



SILVERADO SQUARE

1130 E SILVERADO RANCH BLVD, LAS VEGAS, NV 89183

MARYLAND PARKWAY

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**SILVERADO RANCH
BOULEVARD**

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Silverado Square is a Sprouts anchored shopping center nestled in the heart of Silverado Ranch. Surrounded by strong demographics, rooftops & schools. Join an incredible tenant mix including Pacific Dental, BB.Q Chicken, Premier Martial Arts, Hand & Stone, Veggy Street & Sprouts Farmers Market!

PROPERTY HIGHLIGHTS

- New Building Construction
- Street Frontage Available
- Drive Thru Available
- Tenant Improvements Available
- 926 - 4,000 +/- SF Available
- Building and Pylon Signage Available

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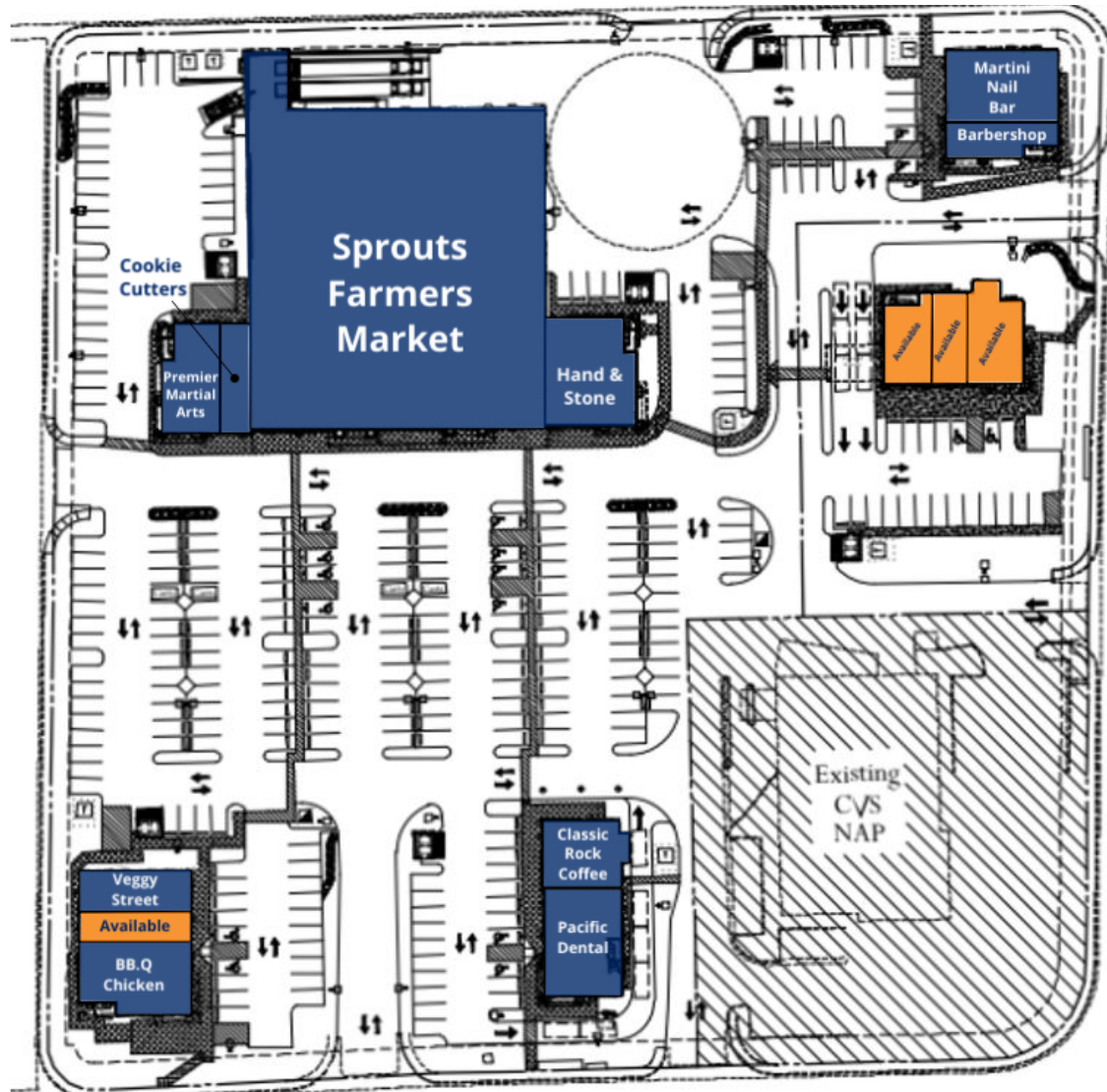
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OFFERING SUMMARY

LEASE RATE:	\$3.50 SF/month (NNN)
AVAILABLE SF:	926 - 1,511 SF
LOT SIZE:	6.46 Acres
BUILDING SIZE:	52,493 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,777	51,492	96,933
TOTAL POPULATION	32,337	134,883	251,749
AVERAGE HH INCOME	\$74,216	\$82,474	\$87,445



LEGEND

Available

Occupied

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION	VIDEO
Anchor	Sprouts	30,000 SF	NNN	N/A	Sprouts Farmers Market	-
Pad A - Suite 100	Veggy Street	1,543 SF	NNN	N/A	1,543 SF	-
Pad A - Suite 110	Available	926 SF	NNN	\$3.50 SF/month	926 SF NEW Vanilla Shell	-
Pad A - Suite 120-130	BB.Q Chicken	2,331 SF	NNN	N/A	2,331 SF	-
Pad B - Suite 100-110	Classic Rock Coffee	1,713 SF	NNN	N/A	1,713 SF	-
Pad B - Suite 120-130	Pacific Dental	2,483 SF	NNN	N/A	2,483 SF	-
Pad C - Suite #1	Available	1,511 SF	NNN	\$3.50 SF/month	End Cap W/Drive-Thru	-
Pad C - Suite #2	Available	1,041 SF	NNN	\$3.50 SF/month	New Construction	-
Pad C - Suite #3	Available	1,449 SF	NNN	\$3.50 SF/month	End Cap W/Street Frontage	-
Pad D - Suite 100-110	Martini Nail Bar	2,494 SF	NNN	N/A	2,494 SF	-
Pad D - Suite 120	V's Barbershop	1,106 SF	NNN	N/A	1,106 SF	-
Inline E - Suite 100-110	Premier Martial Arts	1,932 SF	NNN	N/A	1,932 SF	-
Inline E - Suite 120	Cookie Cutters	1,068 SF	NNN	N/A	1,068 SF	-
Inline F - Suite 100-120	Hand & Stone	3,000 SF	NNN	N/A	3,000 SF	-

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ADDITIONAL PHOTOS



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ABOUT SVN



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.