

FOR LEASE

SILVERADO RANCH AUTO CENTER
544-564 E. Silverado Ranch Blvd.
Las Vegas, NV 89183



Craig Summers

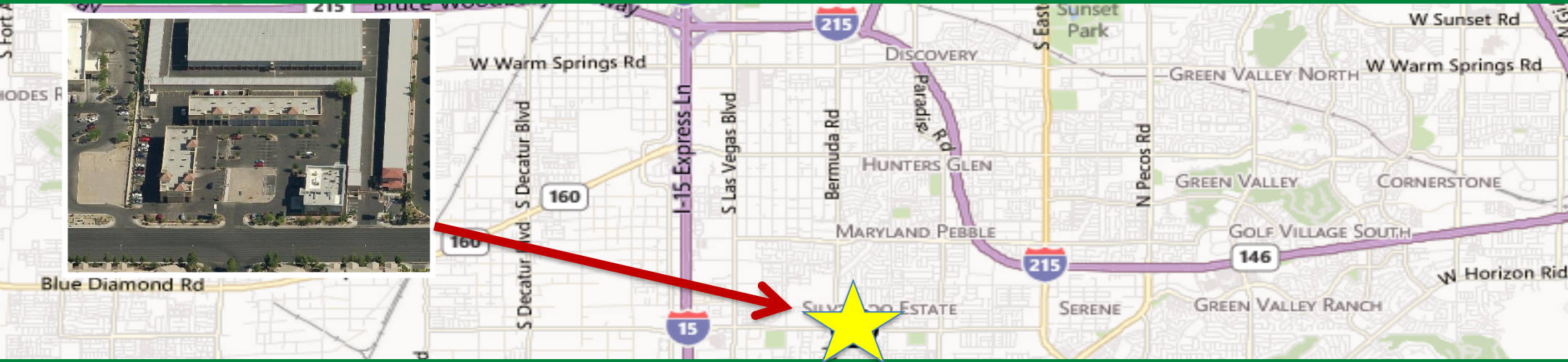
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Suite	Square Feet	Rate PSF	CAM	Space Description
BTS Dirt pad	6,000	Neg.	\$0.41	BTS Dirt pad

PROPERTY FEATURES

- +/- 6,000 SF BTS Pad Available
- Rate Negotiable / CAM \$0.41
- Professional retail – auto repair complex
- Southern Las Vegas location
- Near bus line
- Signage available
- Jurisdiction – CC Paradise 89183

TRAFFIC COUNTS

Silverado Ranch Blvd.	S. Maryland Pkwy.	21,410 VPD
Silverado Ranch Blvd.	S. Mission Front Dr.	20,454 VPD
Bermuda Rd.	E. Serene Ave.	19,201 VPD

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	31,267	138,316	278,271
Med. Household Income	\$65,520	\$69,522	\$72,340
Total Housing Units	11,521	52,441	105,977