

BERMUDA MARKETPLACE

9635 Bermuda Rd. Las Vegas, NV 89123

AVAILABLE
For Lease



5960 S. Jones Blvd, Las Vegas, NV 89118

(702) 388-1800 MAIN • (702) 388-1010 FAX

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Property Highlights

- RARE SECOND-GENERATION RESTAURANT space; turnkey opportunity for restaurant users
- Located in the heart of Silverado Ranch, near the rapidly growing West Henderson submarket. $\pm 45,000$ VPD at E Silverado Ranch Blvd & Bermuda Rd.
- Surrounded by strong co-tenancy including Don Tortaco Mexican Grill, Marco's Pizza, Cap't Loui, Fat Shack, Speedee Mart, Firestone, and 76 gas station
- Nearby national tenants include Bank of America, Walgreens, Little Caesars, Pizza Hut, Coffee Madness, Goodwill, Great Clips, Dunkin', 7-Eleven, and Jack-in-the-Box
- Minutes from South Point Hotel, Casino & Spa, and easy access to Interstate 15 and Interstate 215

Property Overview

MDL Group is pleased to present leasing opportunities at Bermuda Marketplace, located at 9635 Bermuda Road in the heart of Silverado Ranch. The property features a rare second-generation restaurant space with existing food-service infrastructure, offering restaurant users the opportunity to minimize buildout costs and accelerate opening timelines. Situated at E. Silverado Ranch Boulevard and Bermuda Road, the center benefits from approximately $\pm 45,000$ vehicles per day, strong co-tenancy, and surrounding residential density. The property is minutes from South Point Hotel, Casino & Spa and offers convenient access to Interstate 15 and Interstate 215. Surrounded by established retail, dining, and service tenants, Bermuda Marketplace provides an attractive opportunity within one of southeast Las Vegas' most active retail corridors.

Listing Snapshot



CALL BROKER
Lease Rate



\$0.99 PSF
Monthly CAM Charges



$\pm 1,371$ SF
Available Space



South Las Vegas
Submarket

Key Demographics (within a 3-mile radius)



$\pm 149,950$
Population Size



\$128,828
Ave. Household Income

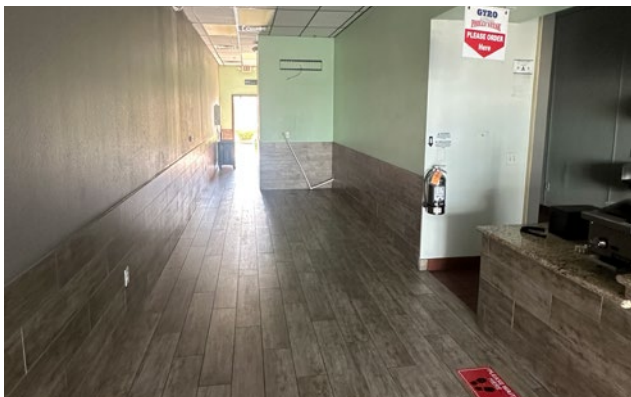
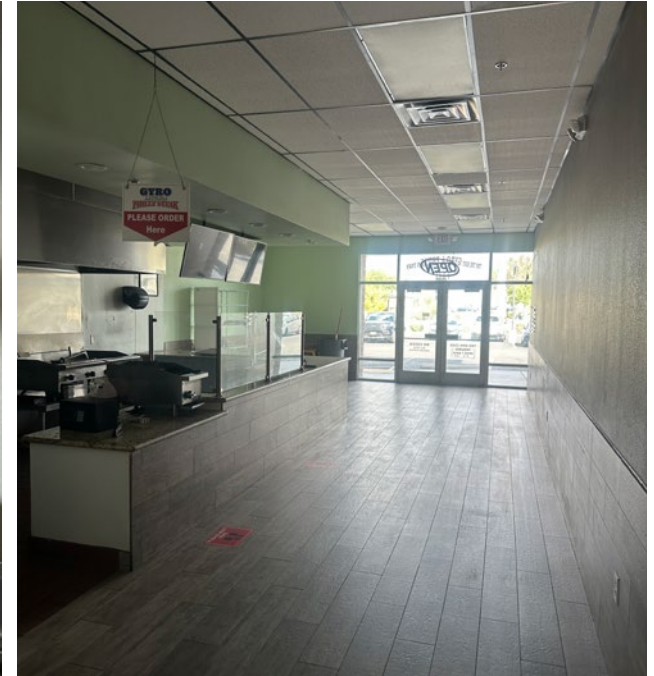
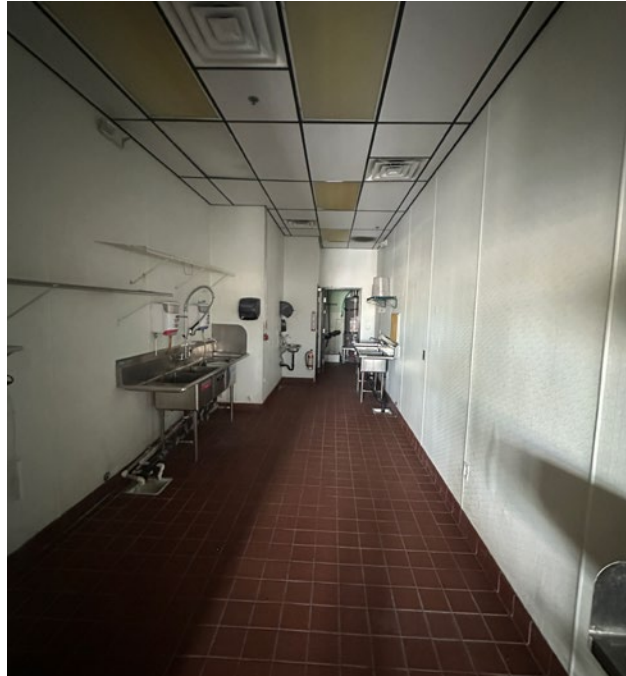
APN	177-21-816-009
Zoning	Commercial General (CG)
Year Built	2017
Property Size	$\pm 13,509$ SF
Cross Streets	Silverado Ranch & Bermuda Rd.
Lot Size	± 1.79 AC



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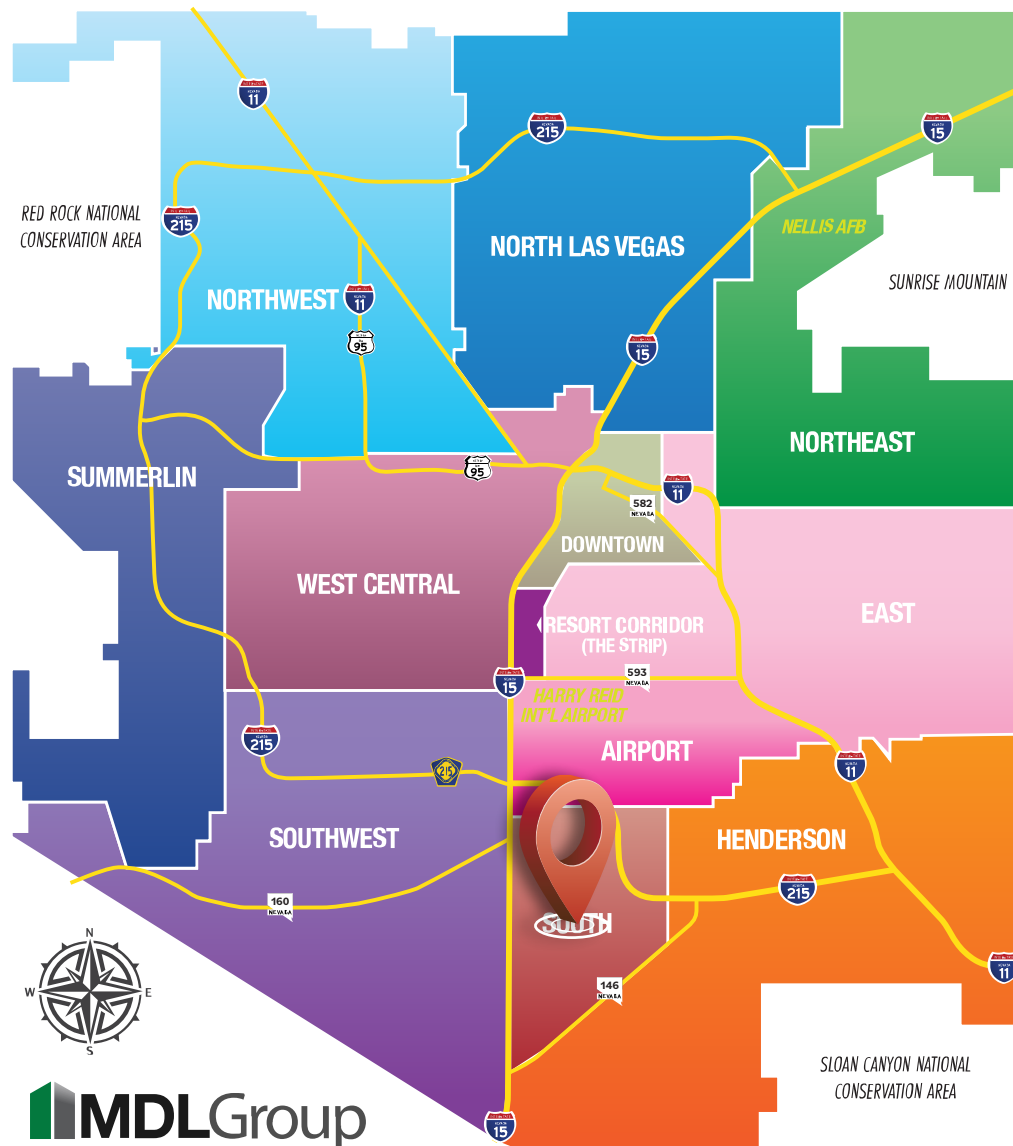
Suite 110 Photos



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Area Connectivity

- I-15 Freeway: ± 1.5 miles (± 4 minutes)
- I-215 Beltway: ± 4.5 miles (± 8 – 10 minutes)
- Harry Reid International Airport: ± 5.5 miles (± 10 minutes)
- The Las Vegas Strip: ± 7.0 miles (± 12 – 15 minutes)
- South Point Hotel, Casino & Spa: ± 1.0 mile (± 3 minutes)

Nearby Amenities

- Retail & Grocery: Surrounded by convenient everyday shopping, including Walmart Neighborhood Market, Walgreens and Goodwill, providing strong retail activity and convenient access for nearby residents and employees. The property sits within an established Silverado Ranch commercial corridor with significant residential density.
- Dining: Positioned within a highly active dining corridor featuring numerous restaurant concepts, including Don Tortaco Mexican Grill, Marco's Pizza, Cap't Loui, Fat Shack, Dunkin', Little Caesars, Pizza Hut and Jack in the Box. Several restaurants are located directly within Bermuda Marketplace.
- Hospitality & Entertainment: Approximately one mile from South Point Hotel, Casino & Spa, a major resort, entertainment, dining and hospitality destination that generates substantial visitor and local traffic throughout the area.
- Banking & Services: Conveniently located near Bank of America, Wells Fargo, 7-Eleven, Firestone and other neighborhood services, creating a strong concentration of daily-use amenities surrounding the property.

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Market Overview

South

Quick Facts

 **265,000**

Est. Population
(as of 2025)

 **1,650**

Pop. Density
(per square mile)

Synopsis

The South Las Vegas submarket serves as the valley's indispensable logistical gateway, acting as the primary handshake for business travelers and heavy freight surging from California and Arizona via the I-15. Strategically anchored at the high-octane nexus of the I-15 and I-215 Beltway, this corridor has evolved from a transit-heavy periphery into a premier destination for both residential and commercial realty. In 2026, the area is a masterclass in balanced expansion, where luxury residential enclaves like those in West Henderson and Inspirada sit alongside massive, cutting-edge industrial hubs and distribution centers. The submarket's location offers unparalleled connectivity, providing a short, efficient drive to both the Henderson Executive Airport and Harry Reid International Airport. With the iconic Las Vegas Strip just minutes to the north, the South submarket effortlessly blends industrial scale with sophisticated desert living.



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Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

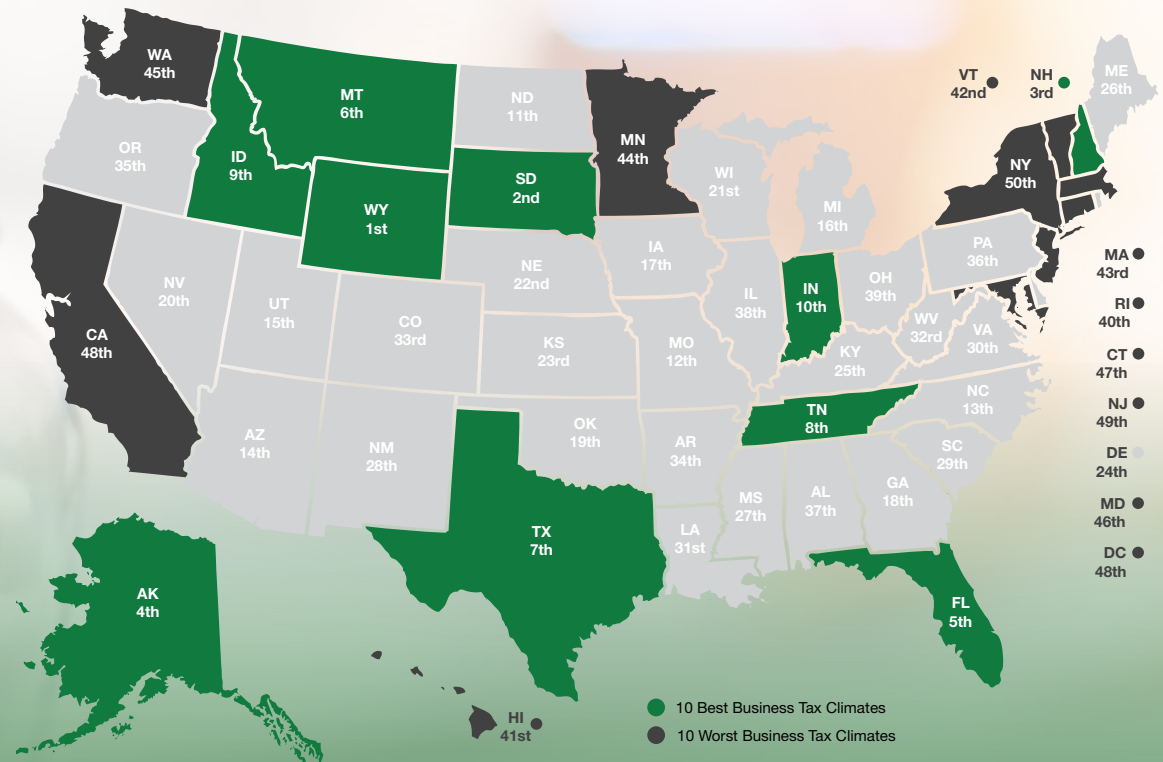
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.



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