

SILVERADO PLAZA

8190 - 8200 S MARYLAND PARKWAY

FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE #B.0146492.LLC

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



\$0.99 PSF NNN

Six-month promo rate



±2,358 SF

Space available

PROPERTY HIGHLIGHTS

- Available suites for lease:
 - 8190-110: ±2,358
- **Introductory Rate:** \$0.99 PSF NNN for the first 6 months, then \$1.95 PSF NNN for the remainder of the term
- \$0.60 PSF CAM
- 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

I-215 / 158,000 CPD



MARYLAND PKWY. / 18,200 CPD



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 | B.0146492 | 8311 W SUNSET ROAD, SUITE 120, LAS VEGAS, NV 89113

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