

1,800sqft FOR LEASE

Silverado Professional Park

700 E. Silverado Ranch Blvd, Las Vegas, NV 89183



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$1.80/SF/mo
Lease Type:	NNN
CAMs:	36¢/SF/mo
Year Built:	2003
Delivery Condition:	Gray or Vanilla
Tenant Improvements:	Negotiable
Zoning:	Office Professional [CP]
Market:	Las Vegas, NV
Submarket:	South Las Vegas
Traffic Count:	21,410

PROPERTY OVERVIEW

Co-Tenants include Nevada Heart & Vascular, Advent Home Health, Dentistry for Children, 5Star Dental, Internal Medicine, and Life Springz Physical Therapy.

PROPERTY HIGHLIGHTS

- Office/Medical/Professional
- Nearby shopping, restaurants, and high density residential
- Ability to brand with your business signage
- Individual metering

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	11,708	29,493	47,617
Total Population	31,698	78,508	125,348
Average HH Income	\$75,188	\$76,376	\$80,174

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