

FOR LEASE



SILVERADO SQUARE

1110-1190 E SILVERADO RANCH BLVD.
LAS VEGAS, NV 89183

CBRE

PROPERTY HIGHLIGHTS

Property Details

Available Space	±1,895 SF, ±2,287 SF
Lot Size	6.48 Acres
Rent	Inquire With Broker
Zoning	C-2

Opportunity Benefits



±50,000 SF Sprouts Farmers Market Anchored Center & Great Tenant Mix Including Pacific Dental, Salad & Co, Hand & Stone



Pylon Signage and Signalized Intersection



Nestled in the Heart of Silverado Ranch. Strong Demographic Community



Sprouts is #2 best performing location in the Southern Nevada Valley



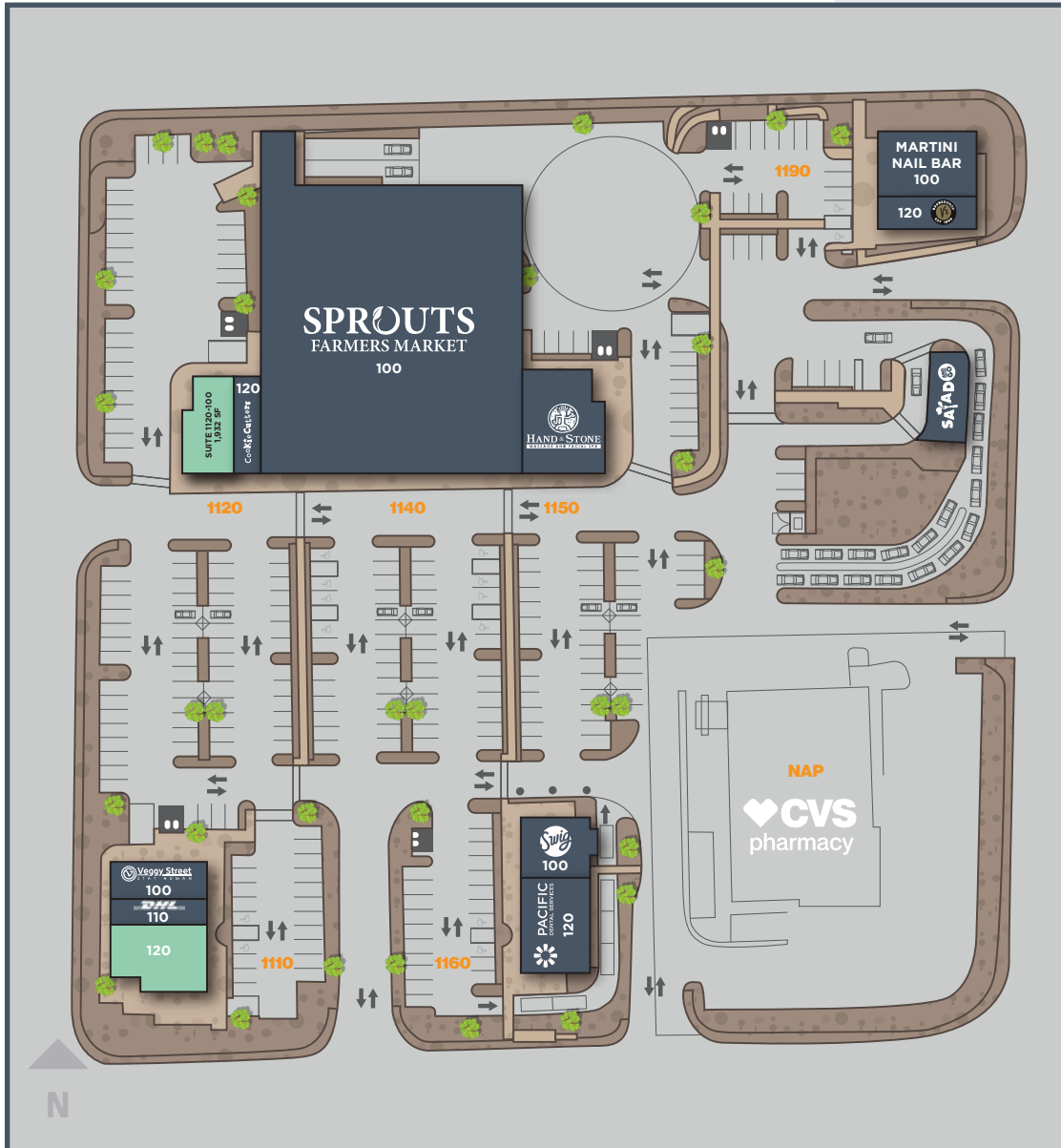
2nd generation endcap restaurant with patio available soon



TENANTS



SITE PLAN



AVAILABLE
 LEASED

BLDGC	UNIT	TENANT	SQ FT
1110	100	Veggy Street	1,543
1110	110	DHL	925
1110	120	AVAILABLE SOON (Do not disturb)	2,287
1120	100	AVAILABLE (Virtual Tour)	1,895
1120	120	Cookie Cutters	1,068
1140	100	Sprouts Farmers Market	29,896
1150	100	Hand & Stone	3,000
1160	100	Swig Drinks	1,697
1160	120	Pacific Dental	2,483
1190	100	Martini Nail Bar	2,494
1190	120	V's Barbershop	1,106
PAD	-	Salad & Co	800

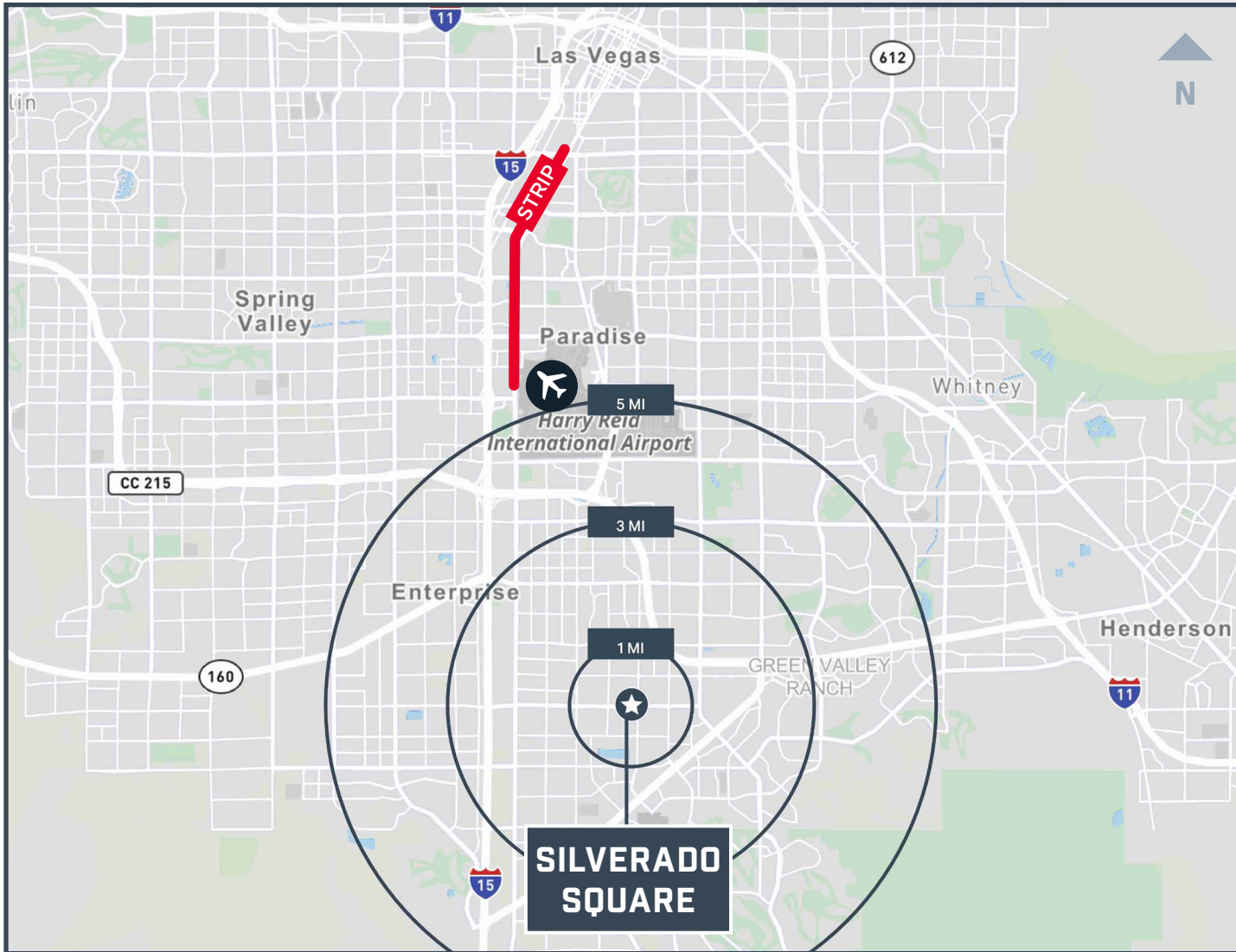
PHOTOS



AERIAL MAP



AREA DEMOGRAPHICS



POPULATION

1 MILE	14,667
3 MILE	157,857
5 MILE	319,707

AVG HH INCOME

1 MILE	\$111,810
3 MILE	\$127,509
5 MILE	\$131,970

OF HOUSEHOLDS

1 MILE	7,204
3 MILE	60,728
5 MILE	121,809

Source: Esri, 2025



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