

SILVERADO RANCH PLAZA

1310 E SILVERADO RANCH BLVD, 89183



SILVERADO RANCH PLAZA is a $\pm 21,639$ square foot neighborhood retail center, strategically located at the Northeast corner of East Silverado Ranch Boulevard and South Maryland Parkway.

PRIME LOCATION

Central Location: In the heart of Silverado Ranch, surrounded by strong demographics, residential rooftops, and schools.

High Traffic Area: Across from three major grocery-anchored shopping centers (Smith's, Albertson's, & Sprouts), ensuring significant vehicular traffic and visitors.

Excellent Visibility: Enjoys outstanding visibility from the road, ideal location for all retail concepts.

Easy Freeway Access: Less than two miles from the I-215 freeway, providing convenient access to surrounding Henderson areas.

FEATURES & BENEFITS

Incredible Tenant Mix: Benefit from the vibrant mix of businesses at the nearby grocery-anchored centers.

Dynamic Retail Environment: Join a vibrant community of businesses and take advantage of the synergy created by the diverse tenant mix in the area.

FOR LEASE

STARTING BASE RENT
\$3.00 / SF, NNN

SPACE AVAILABLE
 $\pm 1,100$ SF

PROPERTY TYPE
RETAIL, 1-STORY

RETAIL CENTER SIZE
 $\pm 21,514$ SF

ZONING
C-1, COUNTY

YEAR BUILT
2007

PARKING RATIO
4.02 : 1,000

LOT SIZE
 ± 3.5 AC

APN
177-23-401-005

PROPERTY SUMMARY

AVAILABLE SPACE:

- Suite #101: The ±1,100 SF former nail salon space provides a nearly turn-key opportunity for
- a replacement nail salon operator, or a wide range of other retail businesses looking to capitalize on the high traffic and visibility.
- Can be delivered furnished or unfurnished.



1 MILE RADIUS MAP





For more information, contact:

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