

SILVERADO RANCH VILLAGE

407-495 E SILVERADO RANCH BOULEVARD | LAS VEGAS, NV 89183



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PROPERTY HIGHLIGHTS



GROCERY ANCHORED SHOPPING CENTER IN SILVERADO RANCH - GREAT TENANT MIX



- 1,310 SF available
- \$2.50/SF/mo.
- NNN: \$0.82/SF/mo.



Zoning: CG (Clark County)



Great tenancy: Citi Bank, Doggie District, Dunkin Donuts, Envision Dance & Gymnastics, Great Clips, Island Pacific Seafood Market, Jack in the Box, Rumble Boxing, Slater's 50/50 Burger Restaurant, and more



Island Pacific Seafood Market anchored shopping center

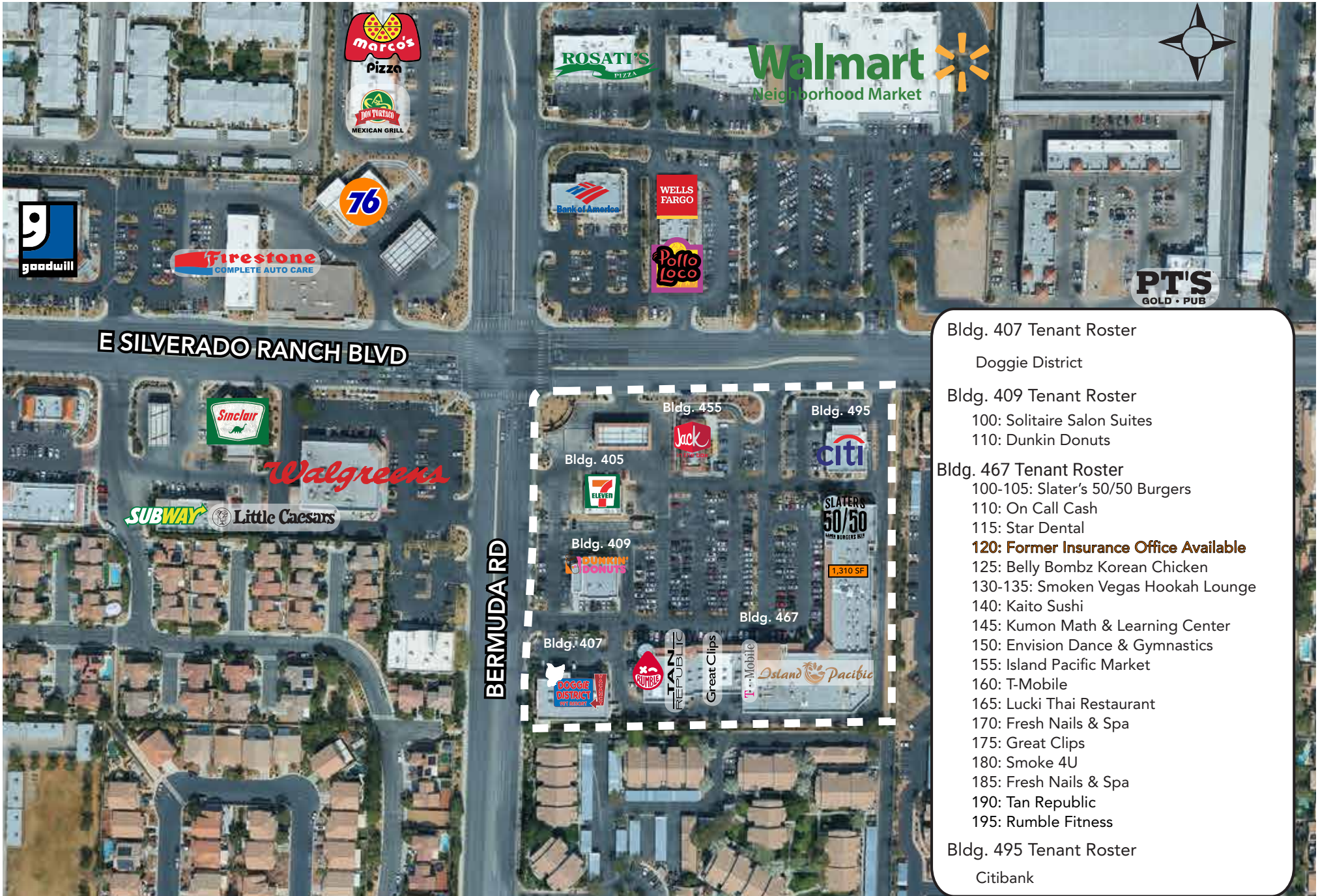


Silverado Ranch Boulevard: 28,683 VPD
Bermuda Road: 16,652 VPD



SITE PLAN





- Bldg. 407 Tenant Roster
 - Doggie District
- Bldg. 409 Tenant Roster
 - 100: Solitaire Salon Suites
 - 110: Dunkin Donuts
- Bldg. 467 Tenant Roster
 - 100-105: Slater's 50/50 Burgers
 - 110: On Call Cash
 - 115: Star Dental
 - 120: Former Insurance Office Available**
 - 125: Belly Bombz Korean Chicken
 - 130-135: Smoken Vegas Hookah Lounge
 - 140: Kaito Sushi
 - 145: Kumon Math & Learning Center
 - 150: Envision Dance & Gymnastics
 - 155: Island Pacific Market
 - 160: T-Mobile
 - 165: Lucki Thai Restaurant
 - 170: Fresh Nails & Spa
 - 175: Great Clips
 - 180: Smoke 4U
 - 185: Fresh Nails & Spa
 - 190: Tan Republic
 - 195: Rumble Fitness
- Bldg. 495 Tenant Roster
 - Citibank