



SILVERADO RANCH PLAZA

9701-9893 S EASTERN AVE, LAS VEGAS, NV 89123

CBRE



JOIN NATIONAL RETAILERS

AVAILABLE SF \pm 6,000 - 15,000

TARGET

NIKE

MARSHALL'S

PETSMART

MICHAEL'S

ULTA

TILLY'S

FIVE BELOW

BATH AND BODY WORKS



SITE PLAN

SILVERADO RANCH BLVD 23,000 VPD

Suite	Tenant	Size
A01	Mattress Firm	5,224 SF
A06	Elegance Curtains & Blinds	1,000 SF
A07	S & A Collectibles	2,000 SF
A09	Claire's Boutique	1,000 SF
B01	Bath & Body Works	3,600 SF
B03	Five Below Inc.	10,000 SF
C01	Miniso	3,250 SF
100	Nike	15,100 SF
105	AVAILABLE	15,560 SF
B03	Five Below Inc.	10,000 SF
9857	Ulta Beauty	10,800 SF
D01	Hottie	4,000 SF
D02	Famous Footwear	6,500 SF
D03	Tilly's	4,000 SF
9869	Petsmart	19,235 SF
E01	Eyeglass World	4,500 SF
E02	Sheffield Spice Company	1,600 SF
E03	GNC	1,600 SF
9869	Petsmart	19,235 SF
E01	Eyeglass World	4,500 SF
E02	Sheffield Spice Company	1,600 SF
E03	GNC	1,600 SF
E04	Chip	23,783 SF
9881	Michael's	4,500 SF
9887	Dollar Tree	10,646 SF
F01	AVAILABLE	6,050 SF
F02	Kids Empire	9,570 SF
F03	Holy Sheets	6,394 SF
H01	The Neveria (Ice Cream)	1,000 SF
H02	Ed's Jewelry	1,000 SF
H03	I Nails Spa	1,000 SF
H04	BTR Breakin	1,000 SF
H05	Phuong Tailors	1,000 SF
H06	Tops Vacuum	1,000 SF
H07	Noodle Master	1,600 SF
H08	Graze Craze	1,000 SF
H09	Windy City Beefs-N-Dogs	2,577 SF
H10	AVAILABLE	2,577 SF
H11	Barber	1,000 SF
H12	No.1 Boba Tea	1,000 SF
9701	AVAILABLE	17,540 SF

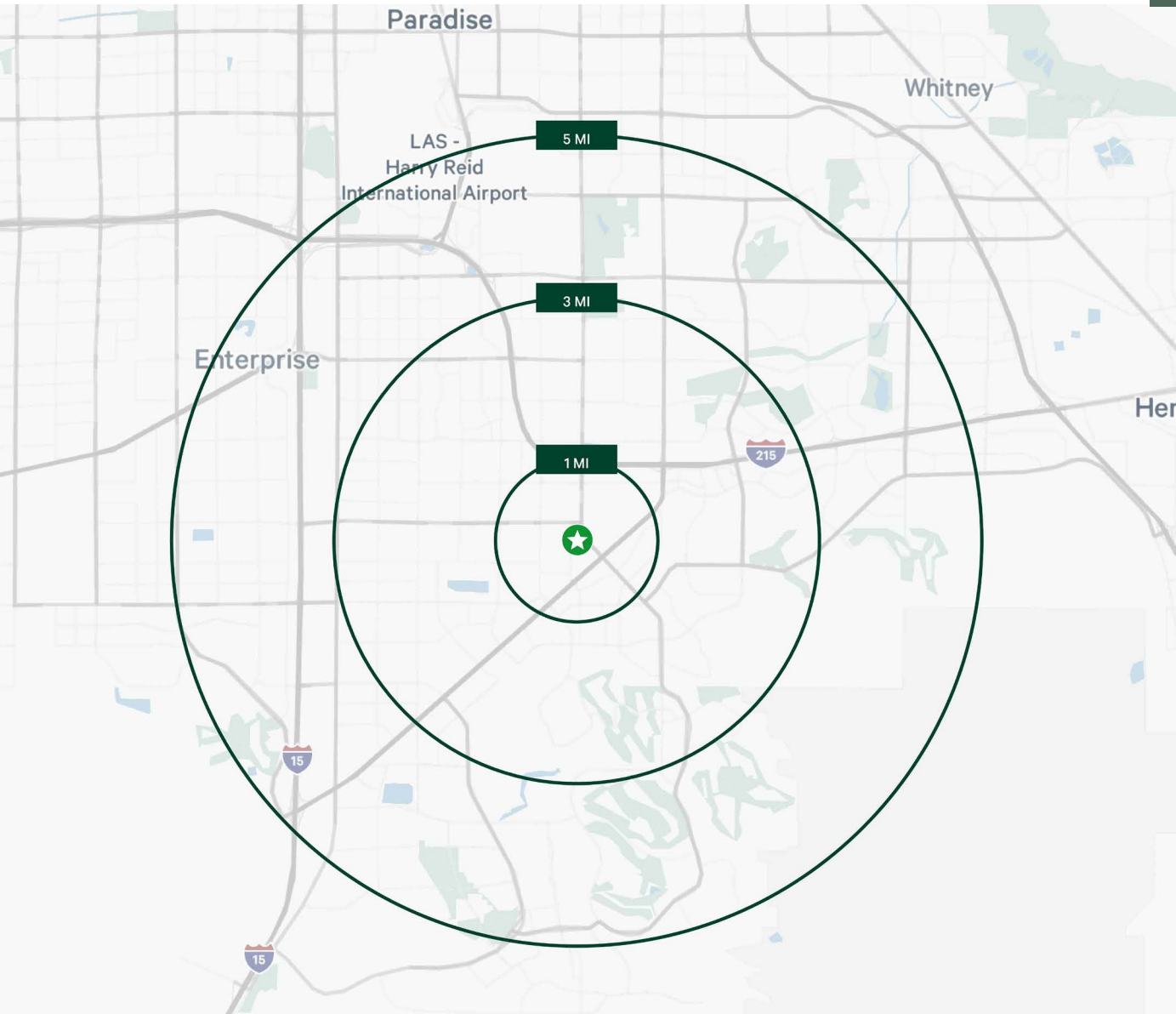


AVAILABLE

AERIAL MAP



DEMOGRAPHICS



POPULATION

1 Mile 21,728

3 Mile 163,951

5 Mile 317,334

HOUSEHOLD INCOME

1 Mile \$109,599

3 Mile \$127,414

5 Mile \$129,839



AREA DEMOGRAPHICS

1 Mile Radius - Key Facts



21,728

2025 Population



8,975

Number of Households



2.42

Average Household Size



\$110,939

2025 Average Household Income



38.1

Median Age

EDUCATION



33.7%

Bachelor's/Graduate/
Professional Degree



9.9%

Associates Degree



25.0%

Some College, No Degree



22.8%

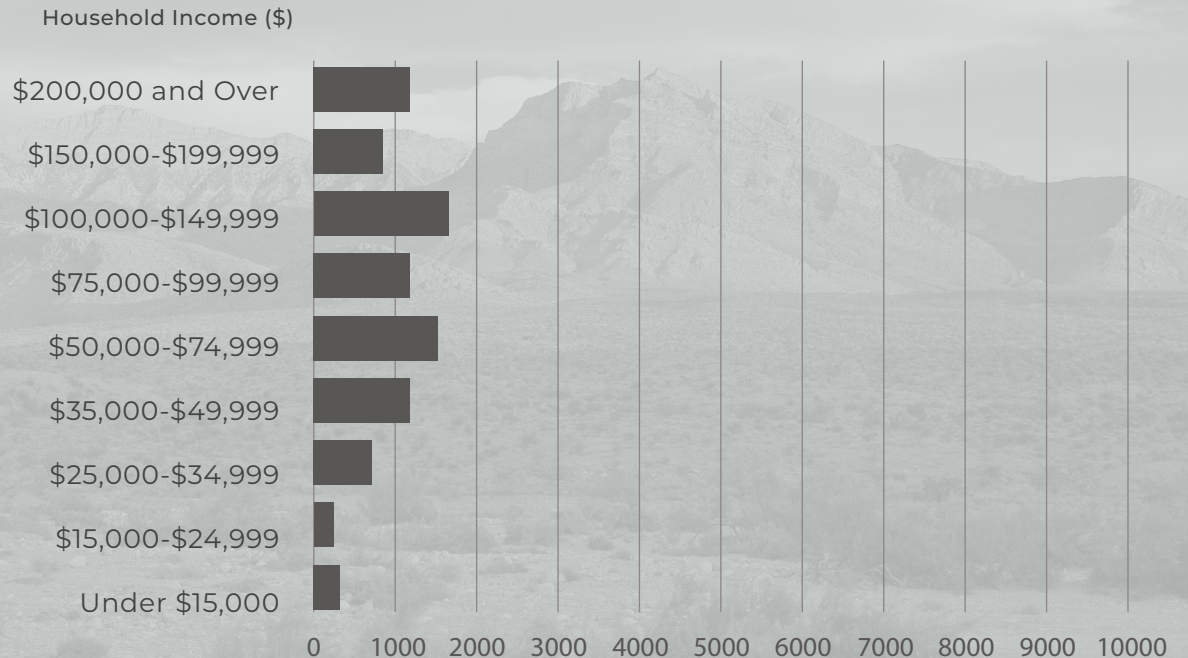
High School Graduate

3.5%

No High School Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION



AREA DEMOGRAPHICS

3 Mile Radius - Key Facts



143,474

2025 Population



59,571

Number of Households



2.40

Average Household Size



\$115,853

2025 Average Household Income



41.1

Median Age

EDUCATION



35.4%

Bachelor's/Graduate/
Professional Degree



10.3%

Associates Degree



21.9%

Some College, No Degree



22.3%

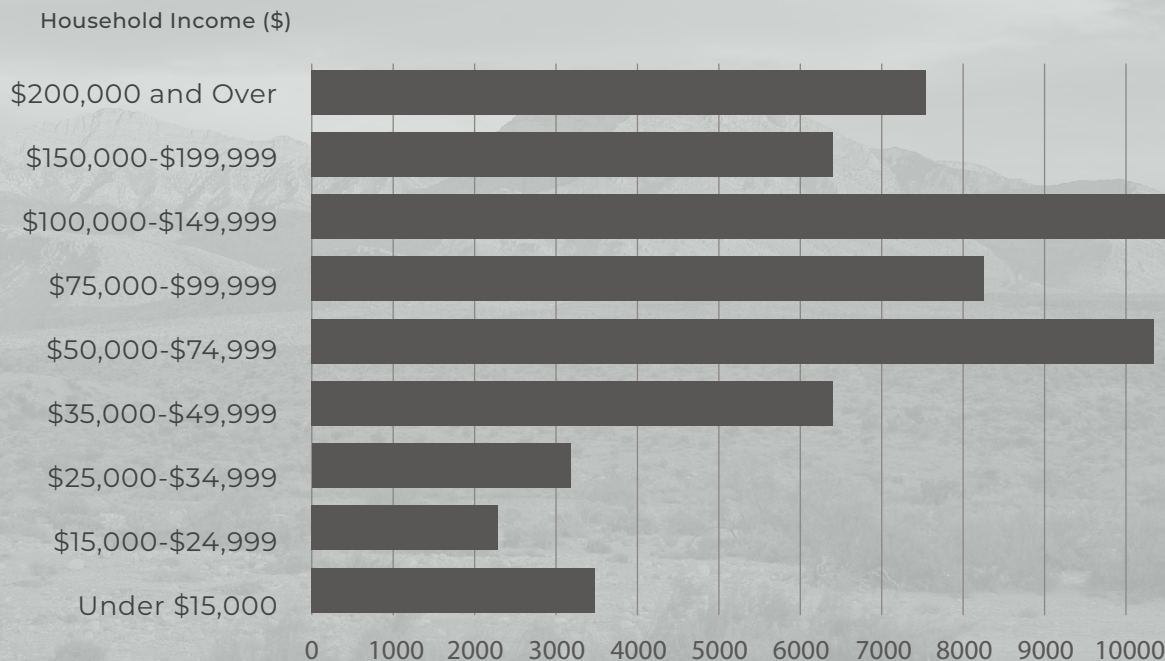
High School Graduate

3.9%

No High School Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION



AREA DEMOGRAPHICS

5 Mile Radius - Key Facts



343,246

2025 Population



137,129

Number of Households



2.50

Average Household Size



\$123,928

2025 Average Household Income



40.6

Median Age

EDUCATION



37.6%

Bachelor's/Graduate/
Professional Degree



10.3%

Associates Degree



21.0%

Some College, No Degree



21.2%

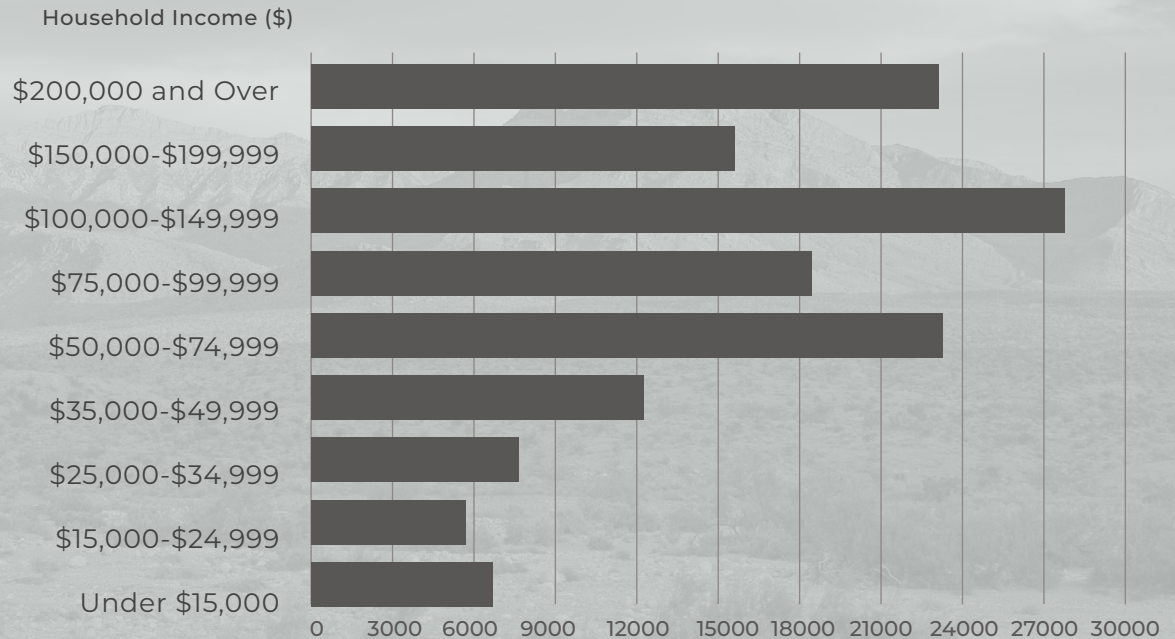
High School Graduate

3.8%

No High School Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION



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CONTACTS

Cory Argubright

Vice President

+1 702 369 4877

Cory.Argubright@cbre.com

Lic. S.0179995

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