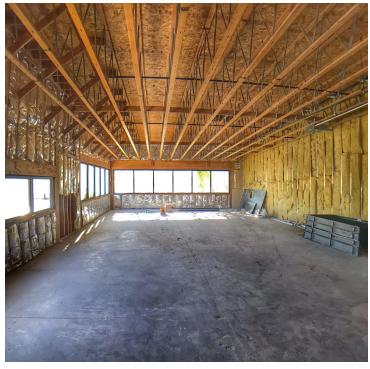
1,800sqft FOR LEASE

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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