

LAS VEGAS COMMERCIAL LAND

SWQ OF SILVERADO RANCH & ARVILLE IN LAS VEGAS, NV

AVAILABLE

- 10,000 SF OF RETAIL AND RESTAURANT SPACES AVAILABLE IN MULTIPLE RETAIL BUILDINGS
- MULTIPLE DRIVE-THRU OPPORTUNITIES
- QSR PAD AVAILABLE

RATE

CALL FOR PRICE

HIGHLIGHTS

- COMMERCIAL LAND SUITABLE FOR RETAIL, RESTAURANT IN SOUTHERN REGION OF LAS VEGAS, NV
- APPROVED C-2 ZONING.
- CROSS ACCESS AVAILABLE WITH ADJACENT PROPERTY AND ACCESS TO THE MEDIAN CUT FOR FULL ACCESSIBILITY ON SILVERADO RANCH
- LOCATED ABOUT 12 MINUTES (8.9 MILES) FROM THE LAS VEGAS STRIP
- LOCATED ABOUT 13 MINUTES (9.2 MILES) FROM THE HARRY REID INTERNATIONAL AIRPORT
- LESS THAN TWO MILE WEST OF US-15
- LESS THAN TWO MILES SOUTH OF NV-160

DEMOGRAPHICS

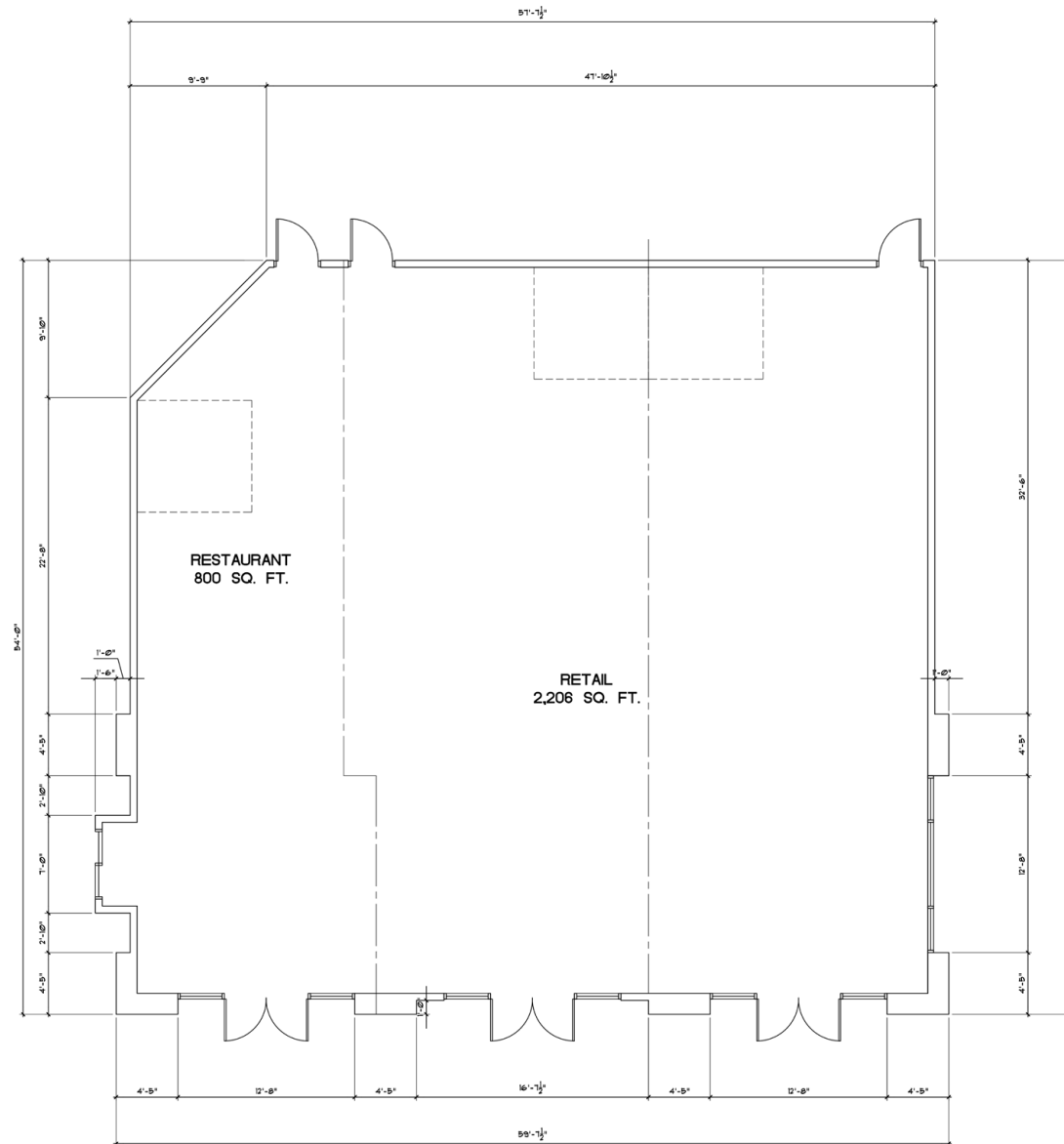
	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,441	126,041	290,08
DAYTIME POPULATION	6,142	86,265	286,658
TOTAL HOUSEHOLDS	2,661	46,013	107,648
AVERAGE HH INCOME	\$147,451	\$126,905	\$122,339



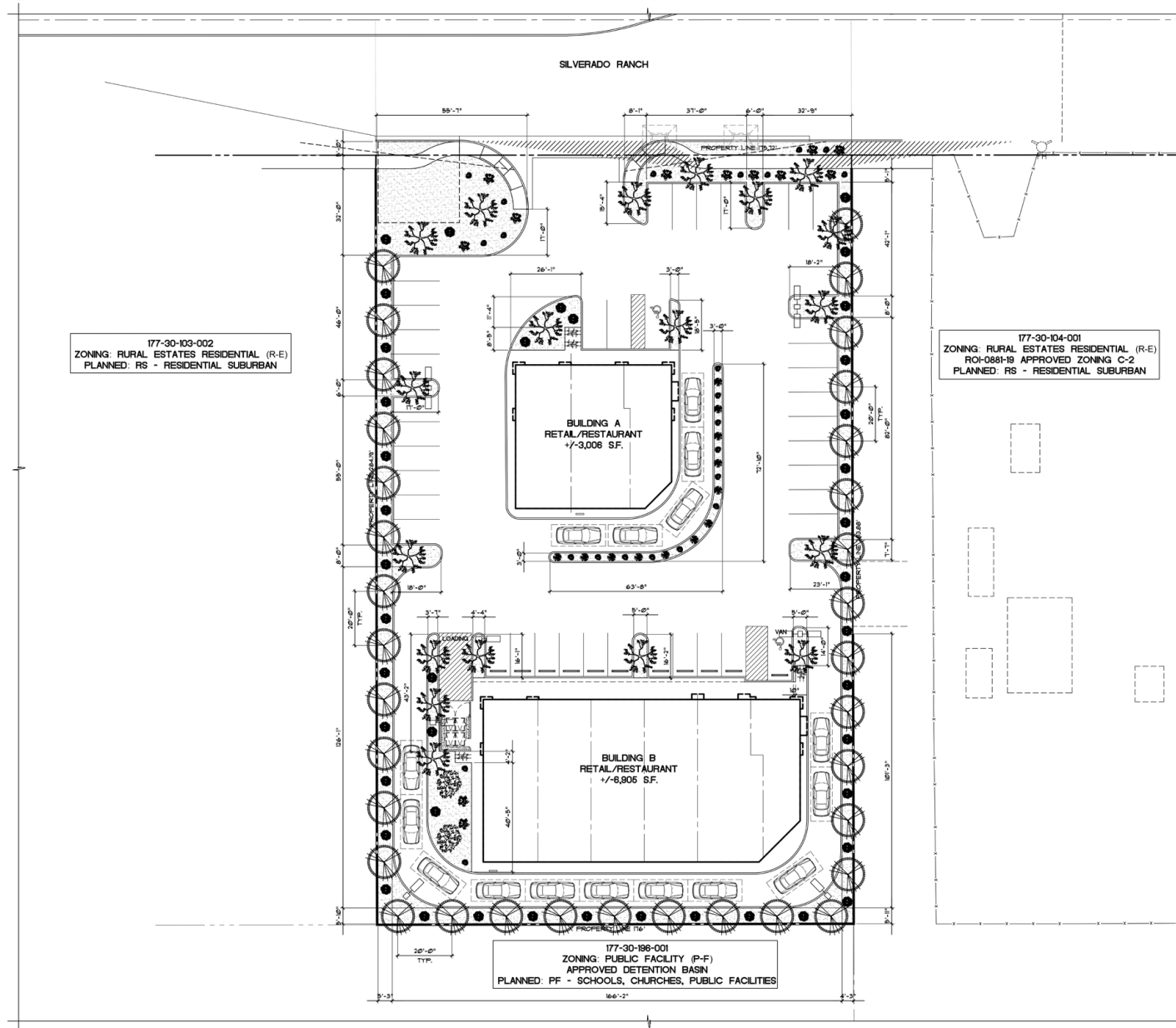
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DEVELOPING A BETTER TOMORROW



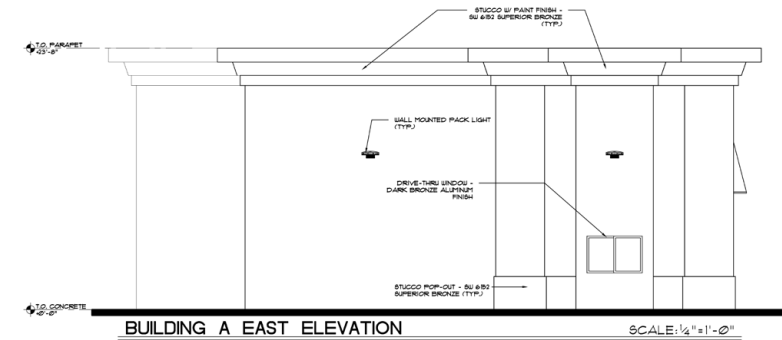
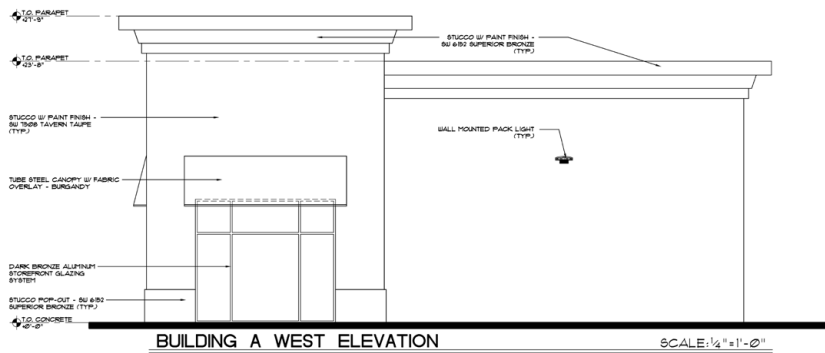
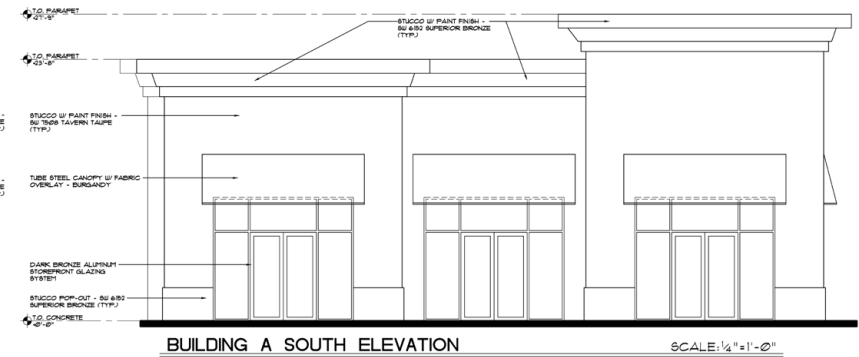
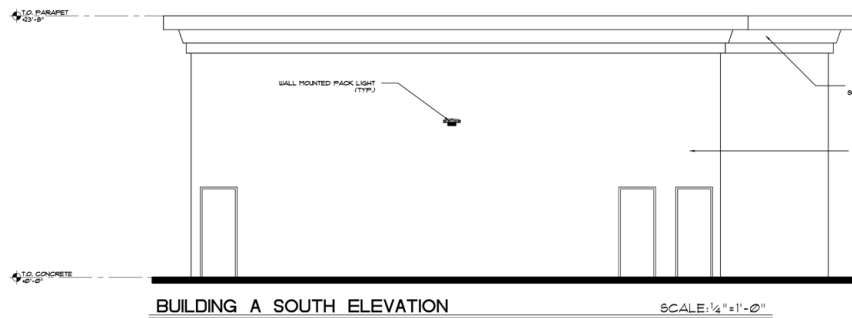
FLOOR PLAN



LANDSCAPE



EXTERIOR ELEVATIONS



COLORED ELEVATIONS



COLORS AND MATERIALS	
	SAND FINISH STUCCO COLOR: BU-693 SUPERIOR BRONZE
	SAND FINISH STUCCO COLOR: BU-765 TAVERN TAN
	GLASS STOREFRONT SYSTEM
	DARK BRONZE ALUMINUM FRAME
	FABRIC CANOPY - BURGANDY

SITE AERIAL



WIDE AERIAL

