

Retail For Lease

SILVERADO AUTO PLAZA

1310 E Silverado Ranch Blvd., Las Vegas, NV 89183

Listed By:

Colliers



LISTING SNAPSHOT

Lease Rate

Contact Broker

Space Available

±1,100 SF



PROPERTY HIGHLIGHTS

- ±1,100 SF second-generation retail space featuring an open floor plan
- Ideal opportunity for salon, beauty, medical, wellness, office, or other service-based retailers seeking minimal buildout requirements
- Join established co-tenants including AutoZone, Check City, Tire Works, and other neighborhood-serving retailers that generate consistent daily traffic
- Strategically located along Silverado Ranch Boulevard and Maryland Parkway with traffic counts exceeding 37,800 vehicles per day
- Directly across the street from multiple grocery and national retailer-anchored shopping centers, creating exceptional visibility and strong consumer draw
- Serves a dense and affluent trade area with 156,084 residents, 60,063 households, and an average household income of \$127,349 within a 3-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	14,667	156,084	318,441
2025 Average Household Income	\$111,810	\$127,349	\$131,851
2025 Households	7,204	60,063	121,211
Daytime Population	13,603	113,394	319,234

Listing Brokers

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VICINITY MAP

The trade area consists of ±318,441 residents with an average household income of ±\$131,851 within a 5-mile radius.



Median Age

39.4



Homeowners

74,687

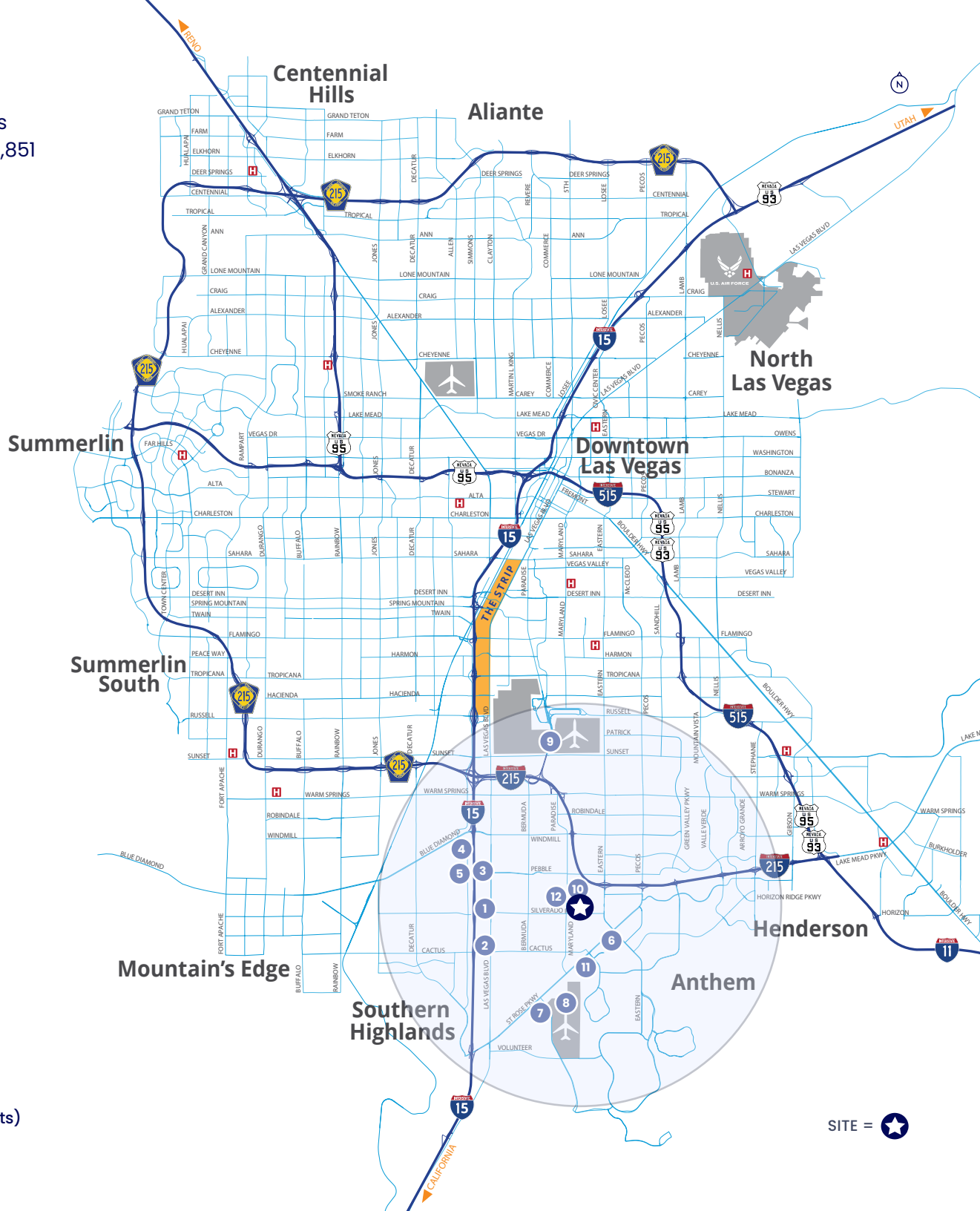


Married Households

47.9%

Nearby Amenities ±5-Mile Radius

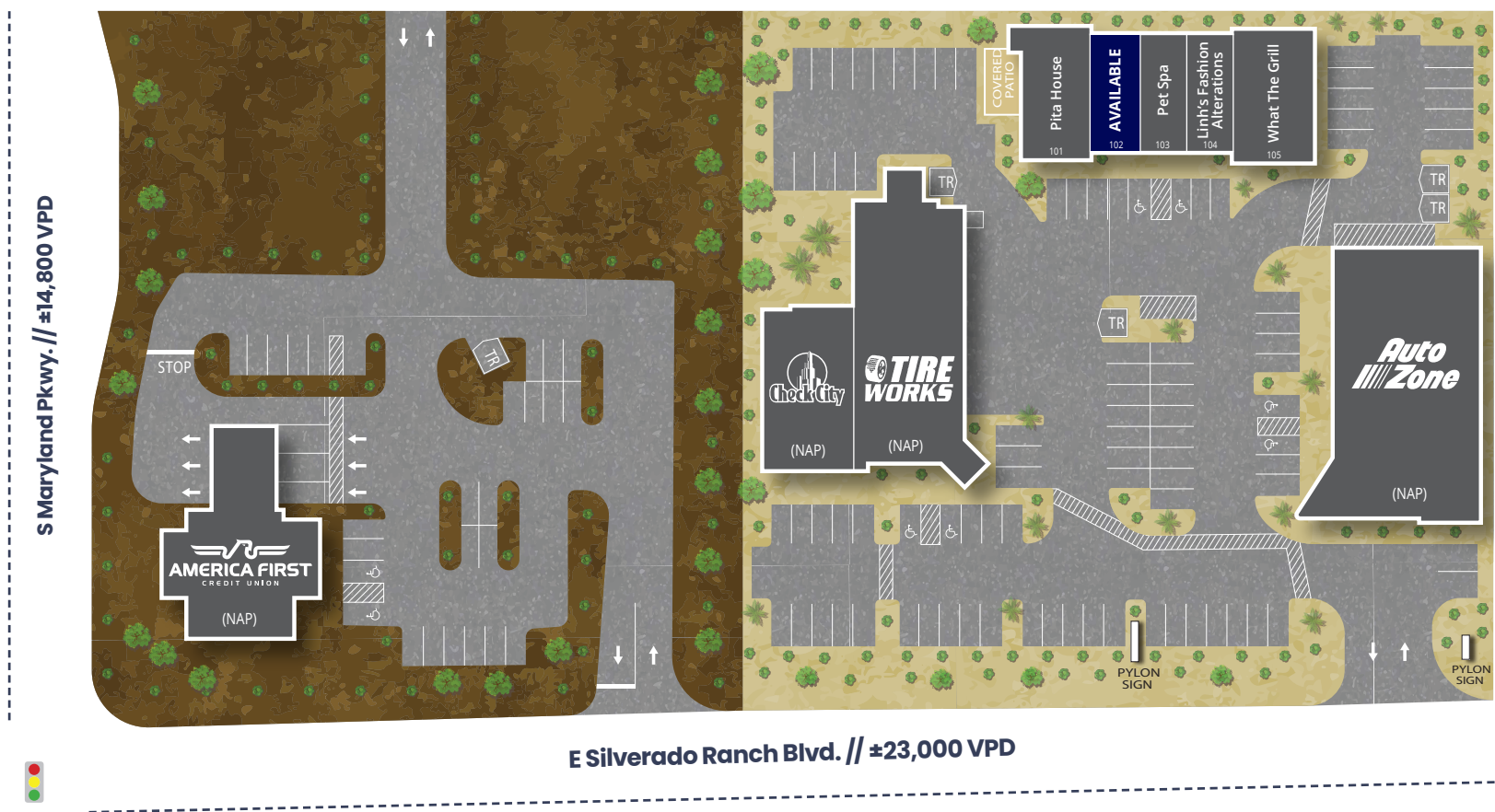
- 1 South Point Hotel Casino & Spa (±2,100 Rooms)
- 2.4 miles
- 2 The Grandview at Las Vegas (±446 Suites)
- 2.2 miles
- 3 World Mark Las Vegas (±330 Rooms)
- 3.9 miles
- 4 Silverton Casino Lodge (±300 Rooms)
- 3.0 miles
- 5 Hyatt Place Las Vegas (±150 Rooms)
- 5.5 miles
- 6 St Rose Siena Hospital (±326 Beds)
- 1.9 miles
- 7 West Henderson Hospital (±150 Beds)
- 2.5 miles
- 8 Henderson Executive Airport
- 3.1 miles
- 9 Harry Reid International Airport
- 6.8 miles
- 10 Silverado High School (±2,300 Students)
- 1.9 miles
- 11 Liberty High School (±3,270 Students)
- 2.4 miles
- 12 Charles Silvestri Junior High School (±1,144 Students)
- 0.8 miles





■ = Subject





Suite	Tenant	SF
101	Pita House	±1,200 SF
102	AVAILABLE	±1,100 SF
103	Pet Spa	±1,000 SF

Suite	Tenant	SF
104	Linh Fashion Alterations	±1,000 SF
105	What The Grill	±1,369 SF



SILVERADO AUTO PLAZA

WEST FACING AERIAL



Albertsons
CareNow Urgent Care
E6S FITNESS
SUBWAY
COLD STONE CREAMERY

Charles Silvestri Junior High School
±1,200 Students

The Grandview at Las Vegas
±446 Suites

South Point Las Vegas
±2,100 Rooms

Silverado Square
SPROUTS
Swig
CVS pharmacy

Roger Gehring Elementary School
±650 Students

I-15 Freeway // ±156,000 VPD

S Maryland Pkwy. // ±14,800 VPD

E Silverado Ranch Blvd. // ±23,000 VPD

Silverado Ranch Center
Smith's FOOD AND DRINKS
DOLLAR TREE
Planet Fitness
BANK OF AMERICA
CHASE
PANDA EXPRESS

AVAILABLE
±1,100 SF

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Malan + Marcello Investment Team

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