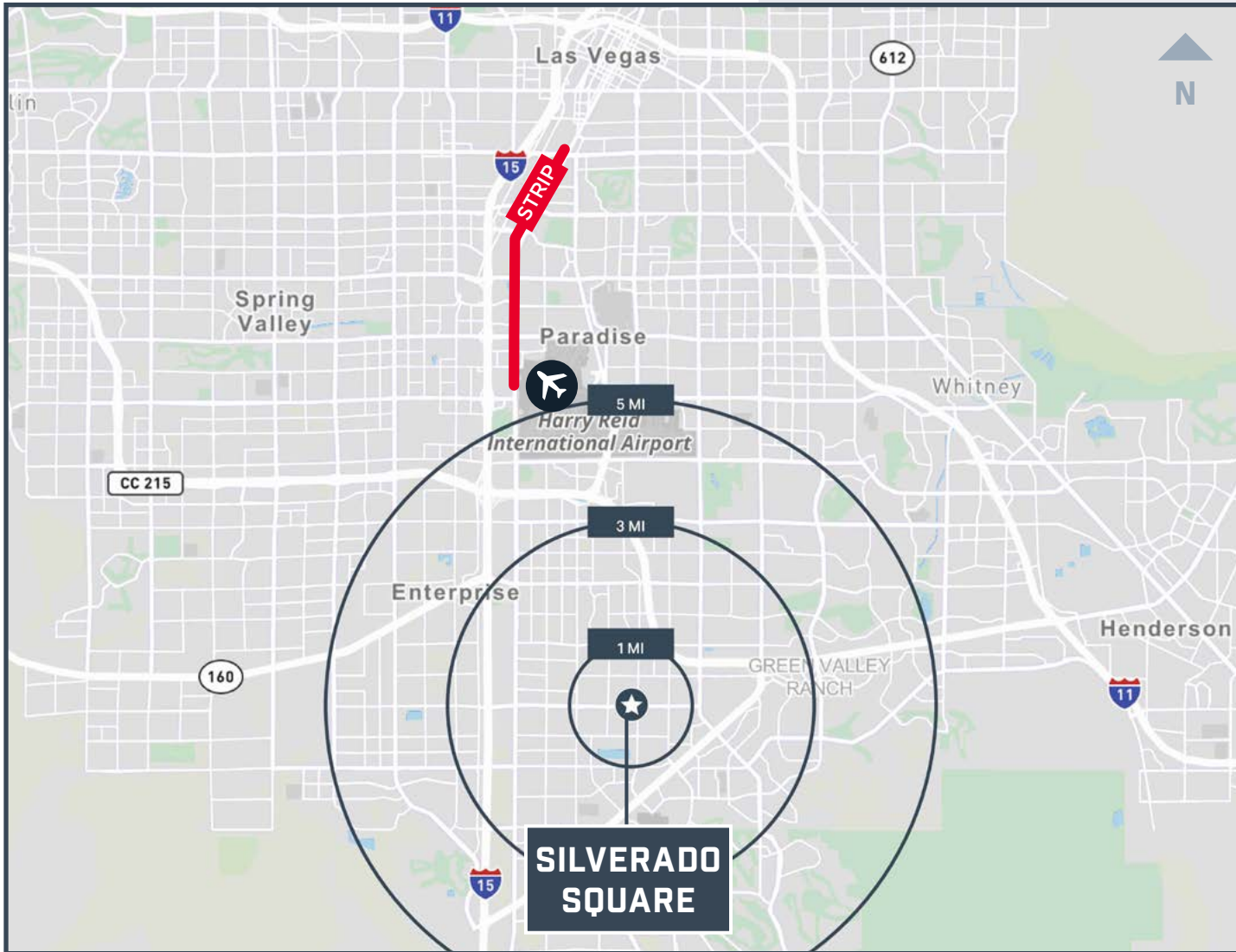
# PHOTOS



# AERIAL MAP



# AREA DEMOGRAPHICS



## POPULATION

<b>1 MILE</b>	14,667
<b>3 MILE</b>	157,857
<b>5 MILE</b>	319,707

## AVG HH INCOME

<b>1 MILE</b>	\$111,810
<b>3 MILE</b>	\$127,509
<b>5 MILE</b>	\$131,970

## # OF HOUSEHOLDS

<b>1 MILE</b>	7,204
<b>3 MILE</b>	60,728
<b>5 MILE</b>	121,809

Source: Esri, 2025



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