



SILVERADO GALLERY

335-345 E. SILVERADO RANCH BLVD.
LAS VEGAS, NV 89183

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FOR LEASE



PROPERTY DETAILS

Divisible or Contiguous Space:	1,200 - 6,734 SF
Lease Rate:	\$1.00-2.25/SF/mo
Lease Type:	NNN [31¢/SF/mo]
Lot Size:	1.9 Acres
Year Built:	2019
Building Size:	19,120 SF
Zoning:	C-1
Market:	Las Vegas
Suburban Area:	Silverado Ranch
Traffic Count:	30,000 +/-

SPACES

Bye bye 2020 commercial space for lease SPECIAL
Landlord will do build out for qualified tenants

- 345 E. Silverado Ranch #110
- 345 E. Silverado Ranch #140
- 335 E. Silverado Ranch #105

BLDG

SIZE (SF)

In-Line	2,218
In-Line	1,200 - 6,734
Corner Pad	1,339

IN-LINE HIGHLIGHTS

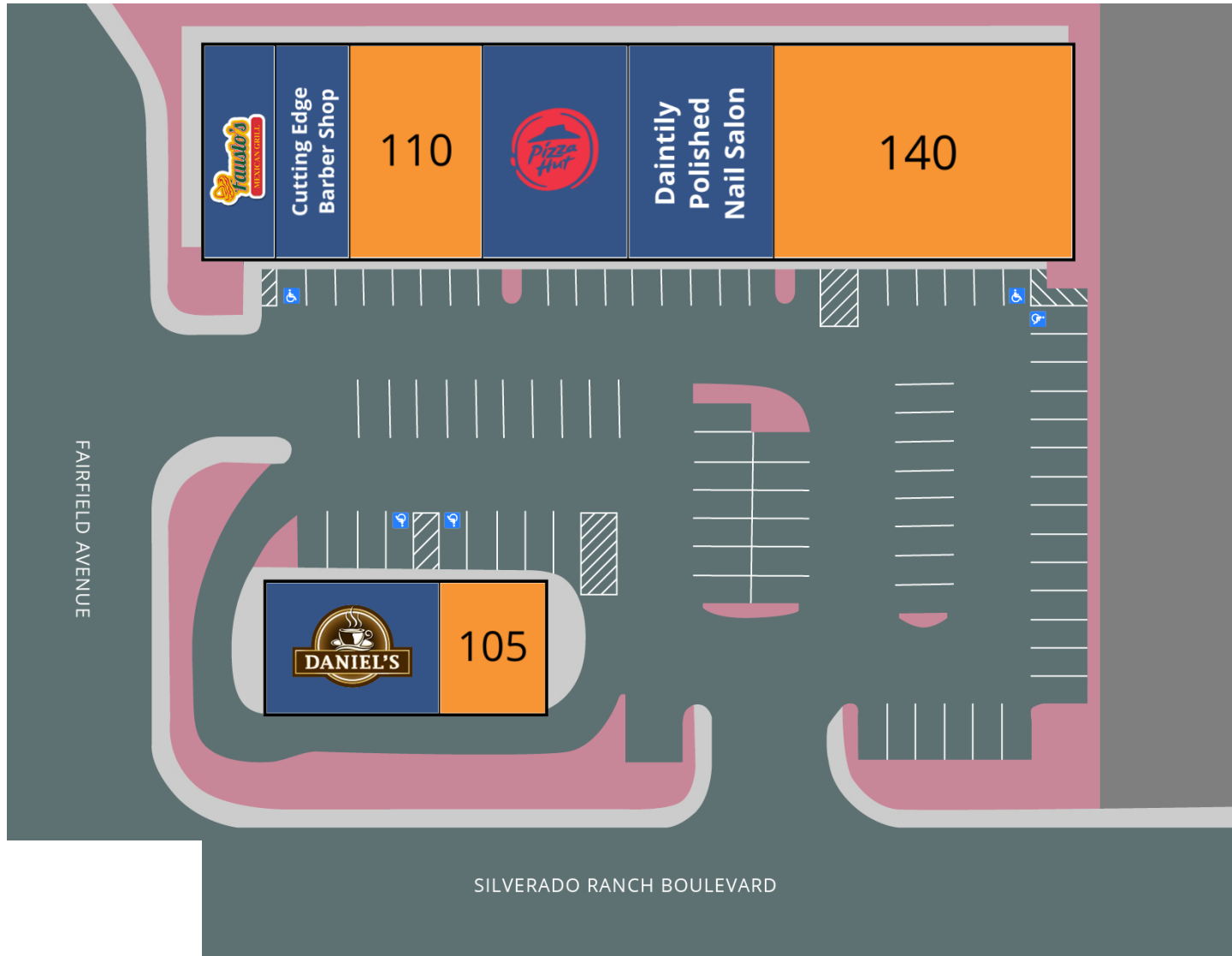
- First six (6) months FREE!
- Year 1 = \$1.00/SF/mo + NNN
- Year 2 = \$1.25/SF/mo + NNN
- Year 3 = \$1.75/SF/mo + NNN
- Join Pizza Hut, Fausto's, Cutting Edge, Daintily Polished, & Daniels' Coffee

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Available Spaces



LEGEND

Available

Occupied

Available Spaces

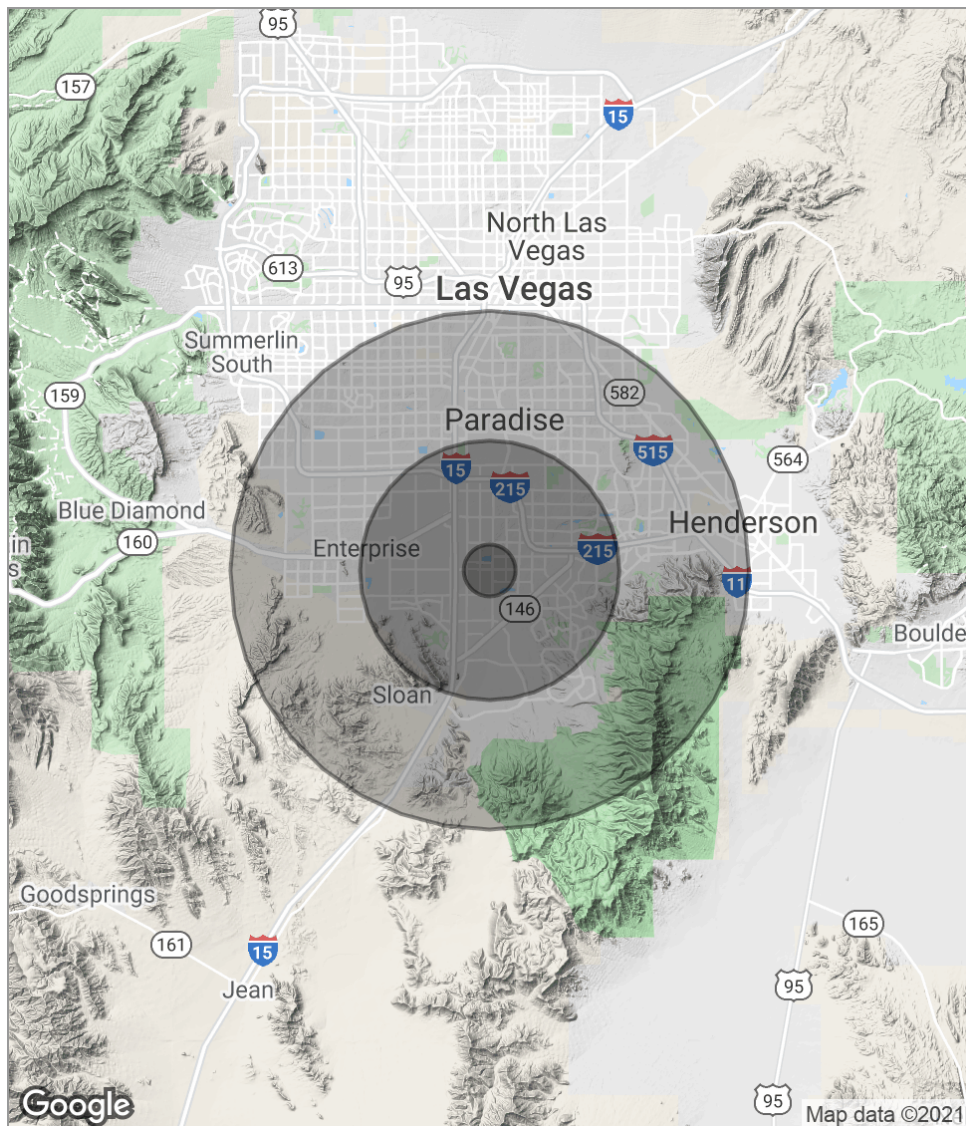
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5-10 Years
Total Space:	1,200 - 6,734 SF	Lease Rate:	\$1.00 - \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE
345 E Silverado Ranch #100	Fausto's Mexican Grill	1,420 SF	NNN
345 E Silverado Ranch #105	Cutting Edge Barber Shop	1,200 SF	NNN
345 E Silverado Ranch # 110	Available	2,218 SF	NNN
345 E Silverado Ranch #120	Pizza Hut	1,500 SF	NNN
345 E Silverado Ranch #135	Daintily Polished	1,812 SF	NNN
345 E Silverado Ranch #140	Available	1,200 - 6,734 SF	NNN
335 E Silverado Ranch #100	Daniel's Coffee & More	2,661 SF	NNN
335 E Silverado Ranch #105	Available	1,339 SF	NNN

Demographics



POPULATION	1 MILE	5 MILES	10 MILES
Total population	21,150	233,084	809,903
Median age	32.5	35.4	37.2
Median age (Male)	32.6	35.2	37.0
Median age (Female)	32.6	35.9	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	8,107	87,749	322,887
# of persons per HH	2.6	2.7	2.5
Average HH income	\$73,962	\$84,781	\$73,244
Average house value	\$255,897	\$352,046	\$327,949
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	19.1%	16.9%	24.5%
RACE (%)	1 MILE	5 MILES	10 MILES
White	66.7%	69.9%	69.9%
Black	5.9%	6.7%	7.7%
Asian	12.3%	12.4%	11.0%
Hawaiian	5.0%	1.6%	0.9%
American Indian	0.1%	0.4%	0.6%
Other	6.1%	5.1%	6.5%

* Demographic data derived from 2010 US Census