

SILVERADO RANCH PLACE

9580 S Maryland Pkwy
Las Vegas, NV 89183

±1,771 - 16,000 SF AVAILABLE

4.5 MILLION
ANNUAL VISITS
Placer.ai 2024



CALL US FOR
MORE INFO

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Silverado Ranch Place is a grocery anchored shopping center situated in close proximity to the affluent communities of Henderson and Green Valley Ranch.

SEC Silverado Ranch & Maryland Pkwy
Las Vegas, NV 89183

±1,771 - 16,000 SF AVAILABLE

- Smith's anchored shopping center
- Densely populated infill site with strong demographics
- Double section line intersection

AREA RETAILERS



± 16,000 SF
JR ANCHOR SPACE AVAILABLE



PROPERTY SITE PLAN

9580 S Maryland Pkwy
Las Vegas, NV 89183

MARYLAND PKWY



SILVERADO RANCH

TENANT DIRECTORY

9580 S Maryland Pkwy
Las Vegas, NV 89183

9770 S Maryland Pkwy

SUITE	TENANT	SIZE (SF)
1	Baskin Robbins	1,478
2	H & R Block	1,696
3	Sushi Mon	2,296
4	Good Vibrations Tattoo & Piercing Boutique	1,184
5	Tea Maison	1,360
6	Yanni's Gyros	1,311
7	Chase Bank	3,527
8	Red Hills Dental	1,389
9	Allstate	912
10	Pearle Vision	1,523

9850 S Maryland Pkwy

SUITE	TENANT	SIZE (SF)
1	Orthodontist	1,900
2 - 3	Choice Dental	2,760
4	AVAILABLE	16,000
5	UPS Store	1,320
6	Pizza Twist	1,980
7 - 8	State Farm	3,652
9	Pure Green	1,800
10 - 11	Leslie's Pools	3,600
12 - 14	My Salon Suites	7,800
16	Pink Cherry	1,000
17 & 18	Thai House	3,600
19	AVAILABLE	1,800
20	Planet Fitness	30,902

1263 E Silverado Ranch Blvd

SUITE	TENANT	SIZE (SF)
100	Panda Express	2,240
101	Instyle Nails	1,200
105-A	Dr. So Chiropractic	1,899
105-B	Port of Subs	1,600
105-C	Ori' Zaba's Scratch Mexican Grill	3,012
106 -108	KOGI Korean BBQ	4,400
109	Mr Alkaline	1,100
110 - 111	Bricks & Figurines	2,375

9890 S Maryland Pkwy

SUITE	TENANT	SIZE (SF)
1	Painting With a Twist	1,880
2-3	Results Martial Arts	3,758
4	Sin City Cutz 2	1,880
5	Best Eyebrows	1,660
6 - 10	Dollar Tree	9,400
11	Thai Spa & Massage	1,897
12	Wigglin' Out	3,282
13	Tokyo Discount	1,880
14	AVAILABLE (Vanilla Shell)	1,880
15	House of Smokes	1,880
16 - 18	Candelabra Café & Lounge	5,447
19	Full House BBQ	1,880
20	Jax Wax	1,741
21	AVAILABLE (Former Pet Supply & Wash)	1,771
22	United States Army Recruiting	2,480
23	Wolf Claw Arcade	1,280
24	Sweet Garden Japanese Cheesecake	1,880
25 - 26	Nutmeg Restaurant	4,100

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
33,476	161,512	308,931



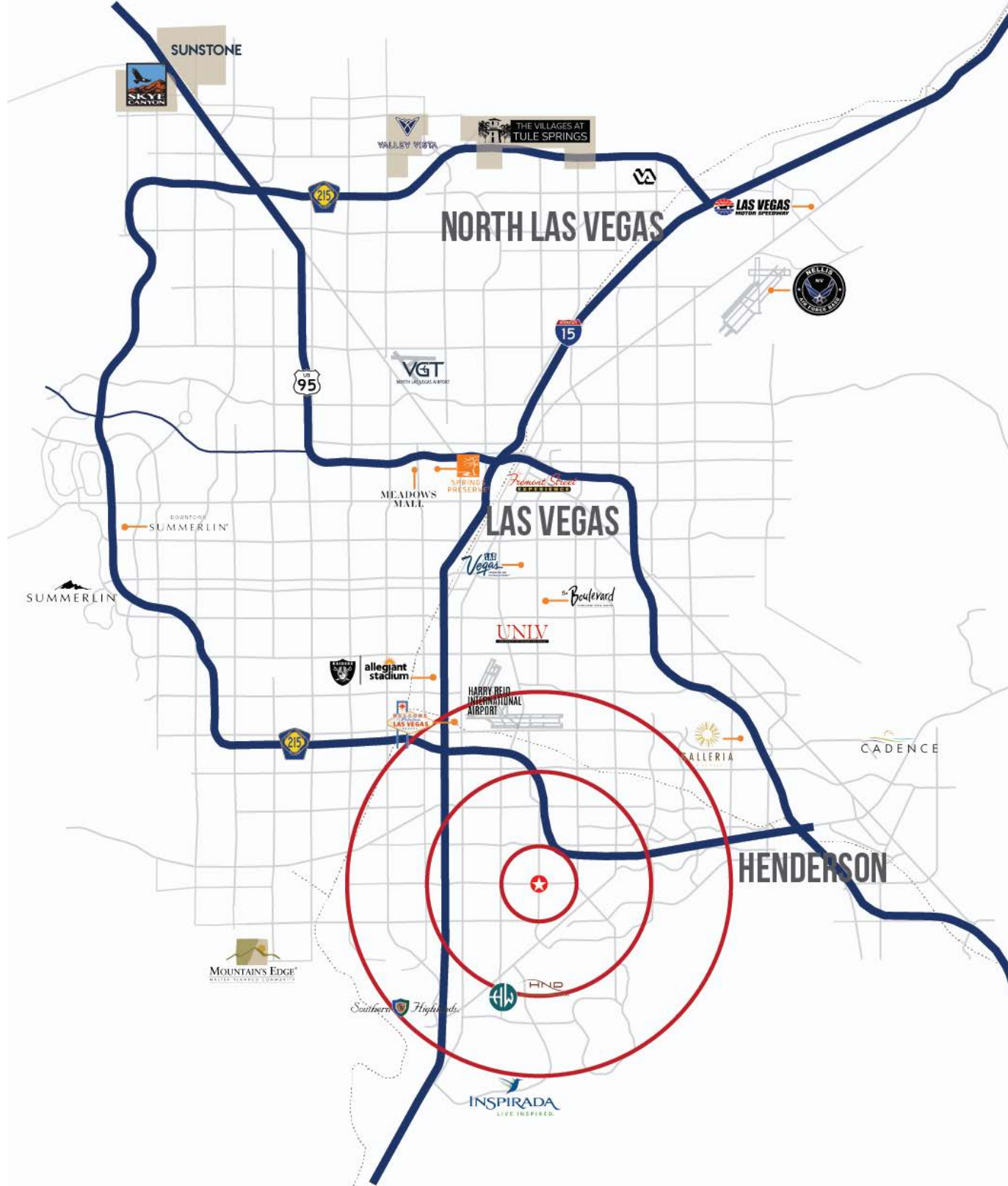
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$99,503	\$113,632	\$125,339



TRAFFIC COUNTS

Silverado Ranch	Maryland Pkwy
42,000 VPD	14,800 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023

TRADE AREA AERIAL

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Las Vegas, NV 89183






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Let's keep in touch.



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DISCLAIMER

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