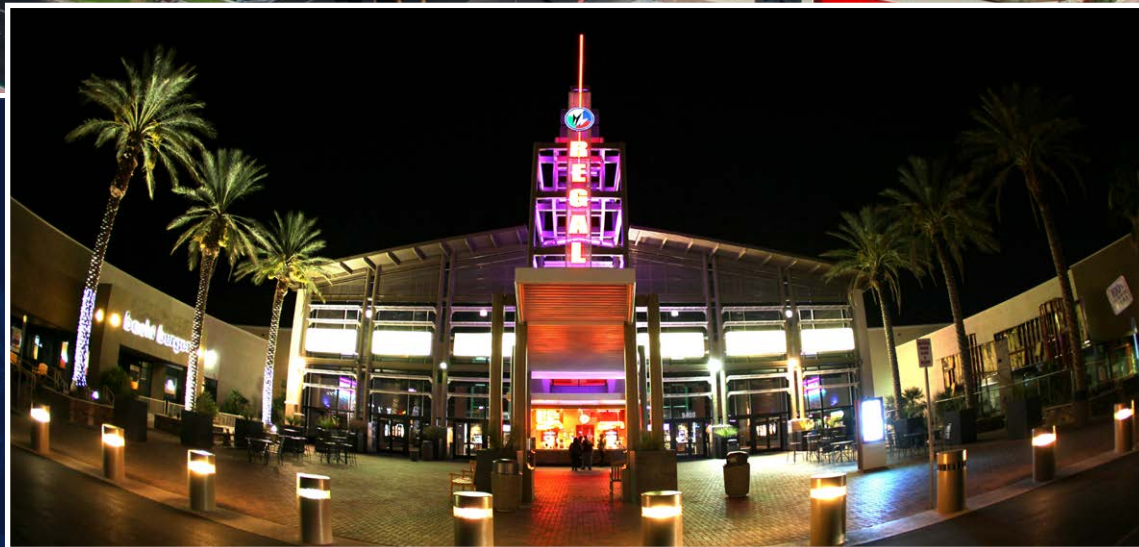


Village Square

at Peccole Ranch

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



- 240,000 sf community center
- Diverse retail & office mixed use
- Anchored by Regal Theater
- Ample parking
- Over 60,500 cars per day traffic
- Onsite amenities including restaurants, shopping and support services
- Zoned C1 (Limited Commercial District)

**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM

702.637.7727

liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Partial List of Existing Tenants:

- ◆ Regal Theaters
- ◆ Settebello Pizzeria
- ◆ Artsy Nannies
- ◆ Guild Mortgage
- ◆ Archi's Thai
- ◆ Viva Mercado
- ◆ Orange Theory Fitness
- ◆ Euphoria
- ◆ Blow N Go Hairbar
- ◆ Quest Diagnostics
- ◆ The Coder School
- ◆ Pro Cyclery
- ◆ The Gent's Place
- ◆ Sharkey's Cuts for Kids
- ◆ Grabba Green
- ◆ Burgundy French Bakery
- ... and many more

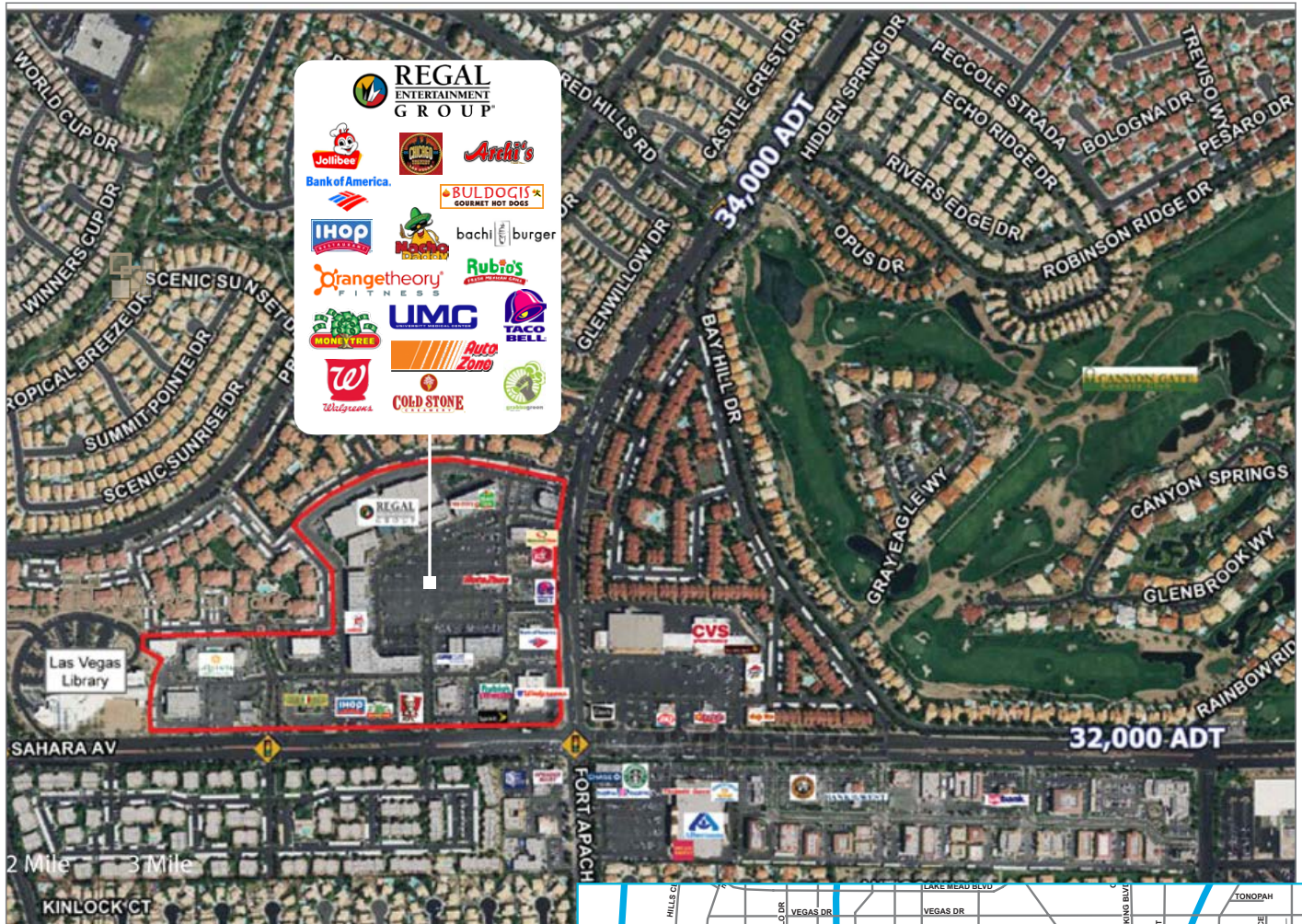


W. Sahara Ave.

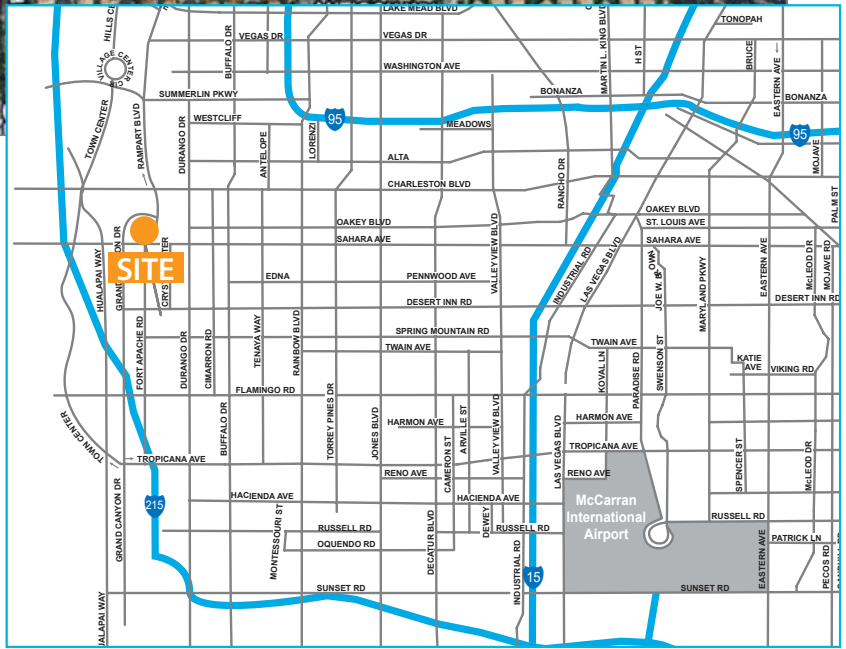
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION			
2020 Estimated Population	22,786	145,371	363,699
2025 Projected Population	25,142	160,841	402,253
HOUSEHOLDS			
2020 Estimated Households	0,172	62,278	151,421
2025 Projected Households	10,675	65,516	159,263
INCOME			
2020 Est. Average HH Income	\$103,480	\$112,888	\$99,506
2020 Est. Median HH Income	\$72,055	\$75,147	\$71,672
2020 Est. Per Capita Income	\$46,197	\$48,376	\$41,460
TRAFFIC COUNT			
West Charleston Boulevard	±33,000 Cars per Day		
South Fort Apache Road	±35,000 Cars Per Day		



10845 Griffith Peak Drive, Suite 100
 Las Vegas, NV 89135
 p: 702.472.7979 | f: 702.475.7545
 avisonyoung.com



LIZ CLARE, CCIM
 702.637.7727
 liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH
9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9440



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

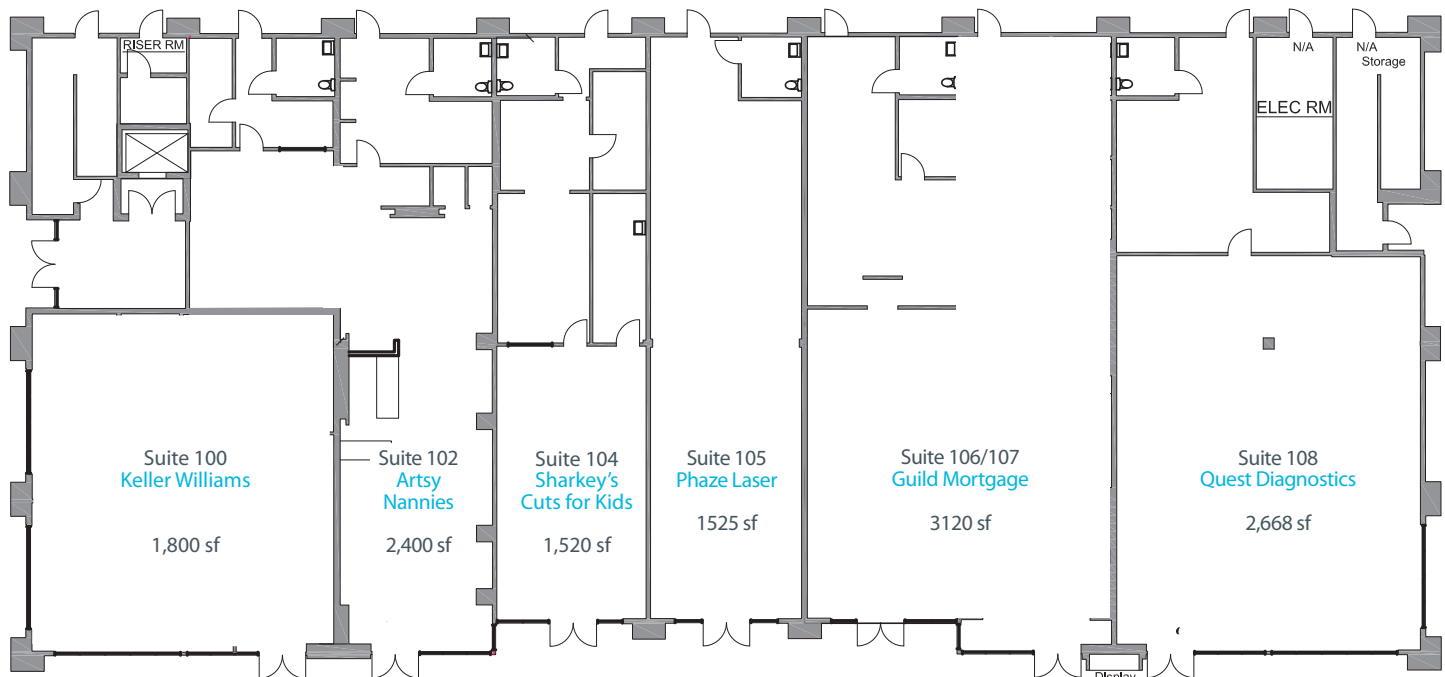
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9420



10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9410



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com

**BEST
MANAGED
COMPANIES**
Platinum member

LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

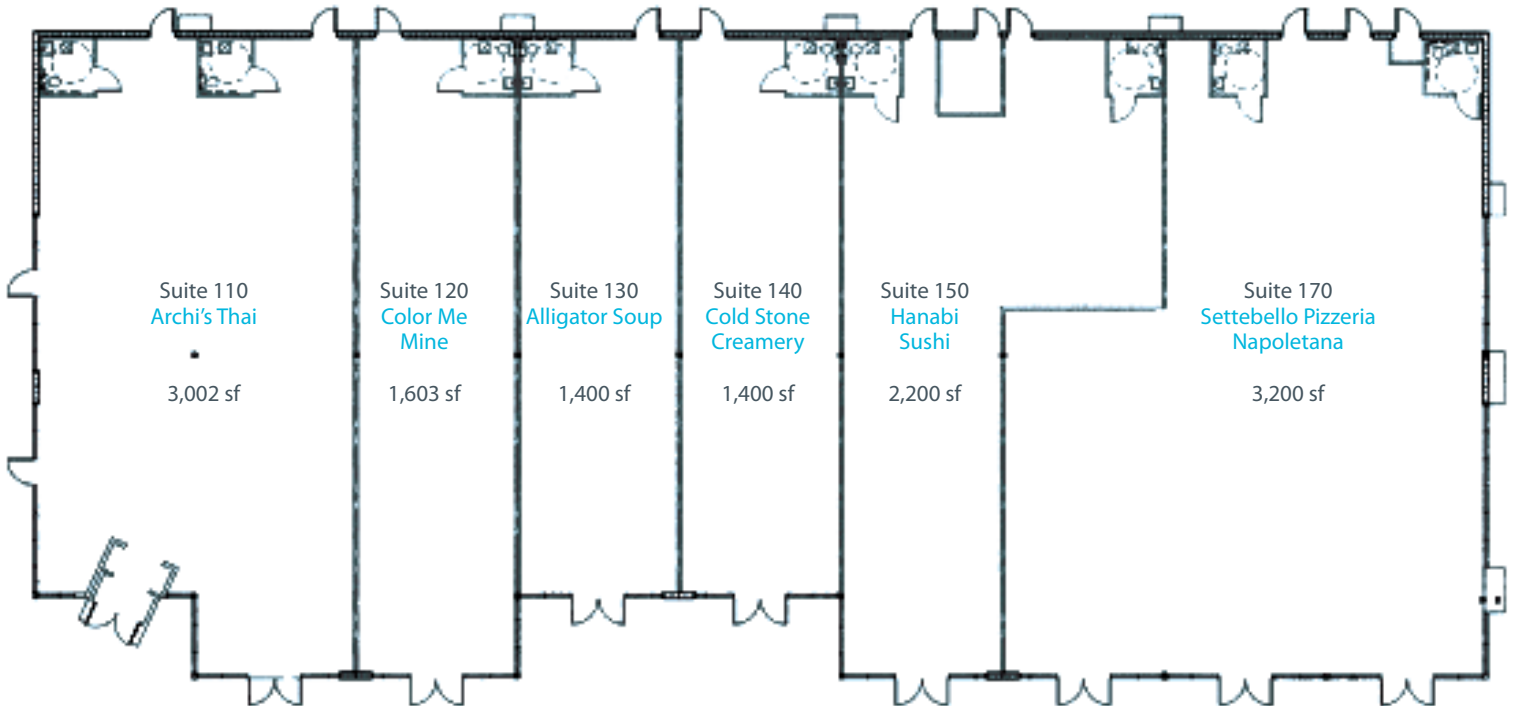
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9350



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

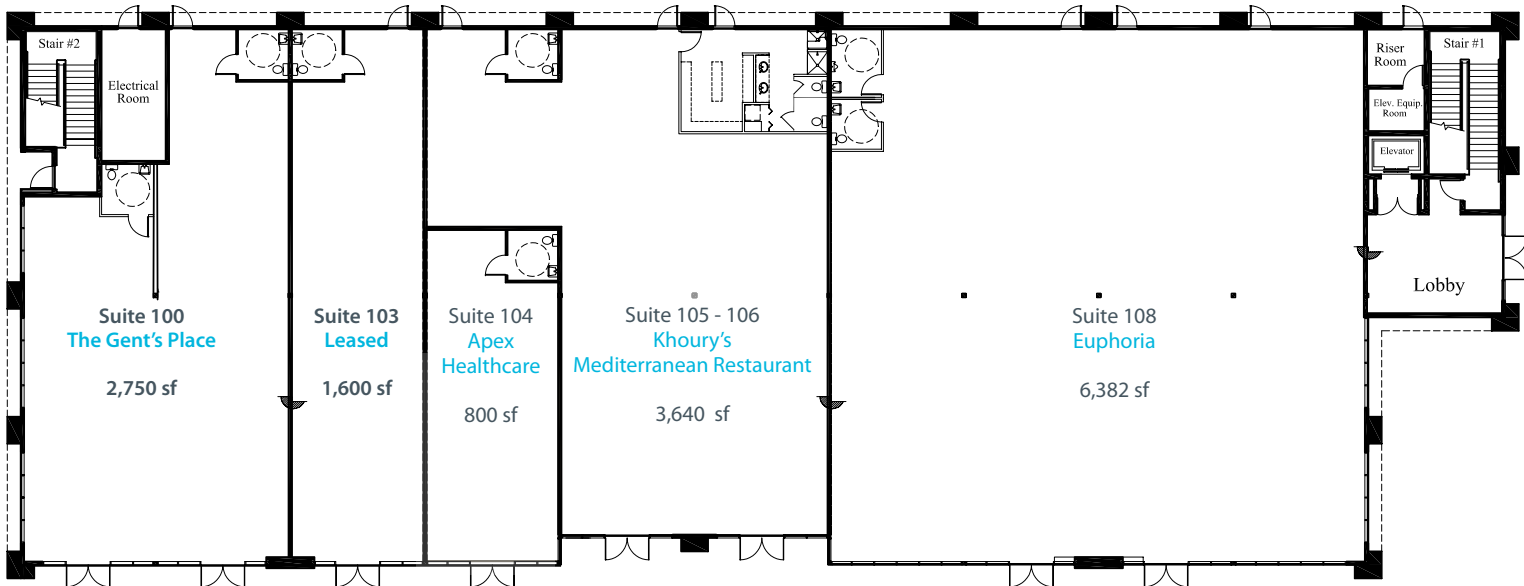
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9340



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

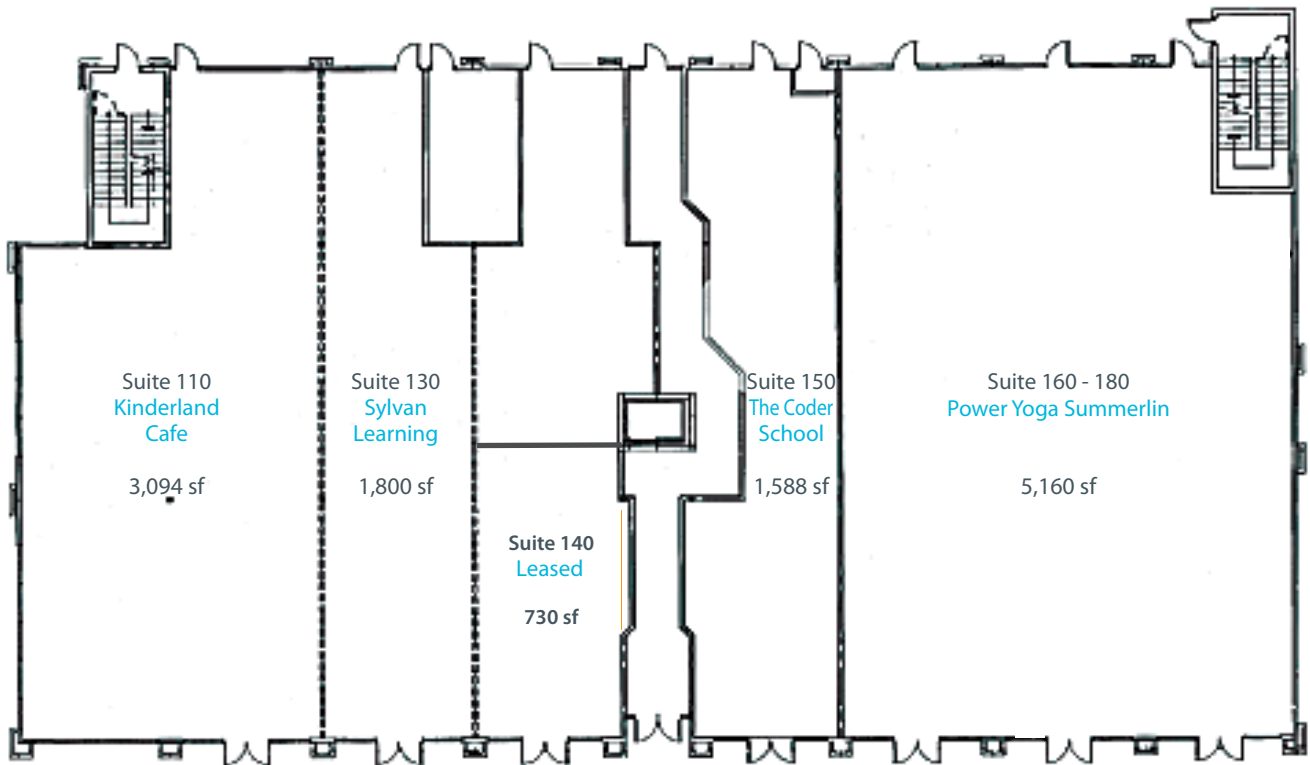
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9330



10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

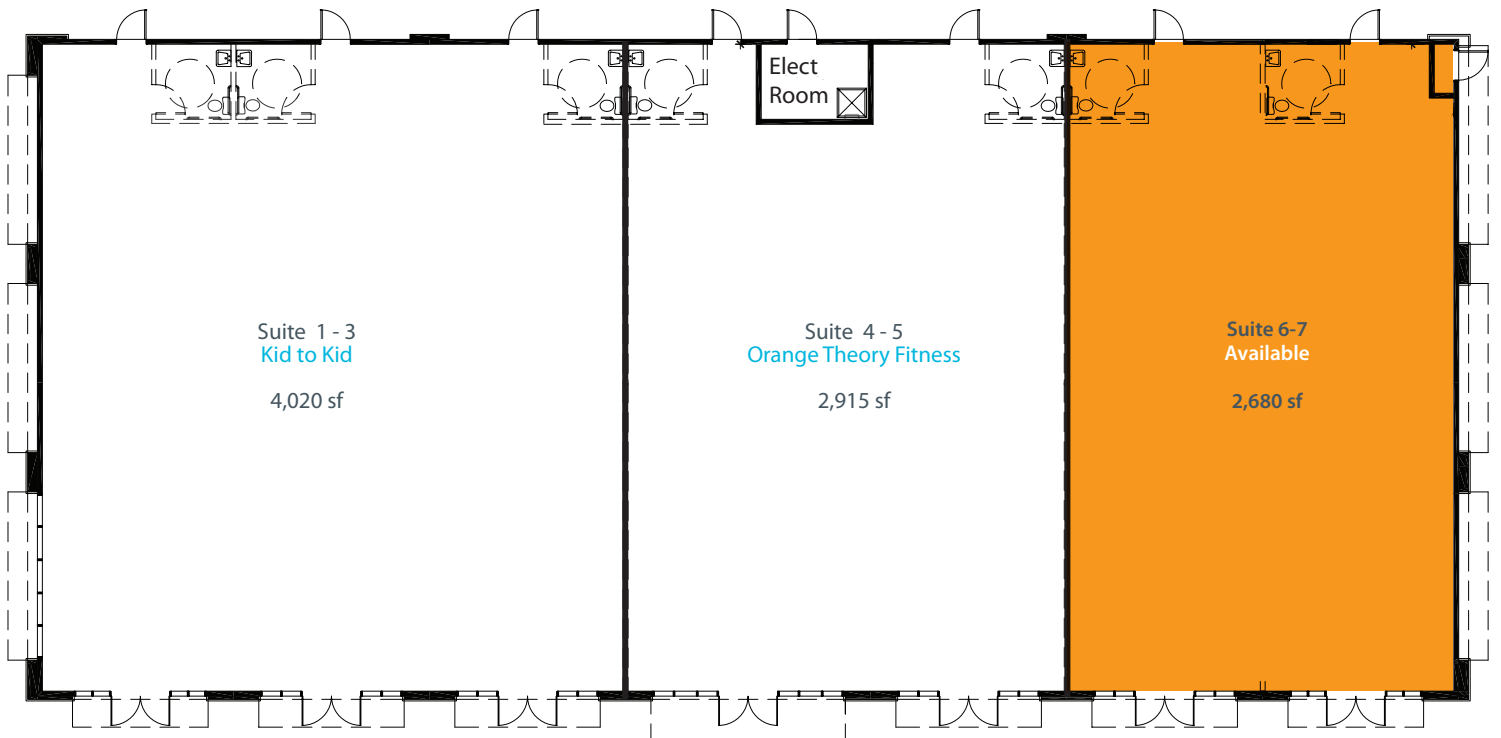
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9326



**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100
Las Vegas, NV 89135
p: 702.472.7979 | f: 702.475.7545
avisonyoung.com



LIZ CLARE, CCIM
702.637.7727
liz.clare@avisonyoung.com

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.