

Retail Pad For Sale / For Lease

SWC MARYLAND PARKWAY & PYLE AVENUE

Las Vegas, NV 89183

Listed By:

Colliers

Las Vegas Strip

Silverado Square



Silverado Ranch Center



SUBJECT
±0.76 AC

Silverado Ranch Blvd. // ±38,500 VPD

E Pyle Ave. // ±9,150 VPD

S Maryland Pkwy. // ±14,700 VPD

Available for Sale, Ground Lease or Build-To-Suit

SWC MARYLAND PARKWAY & PYLE AVENUE

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LISTING SNAPSHOT

Lease Rate

Contact Broker

Land Size

±0.76 AC

APN

177-27-712-007



PROPERTY HIGHLIGHTS

- ±0.76-acre pad available for sale, ground lease, or build-to-suit
- Site can accommodate a variety of uses and layouts
- Strong local presence in a dense residential trade area:
 - ±128,365 households within a 5-mile radius
 - ±321,151 residents within a 5-mile radius
- Excellent frontage along S Maryland Pkwy. (±14,700 VPD) and E Pyle Ave. (±9,150 VPD)
- Located ±1.3 miles from St Rose Pkwy. (±52,000 VPD) and ±2.2 miles from the CC-215 Beltway (±158,000 VPD), two major thoroughfares
- One of the few remaining infill pads in the corridor
- Join nearby national retailers including Albertsons, Smith's, EOS Fitness, Planet Fitness, CareNow Urgent Care, WOW Carwash and more

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	36,084	157,504	321,151
2025 Average Household Income	\$102,149	\$121,980	\$136,892
2025 Households	14,043	64,023	128,365
Day Time Population	24,467	137,313	291,935

Listing Brokers

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VICINITY MAP

The trade area consists of ±321,151 residents with an average household income of ±\$136,892 within a 5-mile radius.



Median Age

41.8



Homeowners

37,769

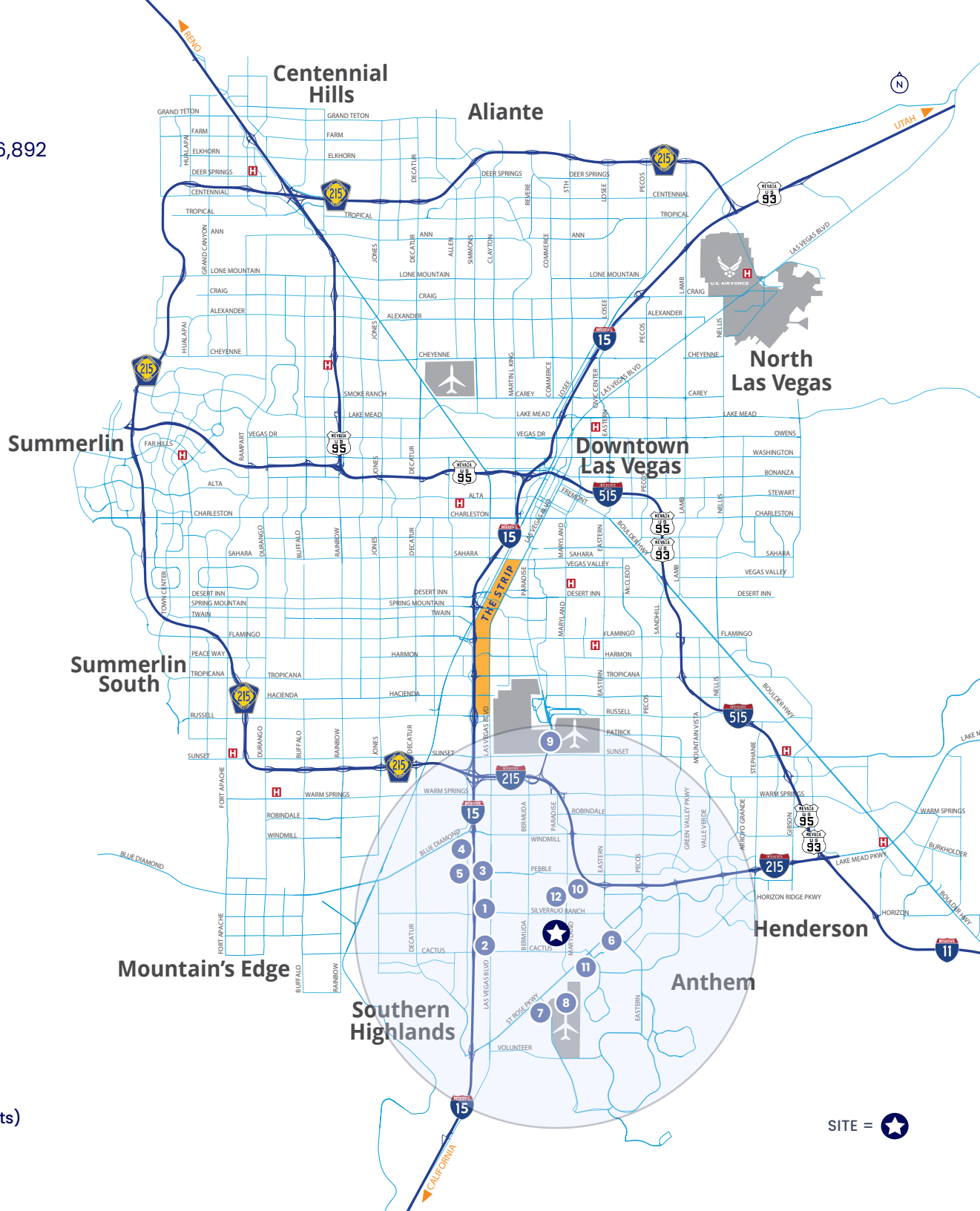


Married Households

49.4%

Nearby Amenities ±5-Mile Radius

- 1 South Point Hotel Casino & Spa (±2,100 Rooms)
- 2.4 miles
- 2 The Grandview at Las Vegas (±446 Suites)
- 2.2 miles
- 3 World Mark Las Vegas (±330 Rooms)
- 3.9 miles
- 4 Silverton Casino Lodge (±300 Rooms)
- 3.0 miles
- 5 Hyatt Place Las Vegas (±150 Rooms)
- 5.5 miles
- 6 St Rose Siena Hospital (±326 Beds)
- 1.9 miles
- 7 West Henderson Hospital (±150 Beds)
- 2.5 miles
- 8 Henderson Executive Airport
- 3.1 miles
- 9 Harry Reid International Airport
- 6.8 miles
- 10 Silverado High School (±2,300 Students)
- 1.9 miles
- 11 Liberty High School (±3,270 Students)
- 2.4 miles
- 12 Charles Silvestri Junior High School (±1,144 Students)
- 0.8 miles





■ = Subject





 = Subject  = NAP



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±0.76 AC

St Rose Shopping Center
COSTCO WHOLESALE HOBBY LOBBY
Durlington TJ-MAXX Starbucks
TEXAS ROADHOUSE IN-N-OUT BURGER E&S FITNESS

HND
HENDERSON EXECUTIVE AIRPORT

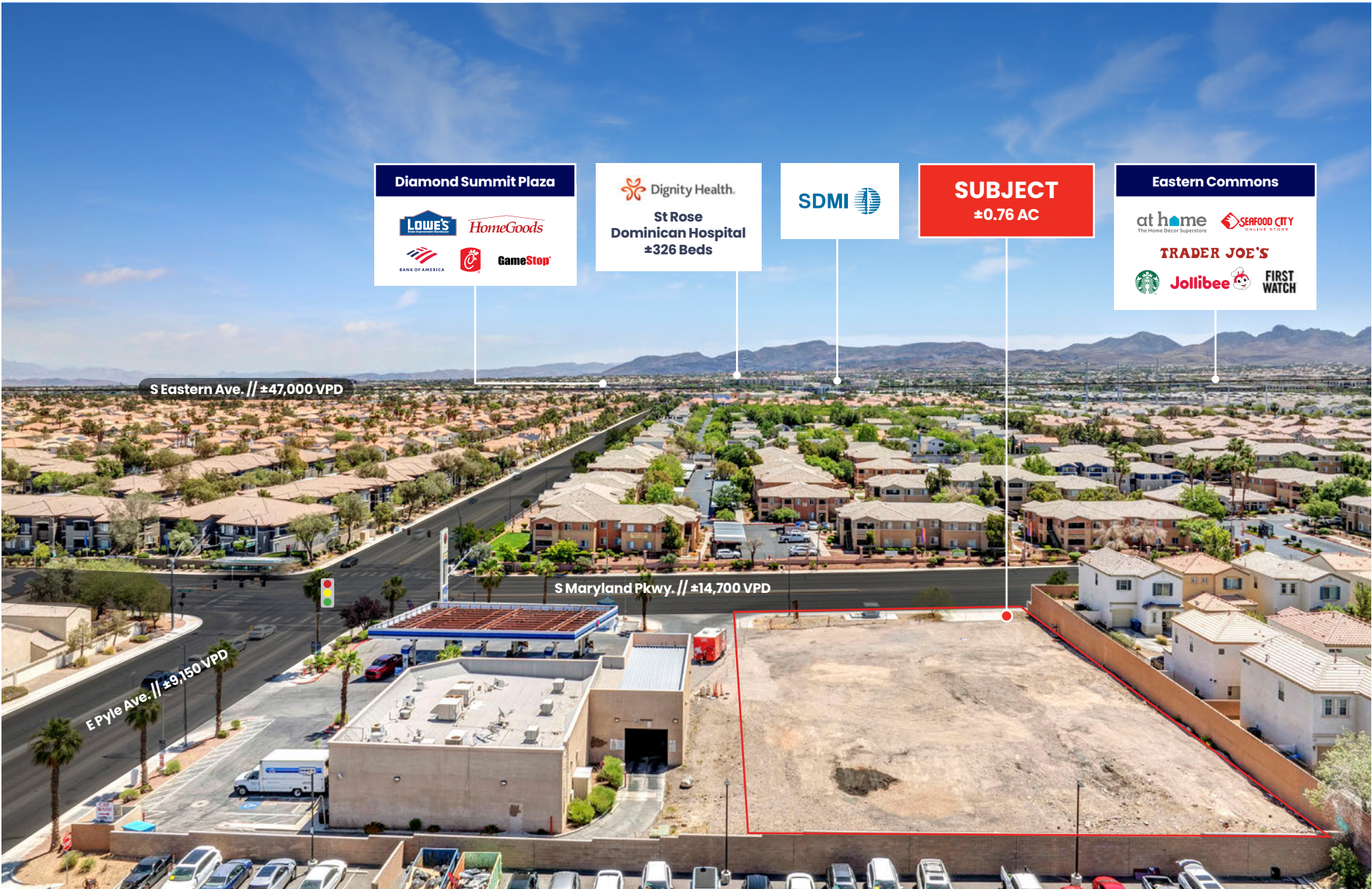
RAIDERS
Raiders HQ + Intermountain Health Performance Center

M
RESORT-SIA-CASINO
LAS VEGAS

St Rose Pkwy. // ±52,000 VPD

S Maryland Pkwy. // ±14,700 VPD

E Pyle Ave. // ±9,150 VPD



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Malan + Marcello Investment Team

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