Retail Available For Lease

SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

Listed By:

Colliers



NEC BLUE DIAMOND ROAD & RAINBOW BOULEVARD

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LISTING SNAPSHOT

Lease Rate
Contact Broker

Land Size
±2.31 AC (Divisible)

APN
177-30-504-002
177-30-504-003



PROPERTY HIGHLIGHTS

- Two QSR retail pads available for lease – demisable pad available with end-cap double drive-thru
- Multi-tenant end-cap and in-line retail space available
- High exposure at the hard corner of Silverado Ranch Blvd. & Valley View Blvd (combined ±49,000 VPD)
- Ideal for gas, restaurant, and retail users seeking high-traffic exposure in an expanding submarket
- Across the street is the newly opened Silverado Ranch DMV – the largest DMV in Nevada – surrounded by new residential growth:
  - 342-unit Miraluna Class A apartment community, recently completed
  - KB Home's Brevi and Novi communities, totaling 288 new units
- Strong regional and local connectivity located ±0.50 miles from the I-15 (±156,000 VPD)
- Positioned within a rapidly growing Southwest Las Vegas submarket

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	7,945	131,677	300,648
2025 Average Household Income	$142,509	$135,240	$130,671
2025 Households	3,018	48,526	112,602

Listing Brokers

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Malan + Marcello Investment Team

NEVADA'S LARGEST DMV



For illustration purposes only. Subject to change.

A New Daily Destination

The new Silverado Ranch DMV, the state's largest, sits directly across Valley View Blvd. from the site. It now handles DMV and commercial driver's license customers who used to go to the Henderson and North Las Vegas offices. Along with the new homes and apartments filling in along Silverado Ranch Blvd. since the I-15 interchange extended west, it makes this corner a regular stop for drivers from across the valley.

By The Numbers

DMV Facility
±72,000 SF

Self-Service Kiosks
6

Parking Spaces
350+

Silverado Ranch DMV

- Consolidated the Henderson and North Las Vegas offices into one site – driving traffic from both trade areas
- Six self-service kiosks (four walk-up, two drive-through) handle transactions outside regular business hours
- $70M of state investment on a 20-acre campus

New Rooftops Nearby

- Miraluna: 342-unit Class A apartments, delivered in 2026
- KB Homes: 288 units

What It Means for Tenants

- New daily trips, many with built-in wait time, a good fit for QSR, coffee and grab-and-go users
- A drive-thru pad at the signalized hard corner, positioned for DMV visitors coming and going
- More households moving in nearby to support weekday and weekend sales

VICINITY MAP

The trade area consists of ±300,648 residents with an average household income of ±$130,671 within a 5-mile radius.

Median Age
38.7

Homeowners
69,718

Married Households
47.2%

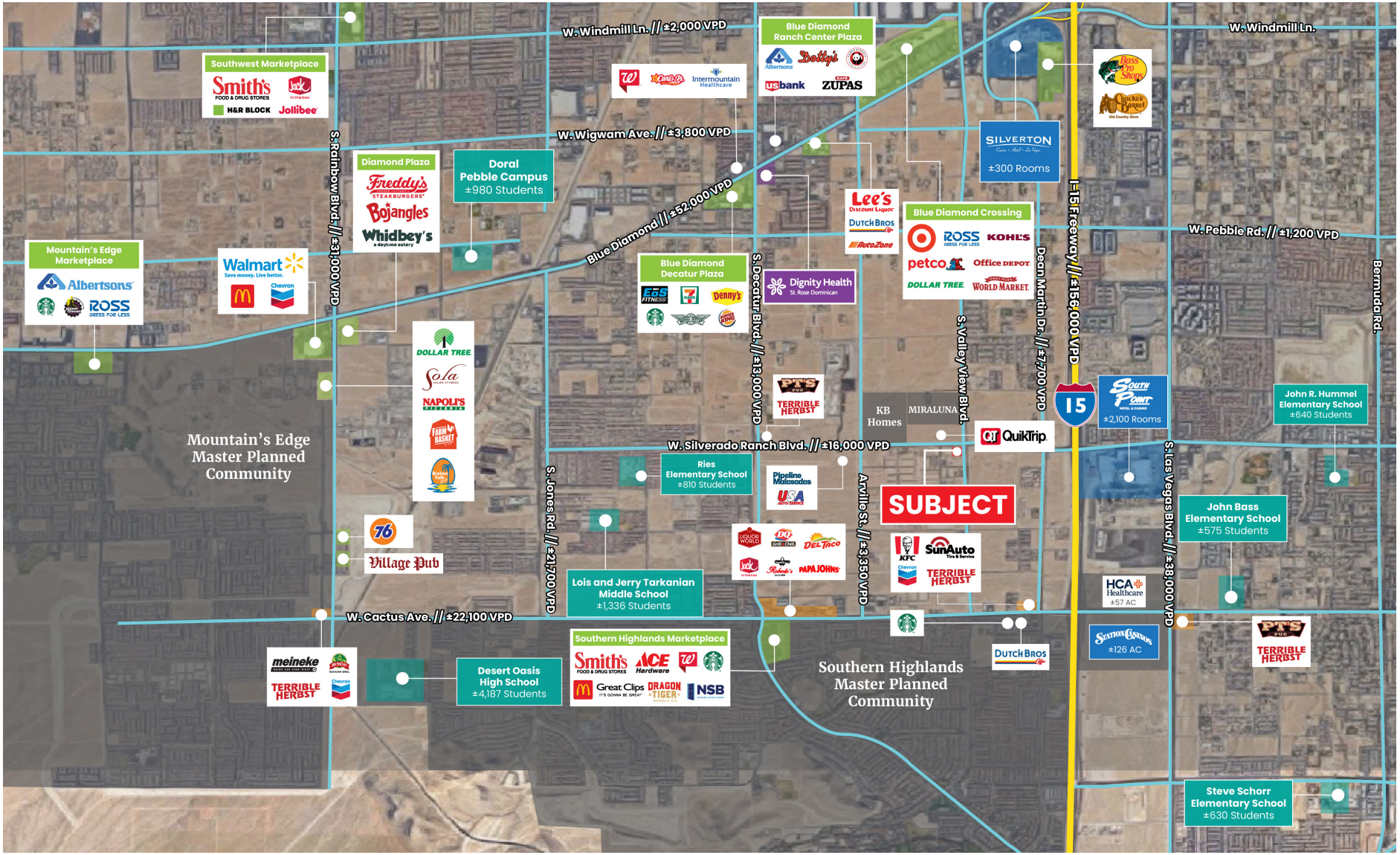
Nearby Amenities *±5-Mile Radius*

1. **South Point Hotel & Casino (±2,163 Rooms)**
   -5.4 miles
2. **Southern Highlands Golf Club**
   -5.7 miles
3. **Lois and Jerry Tarkanian Middle School (±2,000 Students)**
   -2.3 miles
4. **Desert Oasis High School (±3,250 Students)**
   -1.3 miles
5. **M Resort Spa & Casino (±390 Rooms +Future Expansion)**
   -7.2 miles
6. **Silverton Hotel & Casino (±300 Rooms)**
   -5.3 miles
7. **Las Vegas South Premium Outlets**
   -7.1 miles
8. **Henderson Executive Airport**
   -7.6 miles
9. **St Rose Dominican Hospital San Martin Campus**
   -5.5 miles
10. **Intermountain Healthcare Performance Center**
    -7.5 miles
11. **Future HCA Hospital (±57 AC)**
    -4.4 miles



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TRADE AREA MAP



= Subject = Power Centers = Schools = Casinos = Hospitals = Residential

N

PLANS & AERIALS

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N = Subject = NAP

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SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

NORTH FACING AERIAL



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SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

EAST FACING AERIAL



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SWC SILVERADO RANCH BLVD. & VALLEY VIEW BLVD.

SOUTH FACING AERIAL



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Retail Pads For Lease

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