



SOUTH PREMIUM OULETS

LAS VEGAS BOULEVARD
"THE STRIP"

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SILVERADO SQUARE

1130 E SILVERADO RANCH BLVD, LAS VEGAS, NV 89183

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$2.75 - 3.50 SF/month (NNN; Ground)
Available SF:	926 - 3,600 SF
Lot Size:	6.46 Acres
Building Size:	51,000 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

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, Hand & Stone, Veggy Street & Sprouts Farmers Market!

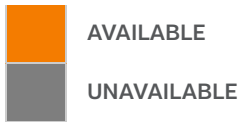
PROPERTY HIGHLIGHTS

- New Building Construction
- Street Frontage Available
- Drive Thru Available
- Tenant Improvements Available
- 926 - 3,600 +/- SF Available
- Building and Pylon Signage Available

Retail Aerial



Available Spaces



SUITE	TENANT	RATE	DESCRIPTION
Pad A - Suite 100	Veggy Street	-	1,543 SF
Pad A - Suite 110	Available	\$3.50 SF/month	926 SF Grey Shell
Pad A - Suite 120-130	BB.Q Chicken	-	2,331 SF
Inline E - Suite 100-110	Available	\$2.75 SF/month	1,932 SF Grey Shell
Inline E - Suite 120	Cookie Cutters	-	1,068 SF
Inline F - Suite 100-120	Hand & Stone	-	3,000 SF
Pad B - Suite 100-110	Classic Rock Coffee	-	1,713 SF
Pad B - Suite 120-130	Pacific Dental	-	2,483 SF
Pad D - Suite 100-110	Martini Nail Bar	-	2,494 SF
Pad D - Suite 120	V's Barbershop	-	1,106 SF
Pad C W/Drive Thru	Available	\$100,000/year	2,800-5,000 SF Drive-Thru



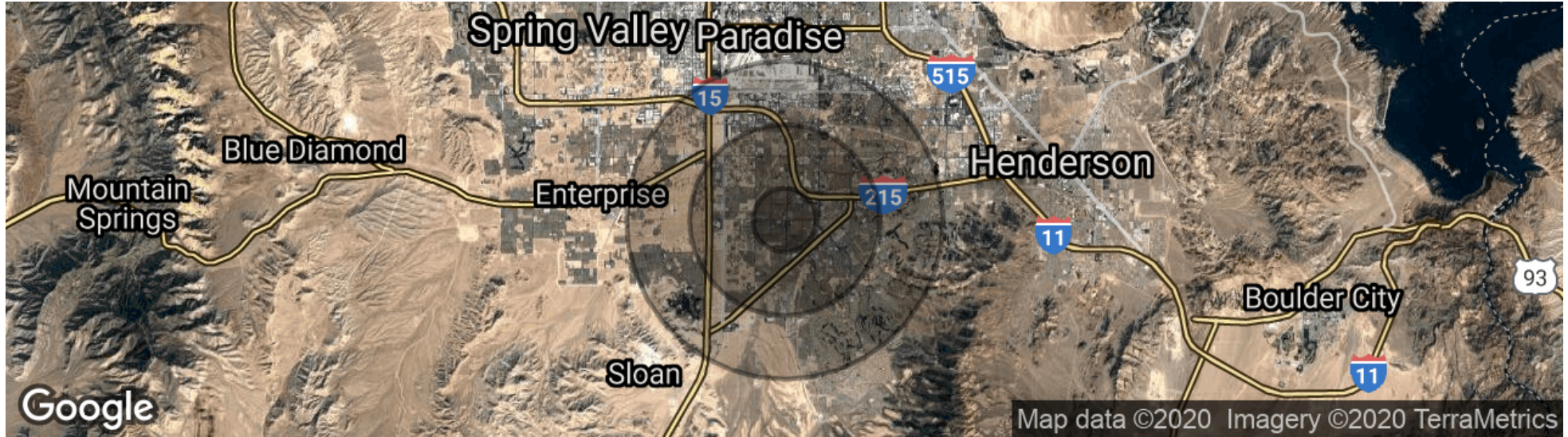
Cross Streets Aerial



Silverado Square Lot Aerial



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	32,337	134,883	251,749
Median age	31.4	35.5	37.5
Median age (Male)	31.2	35.0	37.2
Median age (Female)	32.0	36.0	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	11,777	51,492	96,933
# of persons per HH	2.7	2.6	2.6
Average HH income	\$74,216	\$82,474	\$87,445
Average house value	\$243,496	\$333,933	\$372,824

* Demographic data derived from 2010 US Census

D FREESTANDING SIGN





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