



TO
RE
LEASE

430 E Silverado Ranch Blvd
Las Vegas, NV 89183

±1,447 SF | RETAIL

Offering Details

ADDRESS	430 E Silverado Ranch Blvd Las Vegas, NV 89183
GROSS LEASABLE AREA	±1,447 SF
LEASE RATE	\$3.75 PSF/Mo+NNN
YEAR BUILT	2006
USE	Retail Neighborhood Center
ZONING	CM, Mixed-Use
APN	177-22-414-012

Property Highlights

- End-cap, Restaurant Space, w/gated patio.
- High-visibility and frontage along Bermuda Road, at entrance to Walmart Neighborhood Market.
- Next to Bank of America, Wells Fargo, UPS Store, Rosati's Pizza, and many more shops!



OR TEXT 223538 TO 39200

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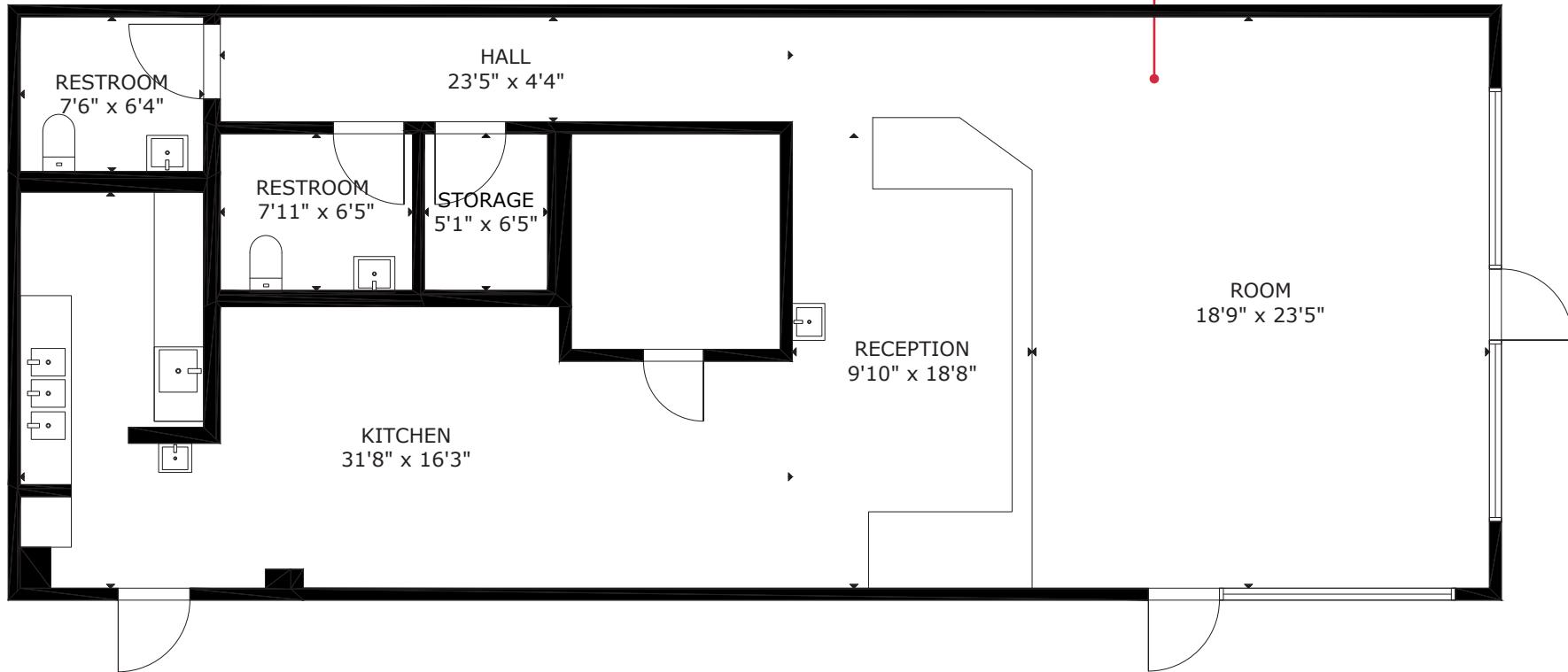
New Developments



Floor Plan



CLICK HERE
FOR A 3D TOUR



SUITE	TOTAL SF	ZONING
100	±1,447 SF	CM

Photos



PHOTOS



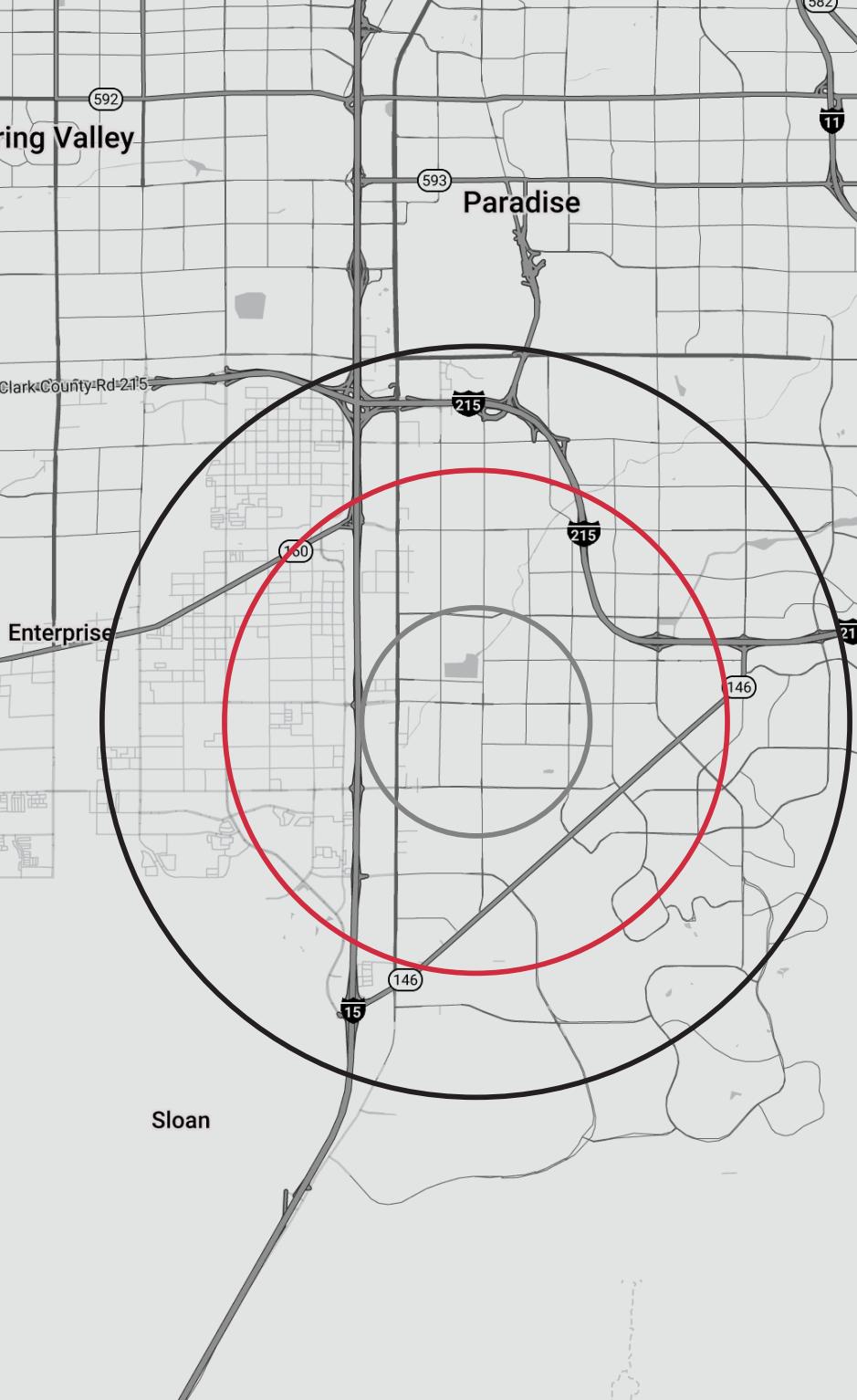
South



AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	25,830	147,550	319,689
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	10,189	59,225	125,046
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$113,429	\$121,202	\$132,405

Traffic Counts

STREET	AADT
Bermuda Road	17,300
Silverado Ranch Blvd	17,200

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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