## Silverado Ranch Plaza

SWC Eastern Ave. & Silverado Ranch Blvd. • Las Vegas, NV 89183

## Colliers INTERNATIONAL





FOR LEASE

- Anchored by Target, Nordstrom Rack, Michael's, Pier I Imports, Ulta & Office Depot
- ±1,000 SF ±9,570 SF
- Great visibility from Eastern Avenue
- Strong daytime traffic; approximately 72,000 vpd
- Strongest retail corridor in the South Eastern trade area
- Zoned: General Commercial (C-2)

	1 Mile	3 Mile	
POPULATION:	22,234	143,098	
AVG.HH. INCOME:	\$88,610	\$95,608	\$92,603

Claritas 2009

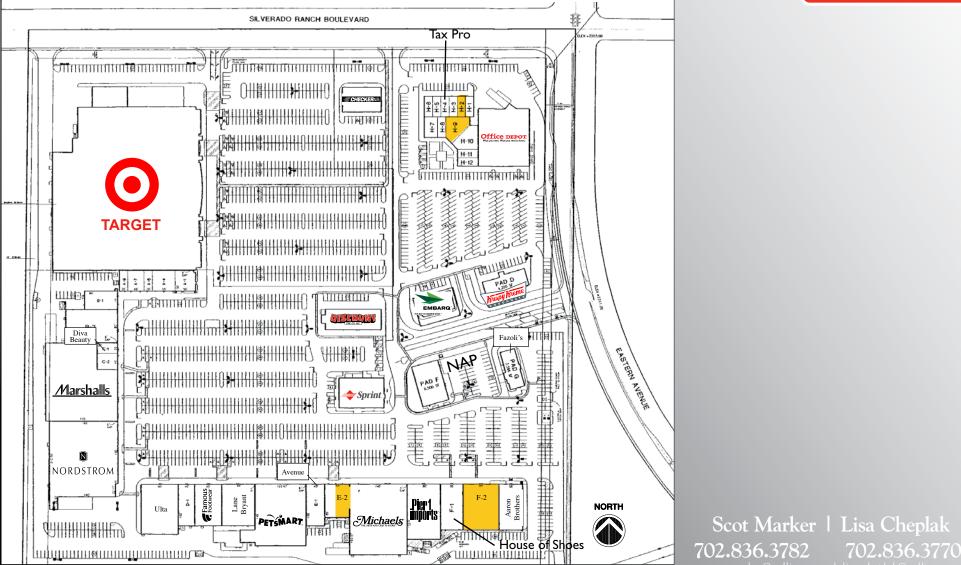
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Suite	Tenant	SF
A-01	Mattress Firm	±2,474
A-04	T-Party	±2,750
A-06	David's Smoke Shop	±1,000
A-07	Bridal Wear House	±2,000
A-09	Claires Boutique	±1,000
B-01	Bath&Body	±3,600
B-03	Anna's Linens	±10,000
C-01	Diva Beauty	±1,250
C-02	Scrubs and Beyond	±2,000
D-01	Hotties	±4,000
D-02	Famous Footware	±6,500
D-03	Fashion Bug	±8,000
E-01	Avenue	±4,500
E-02	On-site Office	±1,600
E-03	GNC	±1,600
E-04	GO Wireless	±1,600
F-01	House of Shoes	±6,050
F-02	VACANT	±9,570
F-03	Aaron Brothers	±6,394
H-01	Greek Restaurant	±1,000
H-02	VACANT	±1,000
H-03	Nail Salon	±1,000
H-04	Tax Pro	±1,000
H-05	Postal Pros	±1,000
H-06	Top's Vacuum	±1,000
H-07	The Wok Factory	±1,600
H-08	Chicago Dogs	±1,000
H-09	VACANT	±2,577
H-10	Nothing Bundt Cakes	±2,577
H-11	Cool Cuts 4 Kids	±1,000
H-12	Prancing Pony	±1,000
MAJ-A	Target	±133,700
МАЈ-В	Marshalls	±30,000

MAJ-C		
MAJ-D		
MAJ-E		
MAJ-H	Office Depot	
MIN-A	Ulta Salon	
MIN-B	Pier I	
	PADS	
PAD-A	Checkers Auto	±6,485
FAD-A		10,703
PAD-B	Discount Tires	±7,000
PAD-B	Discount Tires	
PAD-B PAD-C	Discount Tires Embarq / Pac Dental	
PAD-B PAD-C PAD-D	Discount Tires Embarq / Pac Dental Krispy Kreme	±7,000 ±5,954 ±4,320
PAD-B PAD-C PAD-D PAD-E	Discount Tires Embarq / Pac Dental Krispy Kreme The Tavern	±7,000 ±5,954 ±4,320 ±8,000



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