

**4.5 MILLION
ANNUAL VISITS**

Placer.ai 2025

SILVERADO RANCH PLACE

**±1,800 - 1,899 SF AVAILABLE
±0.89 AC PAD FOR LEASE OR BTS**

9580 S Maryland Pkwy
Las Vegas, NV 89183

 Smith's

CALL US FOR
MORE INFO

DERON CONWAY
702.550.4918
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ROI
Commercial Real Estate
roicre.com

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

±1,800 - 1,899 SF AVAILABLE
± 0.89 AC PAD FOR LEASE OR BTS

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



AREA RETAILERS



FULL SITE PLAN

SILVERADO RANCH PLACE

9580 S Maryland Pkwy
Las Vegas, NV 89183

MARYLAND PKWY



Availability

BLDG 1263

SUITE	TENANT	SQ. FT.
105-A	AVAILABLE - DO NOT DISTURB	1,899

BLDG 9850

SUITE	TENANT	SQ. FT.
19	AVAILABLE	1,800

BLDG 9890

SUITE	TENANT	SQ. FT.
14	AVAILABLE (Vanilla Shell)	1,880

PAD

SUITE	TENANT	AC
PAD	FOR LEASE OR BUILD-TO-SUIT	0.89

SILVERADO RANCH

TENANT DIRECTORY

SILVERADO RANCH PLACE

9580 S Maryland Pkwy
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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	Taste of Gujarat Indian Restaurant	5,447
19	Full House BBQ	1,880
20	Jax Wax	1,741
21	4 Paws Pet Daycare	1,771
22	United States Army Recruiting	2,480
23	Wolf Claw Arcade	1,280
24	Sweet Garden Japanese Cheesecake	1,880
25 - 26	Bago' Crab Cajun Seafood	4,100

9850 S Maryland Pkwy

SUITE	TENANT	SIZE (SF)
1	Orthodontist	1,900
2 - 3	Choice Dental	2,760
4	Ryze Action Park	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



TENANT DIRECTORY

SILVERADO RANCH PLACE

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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

1263 E Silverado Ranch Blvd

SUITE	TENANT	SIZE (SF)
100	Panda Express	2,240
101	Instyle Nails	1,200
105-A	AVAILABLE - DO NOT DISTURB	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

PAD SITE AERIAL

SILVERADO RANCH PLACE

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0.89 AC PAD
FOR LEASE OR BUILD-TO-SUIT



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
32,940	159,681	320,762



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$105,676	\$125,492	\$135,578



TRAFFIC COUNTS

Silverado Ranch	Maryland Pkwy
23,000 VPD	14,700 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024



TRADE AREA AERIAL

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01/26/26