



BOCA PARK

FASHION VILLAGE

at Boca Park

710-750 S Rampart Blvd
Las Vegas, NV 89145





SHOP EAT BE SEEN

The Fashion Village at Boca Park is the place to SHOP, EAT & BE SEEN. Located in Peccole Ranch (just north of the Charleston Boulevard and Rampart Boulevard intersection) and close by to the affluent master planned communities of Summerlin, Queensridge and The Lakes, the Fashion Village at Boca Park is not to be missed. Be sure to join the retailers & restaurants such as Living Spaces, REI, Total Wine & More, Grimaldi's Pizza, Kona Grill, Panera Bread, Sambalatte, The Cheesecake Factory & more!

Zoning	Planned Development District (PD)
Population (1/3/5 mi)	15,148 / 165,475 / 427,675
Avg HH Income (1/3/5 mi)	\$104,131 / \$98,551 / \$93,329





AERIAL



ROI COMMERCIAL REAL ESTATE, INC.

9121 W Russell Rd., Suite 111, Las Vegas, NV 89148 | 702.363.3100 | FAX: 702.363.0450



SITE PLAN

ALTA DRIVE



CHARLESTON BOULEVARD
33,000 AADT

RAMPART BOULEVARD
28,600 AADT

RETAIL & RESTAURANT SPACES AVAILABLE:
1,420 SF up to 8,164 SF

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SITE PLAN



740 S RAMPART BOULEVARD

#	SQUARE FEET	ASKING RATE
4	3,000 SF	\$3.00 sf./mo.

750 S RAMPART BOULEVARD

#	SQUARE FEET	ASKING RATE
5	1,420 SF	\$3.50 sf./mo.
16	8,164 SF *	\$2.50 sf./mo.

NNN Estimate: \$0.90 sf./mo

- * Former Restaurant Space
- Negotiating Lease

