

Retail Pads For Lease

SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

Listed By:



Hilton
Vacation Club
±714 Rooms

World Mark
Las Vegas
±330 Rooms

SUBJECT

Manhattan
Condominiums
±700 Rooms

Boca Raton
Condominiums
±400 Units

Silverado
Ranch DMV



South Point
Las Vegas
±2,100 Rooms



AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

Listed By: 

LISTING SNAPSHOT

Lease Rate

Contact Broker

Land Size

±2.31 AC (Divisible)

APN

177-30-504-002

177-30-504-003



PROPERTY HIGHLIGHTS

- Rare fully entitled gas station pad available for Ground Lease or Build-to-Suit
- End-cap drive-thru and in-line retail space available
- High exposure at the hard corner of Silverado Ranch Blvd. & Valley View Blvd (combined ±49,000 VPD)
- Strong regional and local connectivity located ±0.50 miles from the I-15 (±156,000 VPD)
- Positioned within a rapidly growing Southwest Las Vegas submarket
 - 112,602 households within in a 5-mile radius
 - 300,648 residents within a 5-mile radius
- Ideal for gas, restaurant, and retail users seeking high-traffic exposure in an expanding submarket

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	7,945	131,677	300,648
2025 Average Household Income	\$142,509	\$135,240	\$130,671
2025 Households	3,018	48,526	112,602

Listing Brokers

AREEBA MOTEN
Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI
Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

VICINITY MAP

The trade area consists of ±300,648 residents with an average household income of ±\$130,671 within a 5-mile radius.



Median Age
38.7



Homeowners
69,718



Married Households
47.2%

Nearby Amenities ±5-Mile Radius

- 1 South Point Hotel & Casino (2,163 rooms) -5.4 miles
- 2 Southern Highlands Golf Club -5.7 miles
- 3 Lois and Jerry Tarkanian Middle School (±2,000 students) -2.3 miles
- 4 Desert Oasis High School (±3,250 students) -1.3 miles
- 5 M Resort Spa & Casino (390 rooms + future expansion) -7.2 miles
- 6 Silverton Hotel & Casino (300 rooms) -5.3 miles
- 7 Las Vegas South Premium Outlets -7.1 miles
- 8 Henderson Executive Airport -7.6 miles
- 9 St Rose Dominican Hospital San Martin Campus -5.5 miles
- 10 Intermountain Healthcare Performance Center -7.5 miles
- 11 Future HCA Hospital (±57 AC) -4.4 miles



SITE =



■ = Subject
 ■ = Power Centers
 ■ = Hospital
 ■ = Schools
 ■ = Parks
 ■ = Planned Community
 ■ = Hotel & Casino



⊕ = Subject ■ = NAP

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NORTH FACING AERIAL







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Smith's
FOOD & DRUG STORES
Planet
FITNESS
WOW
CARWASH
DOLLAR TREE
CHASE
PANDA
EXPRESS

South Point
Las Vegas
±2,100 Rooms

I-15 FREEWAY // ±156,000 VPD

Silverado On/Off Ramp

Silverado Ranch Blvd. // ±38,500 VPD

Valley View Blvd. // ±10,500 VPD

Malan + Marcello Investment Team

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