



**FOR LEASE**

430 E Silverado Ranch Blvd  
Las Vegas, NV 89183

**±1,447 SF | RETAIL**

# Offering Details

ADDRESS	430 E Silverado Ranch Blvd Las Vegas, NV 89183
GROSS LEASABLE AREA	±1,447 SF
LEASE RATE	<b>\$3.75 PSF/Mo+NNN</b>
YEAR BUILT	2006
USE	Retail   Neighborhood Center
ZONING	CM, Mixed-Use
APN	177-22-414-012

# Property Highlights

- End-cap, Restaurant Space, w/gated patio.
- High-visibility and frontage along Bermuda Road, at entrance to Walmart Neighborhood Market.
- Next to Bank of America, Wells Fargo, UPS Store, Rosati's Pizza, and many more shops!



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SUMMARY

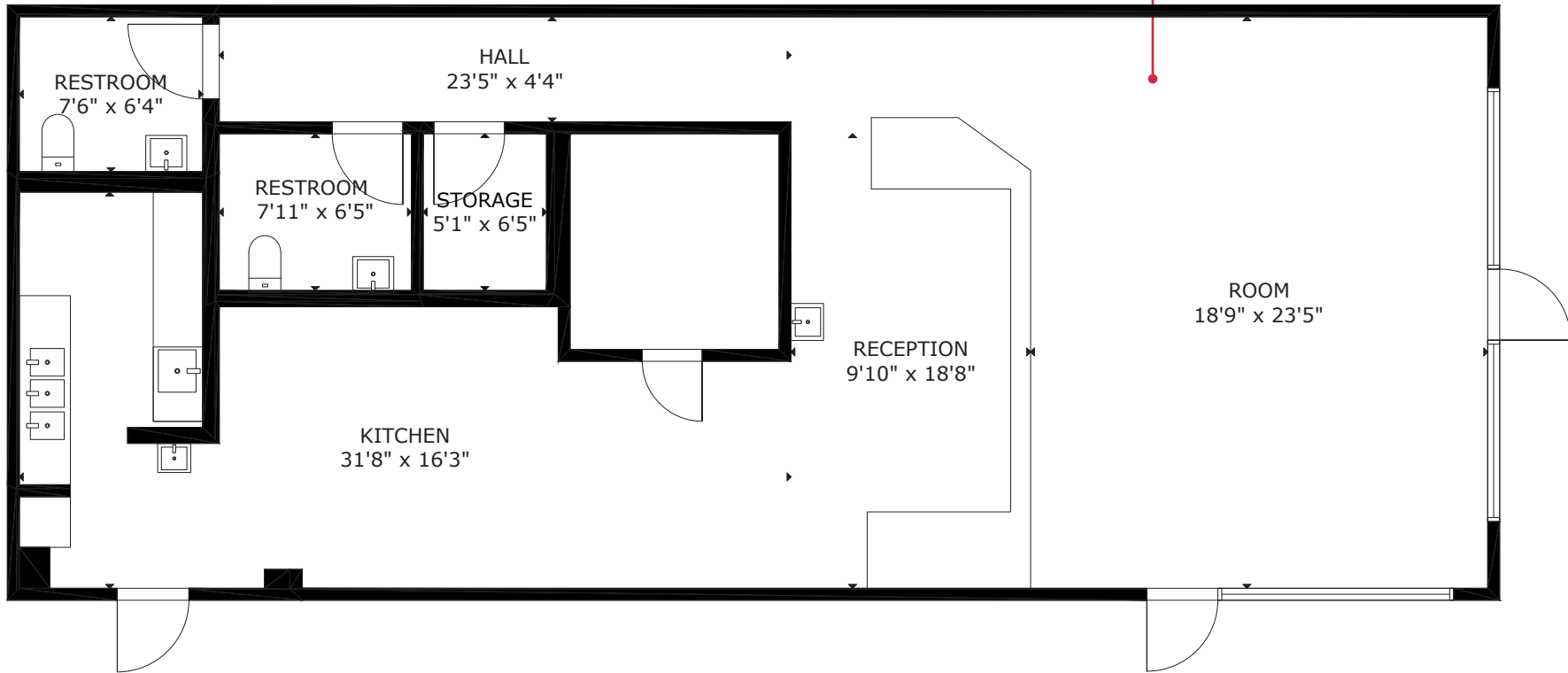
# SITE PLAN



# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR



SUITE	TOTAL SF	ZONING
100	±1,447 SF	CM



# PHOTOS





PHOTOS



# AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport







# DEMOGRAPHICS

	1-mile	3-mile	5-mile
<b>POPULATION</b>			
2025 Population	25,830	147,550	319,689
<b>HOUSEHOLDS</b>			
2025 Households	10,189	59,225	125,046
<b>INCOME</b>			
2025 Average HH Income	\$113,429	\$121,202	\$132,405

## Traffic Counts

STREET	AADT
Bermuda Road	17,300
Silverado Ranch Blvd	17,200

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## Summary Documents

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