

# SILVERADO RANCH PLAZA

1310 E SILVERADO RANCH BLVD, 89183



**SILVERADO RANCH PLAZA** is a  $\pm 21,639$  square foot neighborhood retail center, strategically located at the Northeast corner of East Silverado Ranch Boulevard and South Maryland Parkway.

## PRIME LOCATION

**Central Location:** In the heart of Silverado Ranch, surrounded by strong demographics, residential rooftops, and schools.

**High Traffic Area:** Across from three major grocery-anchored shopping centers (Smith's, Albertson's, & Sprouts), ensuring significant vehicular traffic and visitors.

**Excellent Visibility:** Enjoys outstanding visibility from the road, ideal location for all retail concepts.

**Easy Freeway Access:** Less than two miles from the I-215 freeway, providing convenient access to surrounding Henderson areas.

## FEATURES & BENEFITS

**Incredible Tenant Mix:** Benefit from the vibrant mix of businesses at the nearby grocery-anchored centers.

**Dynamic Retail Environment:** Join a vibrant community of businesses and take advantage of the synergy created by the diverse tenant mix in the area.

## FOR LEASE

**STARTING BASE RENT**  
\$2.25 / SF, NNN

**CAMS**  
 $\pm 0.84$  SF

**SPACE AVAILABLE**  
 $\pm 1,100$  SF

**PROPERTY TYPE**  
RETAIL, 1-STORY

**RETAIL CENTER SIZE**  
 $\pm 21,514$  SF

**ZONING**  
C-1, COUNTY

**YEAR BUILT**  
2007

**PARKING RATIO**  
4.02 : 1,000

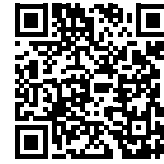
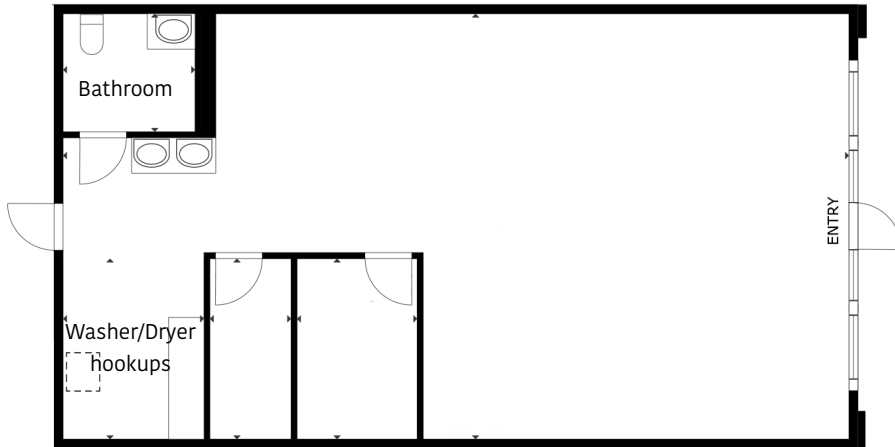
**LOT SIZE**  
 $\pm 3.5$  AC

PROPERTY SUMMARY



## SUITE 101:

- The ±1,100 SF former nail salon space provides a nearly turn-key opportunity for a replacement nail salon operator, or wide range of other retail businesses looking to capitalize on the high traffic and visibility.
- 3 in-floor water supplies and drains- useful for wide variety of retail concepts.



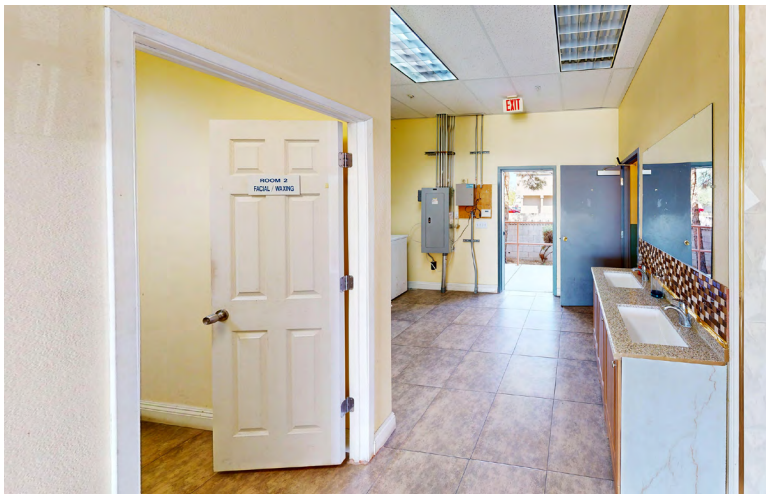
Virtual Tour



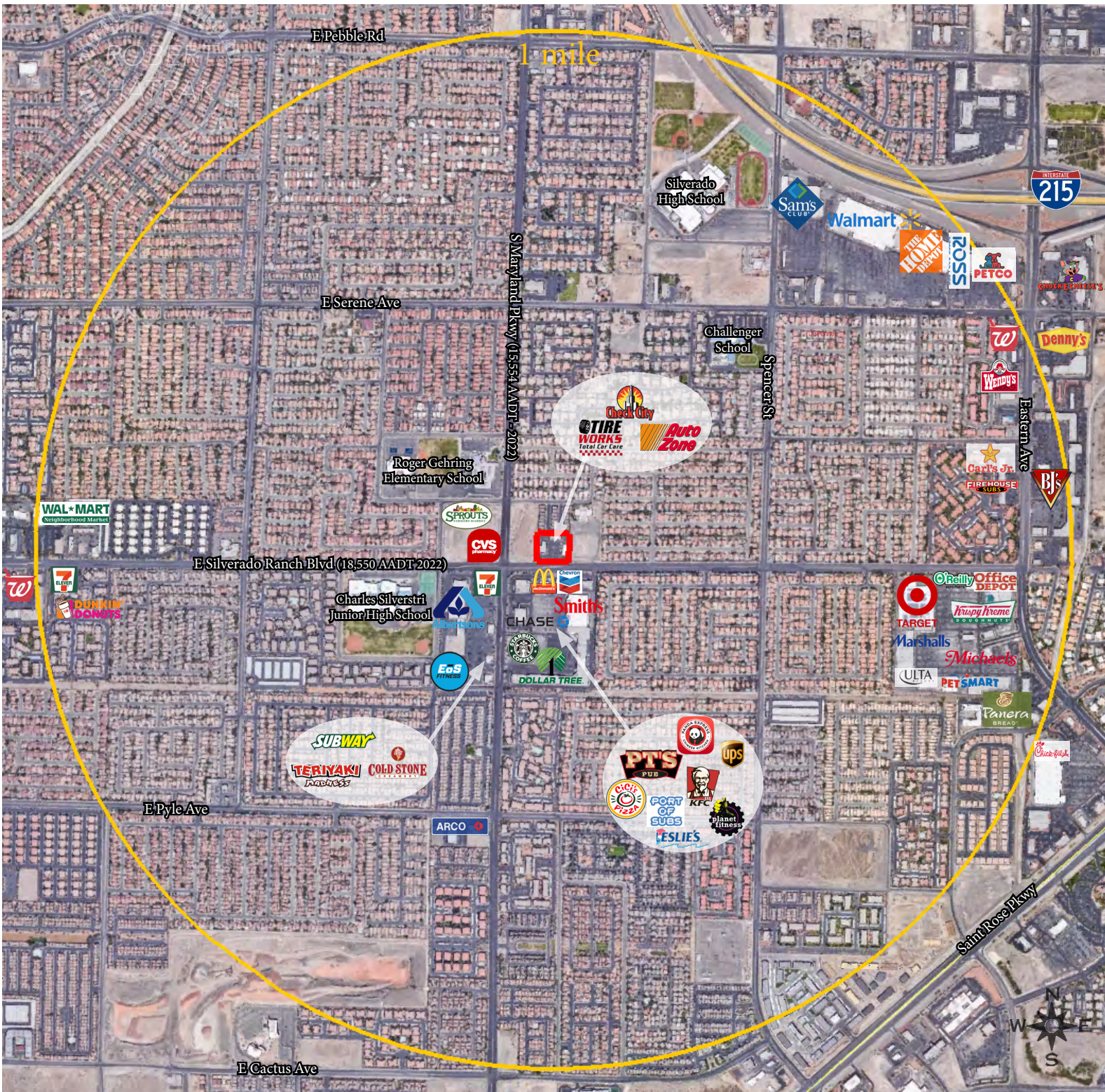
Listing Info



Hatrak Commercial  
Website











*For more information, contact:*

**Rob Hatrak**

NV.Lic. B.144920, PM.168447

*Broker • Owner*

**702-271-3520 • [rob@hatrak.com](mailto:rob@hatrak.com)**



Hatrak Commercial

626 S 3<sup>rd</sup> St, Ste 100 • Las Vegas, NV 89101 • 702-826-0050

*Follow us on social media:*



DISCLAIMER: © 2024 Hatrak Commercial. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of lease or sale and availability are subject to change or withdrawal without notice. Interested parties are encouraged to perform their own thorough and independent property investigation and verification of all information, and any reliance on this information is solely at your own risk. All logos, trademarks, etc. displayed in this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of any party/owner to another. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.