

FOR LEASE | ±1,225 SF

• Former Hair Salon



450 E Silverado Ranch Blvd, Las Vegas NV 89183

54868

NAI Vegas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Maria R. Herman
Senior VP Retail
LIC#BS.0027640
702.334.7280
mherman@naivegas.com

Todd Manning
Managing Broker
LIC#BS.1001879
702.575.4866
tmanning@naivegas.com

Property Highlights & Site Plan

- Available Suite: 1,225 SF
- Former Barber Shop Ready To Go For New Tenant
- Site Is Surrounded By High Density Residential
- Excellent Access from Bermuda Road & Silverado Ranch
- Come Join Walmart, Wells Fargo, Rosati's Pizza, UPS, El Pollo Loco, Cricket Wireless, and more!!



BLDG 430	
UNIT	TENANT
100	BIG JERK CARRIBEAN
105	POLO CLEANERS
110	ROSATTIS PIZZA
115	CHOPSTIX
120	SMOKE & CIGARS
125	BODY COMFORT DAY SPA

BLDG 450	
UNIT	TENANT
100	CRICKET WIRELESS
105	TRI-STATES DENTAL
110	AVAILABLE
115-120	UPS STORE
125	KAHUKU POKE / TWO HANDS



CLICK HERE
OR TEXT 21805 TO 39200

Area Map

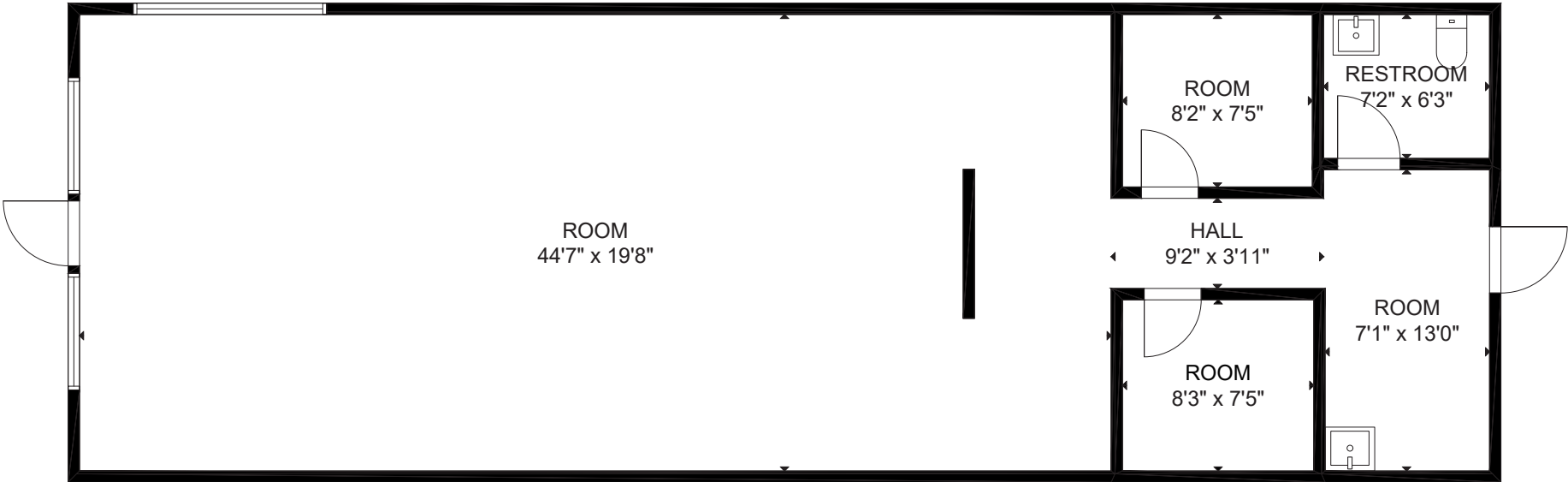
- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



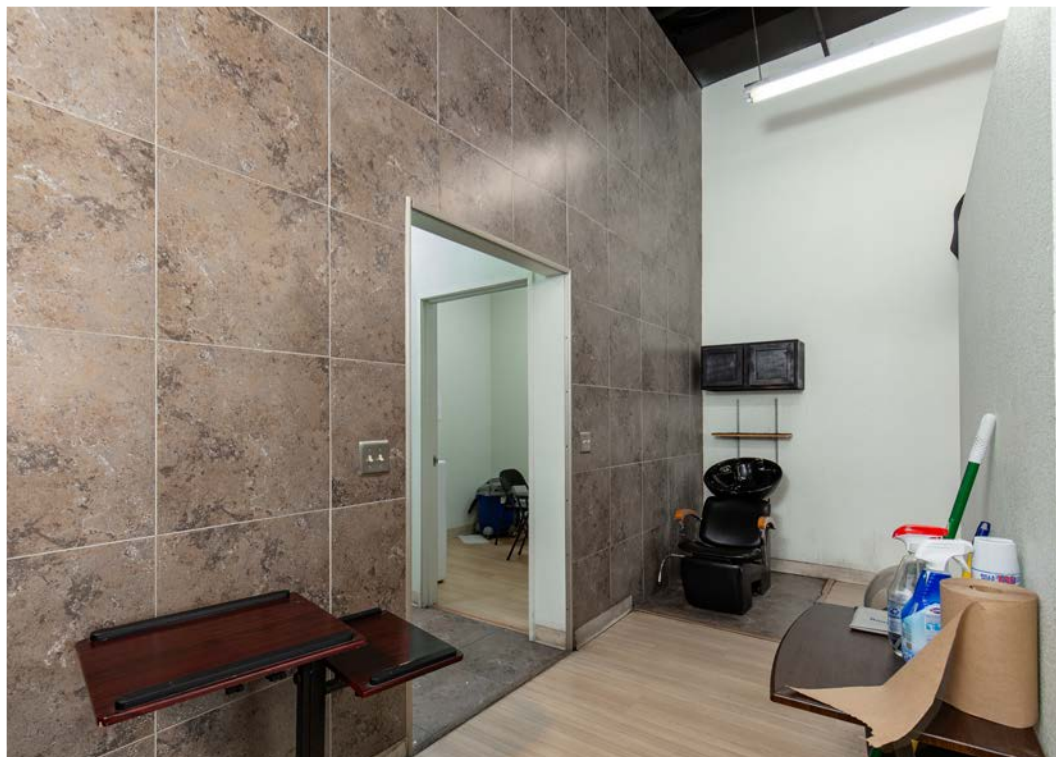
Floor Plan / 3D Tour



1,225 SF









Demographics

POPULATION	1-mile	3-mile	5-mile
2019 Population	16,422	136,274	310,732
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$84,017	\$84,346	\$83,285

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

Todd Manning
Managing Broker
LIC#BS.1001879
702.575.4866
tmanning@naivegas.com

Maria R. Herman
Senior VP Retail
LIC#BS.0027640
702.334.7280
mherman@naivegas.com

The information contained herein has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, withdrawal without notice, and to any special listing conditions imposed by the property owner/s.