

**FOR LEASE**



# SILVERADO SQUARE

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





# HIGHLIGHTS

## OPPORTUNITY BENEFITS



±50,000 SF Sprouts Farmers Market anchored center & great tenant mix including Pacific Dental, Salad & Go, Hand & Stone & more



Pylon Signage and Signalized Intersection Opportunity



Nestled In The Heart of Silverado Ranch. Strong Demographic Community

## PROPERTY DETAILS

- ◆ **Retail Space** +/-49,634 SF

---

- ◆ **Lot Size** 6.48 Acres

---

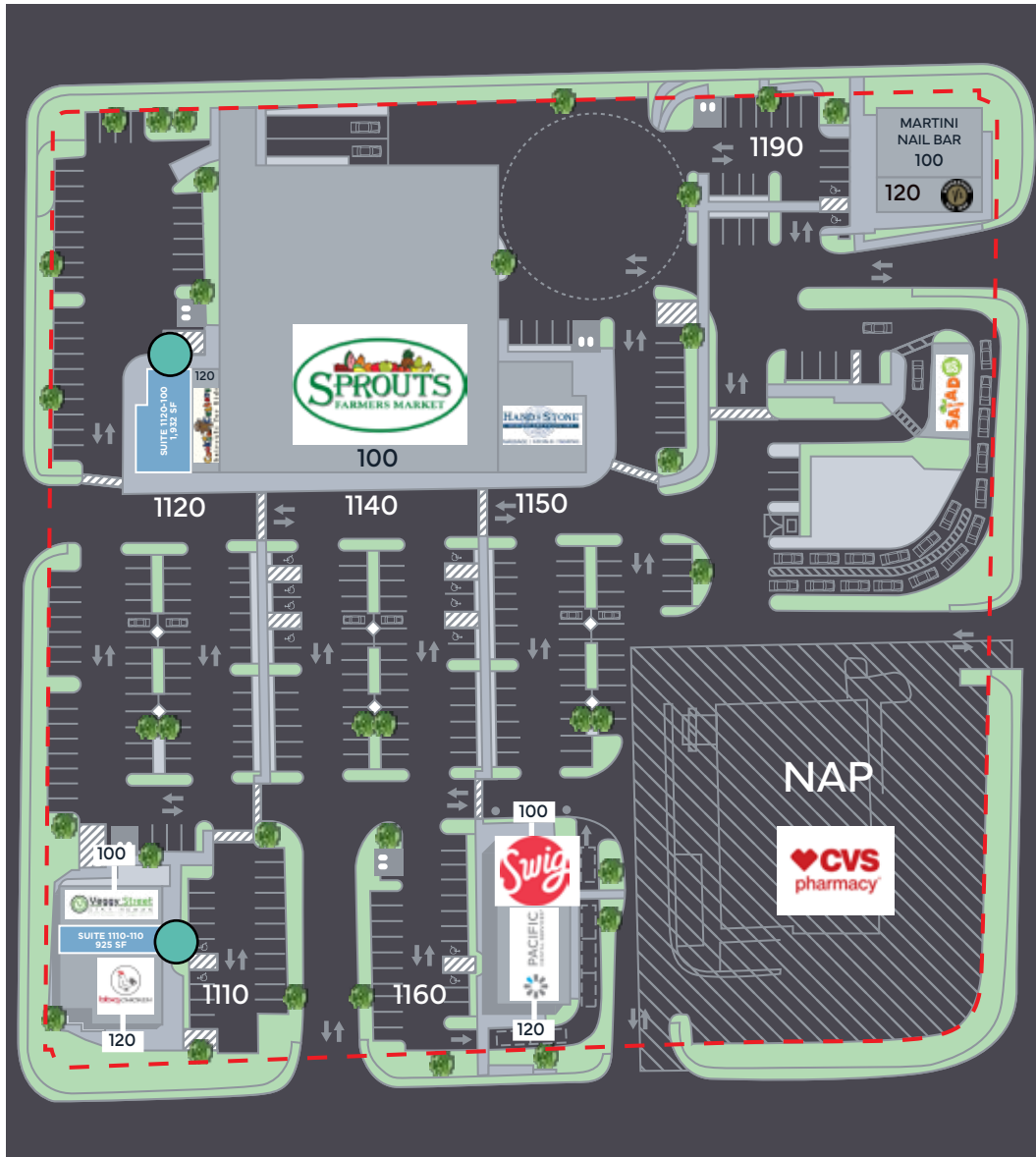
- ◆ **Rent** Inquire With Broker

---

- ◆ **Zoning** C-2

# SITE PLAN

LEASED
  AVAILABLE
  VIRTUAL TOUR



BLDG	UNIT	TENANT	SQ FT
1110	100	Veggy Street	1,543
1110	110	AVAILABLE	925
1110	120	BB.Q Chicken	2,331
1120	100	AVAILABLE	1,873
1120	120	Cookie Cutters	1,068
1140	100	Sprouts Farmers Market	29,896
1150	100	Hand & Stone	3,000
1160	100	Swig Drinks (Coming Soon)	1,697
1160	120	Pacific Dental	2,483
1190	100	Martini Nail Bar	2,494
1190	120	V's Barbershop	1,106
PAD		Salad & Go (Coming Soon)	800

# AMENITIES & TRANSIT



# DRIVE-TIME MAP & DEMOGRAPHICS



## POPULATION

1 MILE: 32,089

3 MILES: 161,160

5 MILES: 309,833



## AVG HH INCOME

1 MILE: \$99,508

3 MILES: \$112,285

5 MILES: \$121,439



## # OF HOUSEHOLDS

1 MILE: 12,267

3 MILES: 65,015

5 MILES: 122,931







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

**For More Information, Please Contact:**

**DAN HUBBARD**

Managing Director  
+1 702 688 6934  
dan.hubbard@cushwake.com  
LIC #S.0013713.LLC

**FERNANDO MARTINEZ-REDING**

Associate  
+1 702 605 1746  
fernando.martinezreding@cushwake.com  
LIC #S.0200151

