

SILVERADO PLAZA

8190 - 8200 S MARYLAND PARKWAY

FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

DAVID BAUMAN, SIOR, CCIM

Principal
O (702) 490-0699
C (702) 460-7013
dbauman@lee-associates.com
License: S.0182687

NICOLE CLOVIS

Principal
O (702) 490-0699
C (702) 250-7755
nclovis@lee-associates.com
License: S.0193945

SILVERADO PLAZA

8190-8200 S MARYLAND PARKWAY | LAS VEGAS, NV 89123



\$2.05 PSF NNN

Lease rate



±1,200 - 2,358 SF

Spaces available

PROPERTY HIGHLIGHTS

- **Available suites for lease:**
 - 8200-120: ±1,200 SF
 - 8190-110: ±2,358 (30-day notice)
- Located on S Maryland Pkwy. on a high-traffic corridor
- Easy access to the I-215 and I-15 freeways, The Las Vegas Strip, Harry Reid International Airport and UNLV
- Dynamic tenant mix that includes popular dining, medical, fitness and specialty retail shops
- Ample parking available

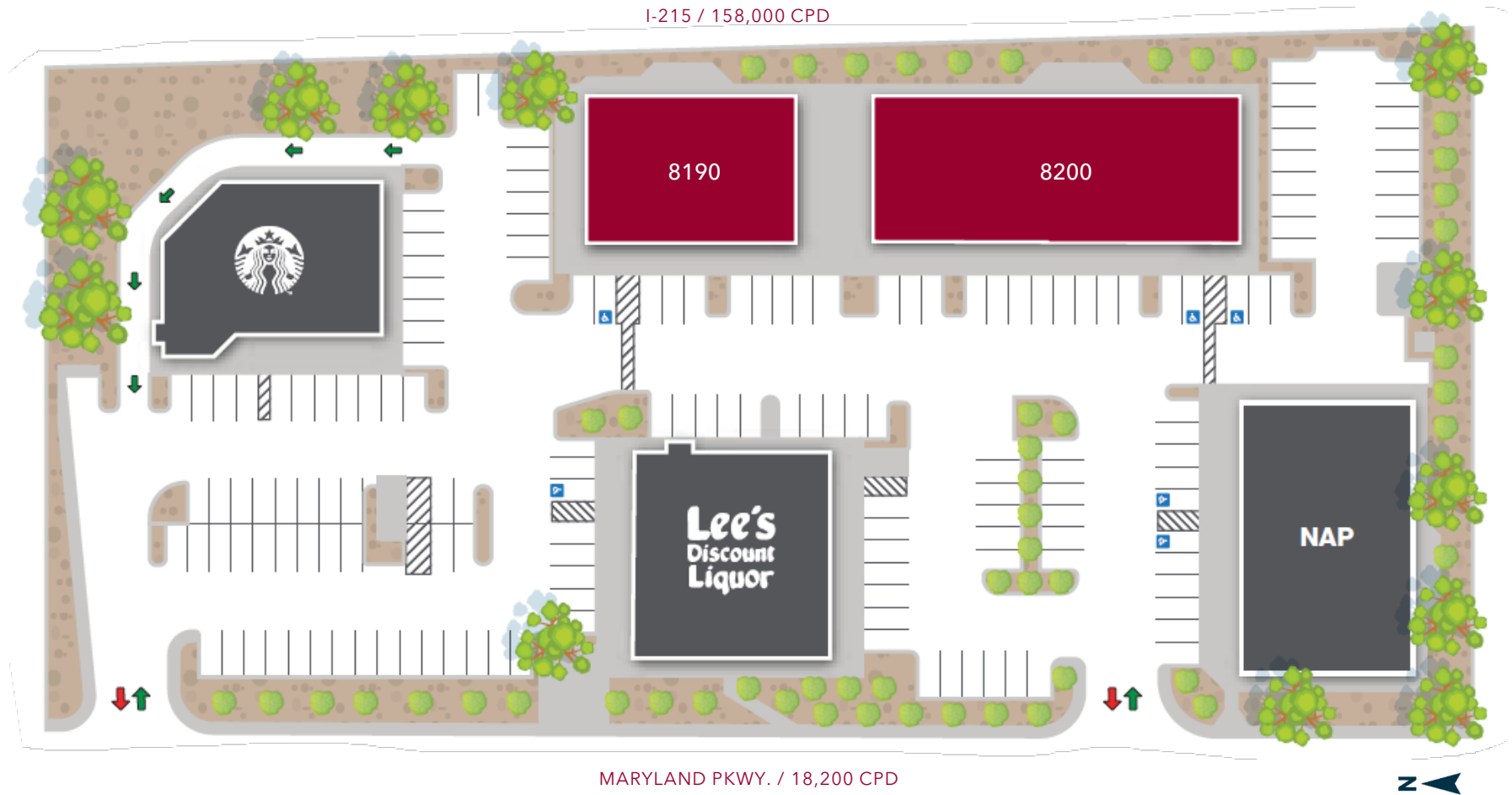


DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|--------------------------------------|-----------|-----------|-----------|
| 2024 POPULATION | 17,092 | 129,771 | 347,257 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$110,342 | \$108,118 | \$110,286 |
| 2024 TOTAL HOUSEHOLDS | 6,986 | 53,785 | 140,913 |

SILVERADO PLAZA

8190-8200 S MARYLAND PARKWAY | LAS VEGAS, NV 89123



SILVERADO PLAZA

8190-8200 S MARYLAND PARKWAY | LAS VEGAS, NV 89123



SILVERADO PLAZA

8190-8200 S MARYLAND PARKWAY | LAS VEGAS, NV 89123





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

DAVID BAUMAN, SIOR, CCIM

Principal
O (702) 490-0699
C (702) 460-7013
dbauman@lee-associates.com
License: S.0182687

NICOLE CLOVIS

Principal
O (702) 490-0699
C (702) 250-7755
nclovis@lee-associates.com
License: S.0193945

LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

All information furnished regarding property for sale, lease or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein