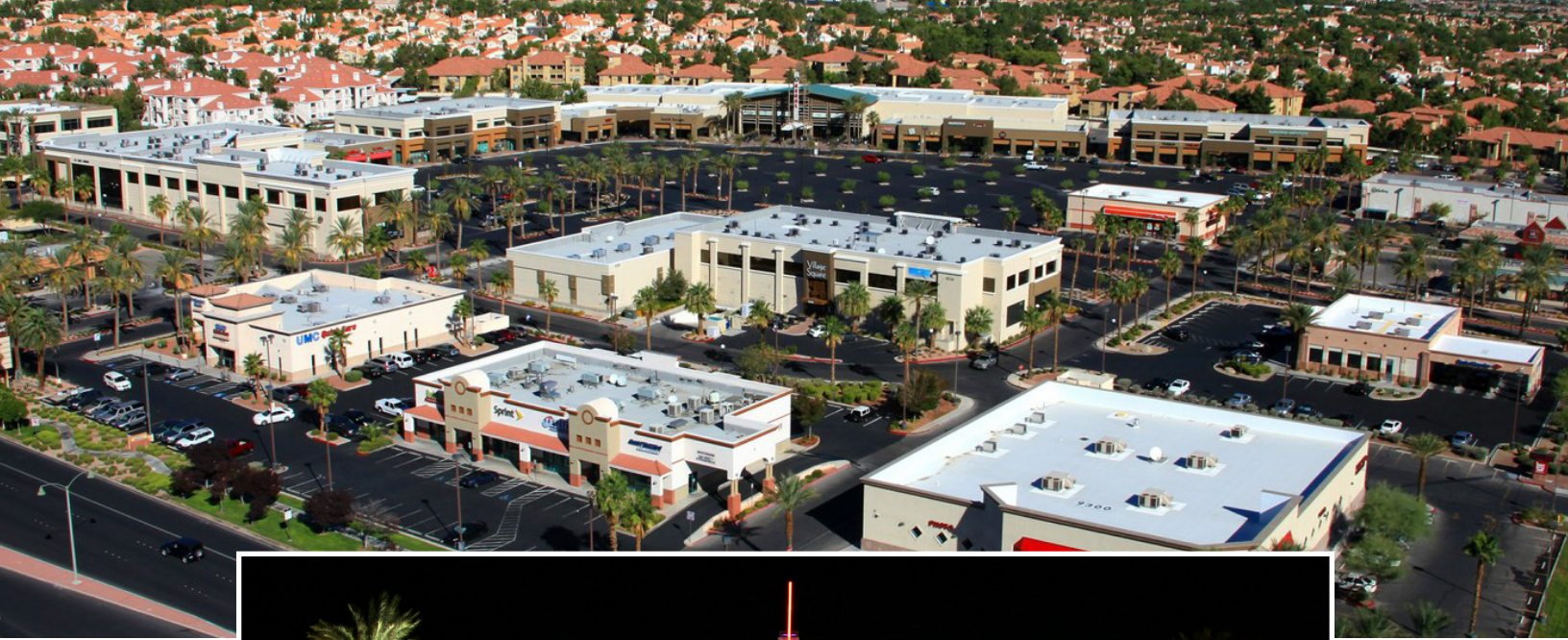


# Village Square

*at Peccole Ranch*

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



- 245,000 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)

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# Partial List of Existing Tenants



Settebello Pizzeria

Archi's Thai

Viva Mercado

Euphoria

The Coder School

Sharkey's Cuts for Kids

Kinderland Cafe

MaidenWhite Bridal

Burgundy Cafe

Hanabi Sushi

Sylvan Learning Center

Cap't Loui

Poppy Collective

The Claw Store

Carpe Noctum Candle

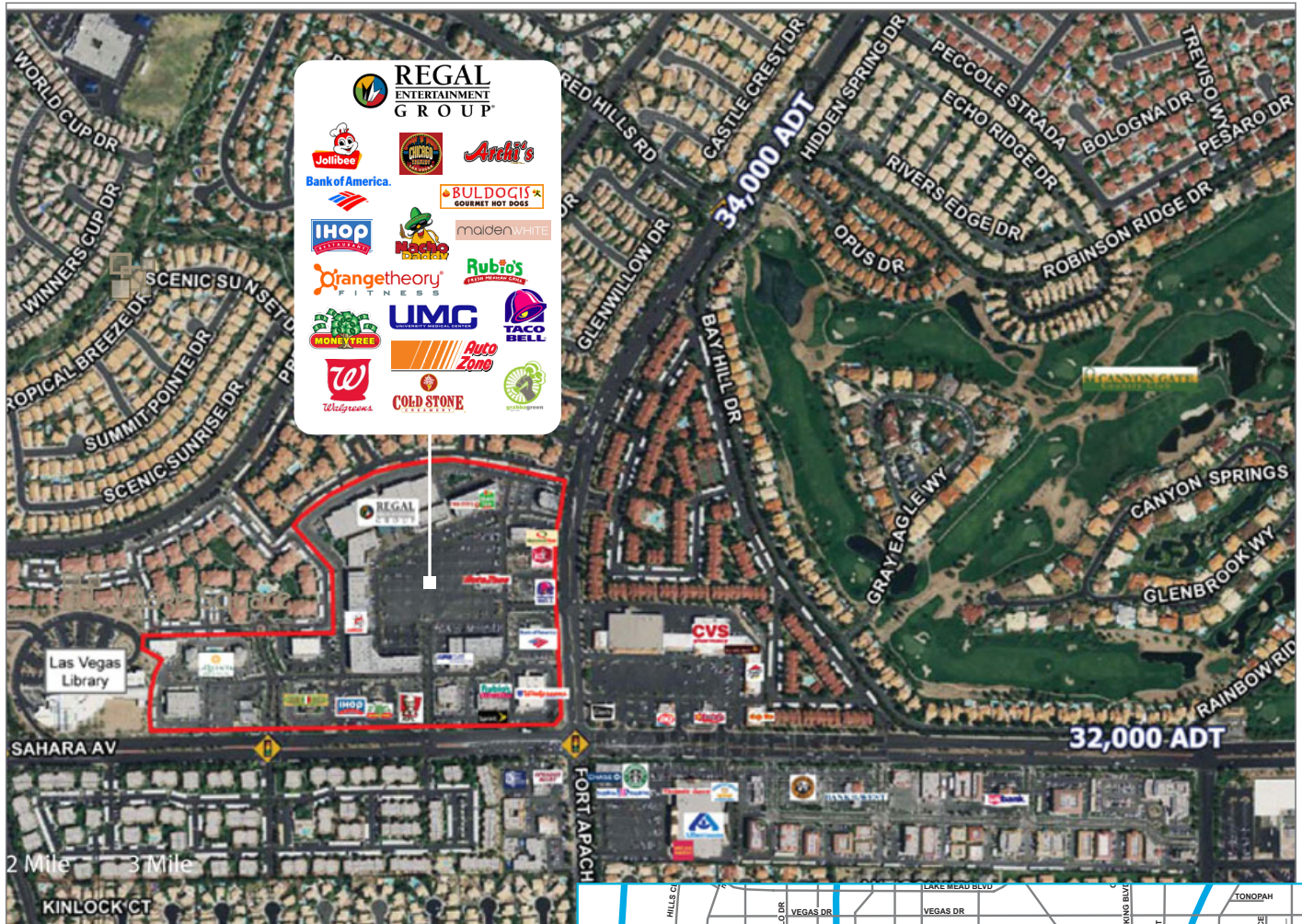
... and many more



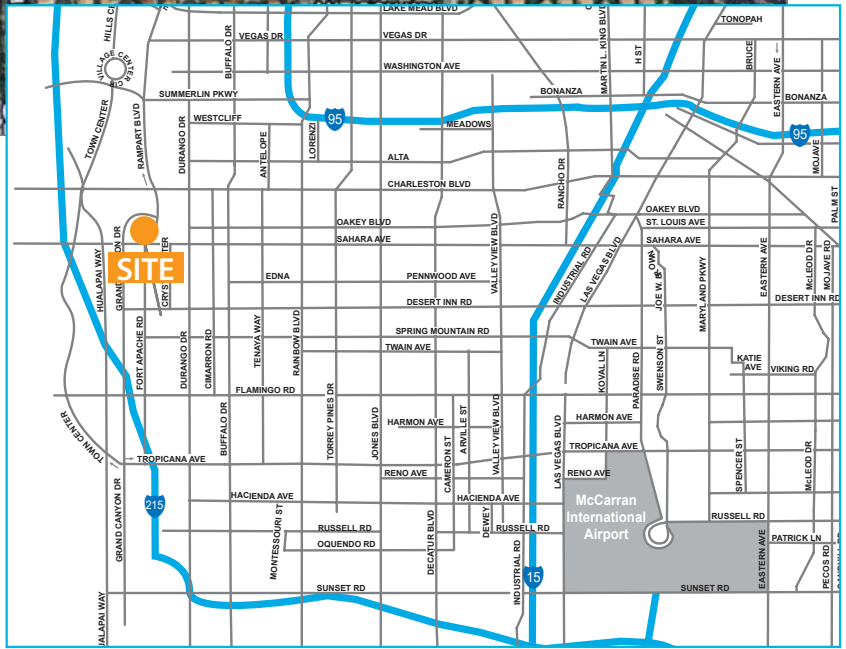
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VILLAGE SQUARE AT PECCOLE RANCH  
9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2023 Estimated Population	23,952	152,699	380,612
2028 Projected Population	25,164	160,560	405,731
<b>HOUSEHOLDS</b>			
2023 Estimated Households	10,604	64,445	156,730
2028 Projected Households	11,229	68,317	168,254
<b>INCOME</b>			
2023 Est. Average HH Income	\$107,969	\$117,919	\$114,298
2023 Est. Median HH Income	\$79,931	\$82,066	\$81,445
2023 Est. Per Capita Income	\$47,802	\$49,796	\$47,109
<b>TRAFFIC COUNT - 2023</b>			
West Charleston Boulevard	±30,920 Cars Per Day		
South Fort Apache Road	±33,400 Cars Per Day		



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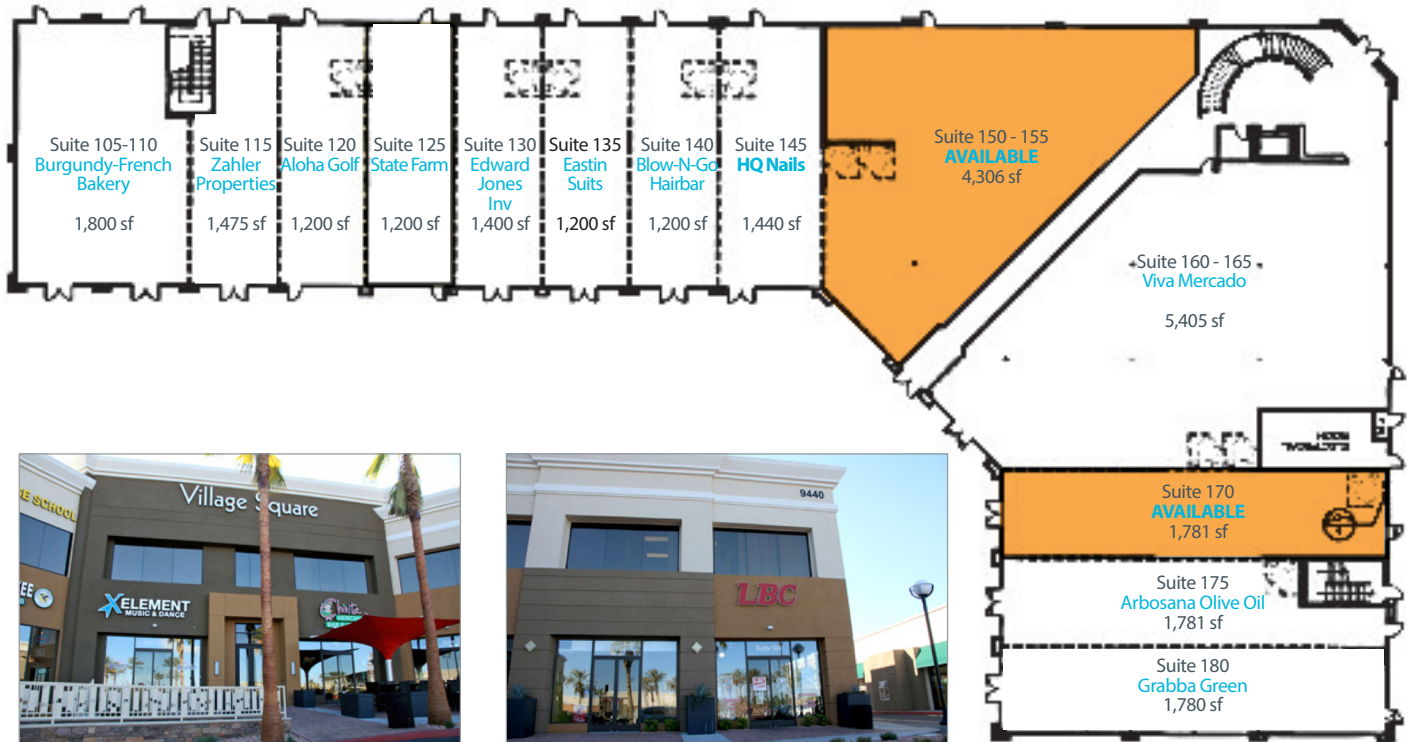
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VILLAGE SQUARE AT PECCOLE RANCH  
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Building 9440



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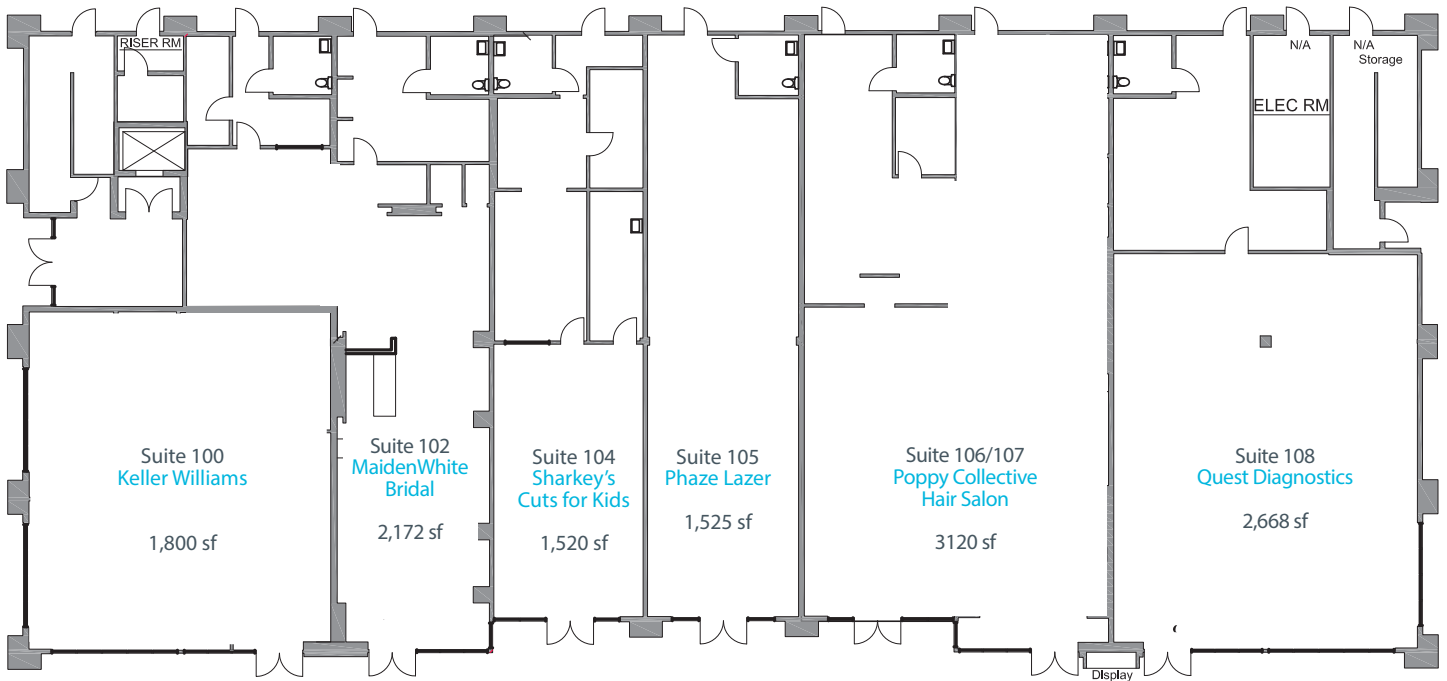
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# VILLAGE SQUARE AT PECCOLE RANCH

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Building 9420



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# VILLAGE SQUARE AT PECCOLE RANCH

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## Building 9410

Suite 120  
1,600 sf  
AVAILABLE



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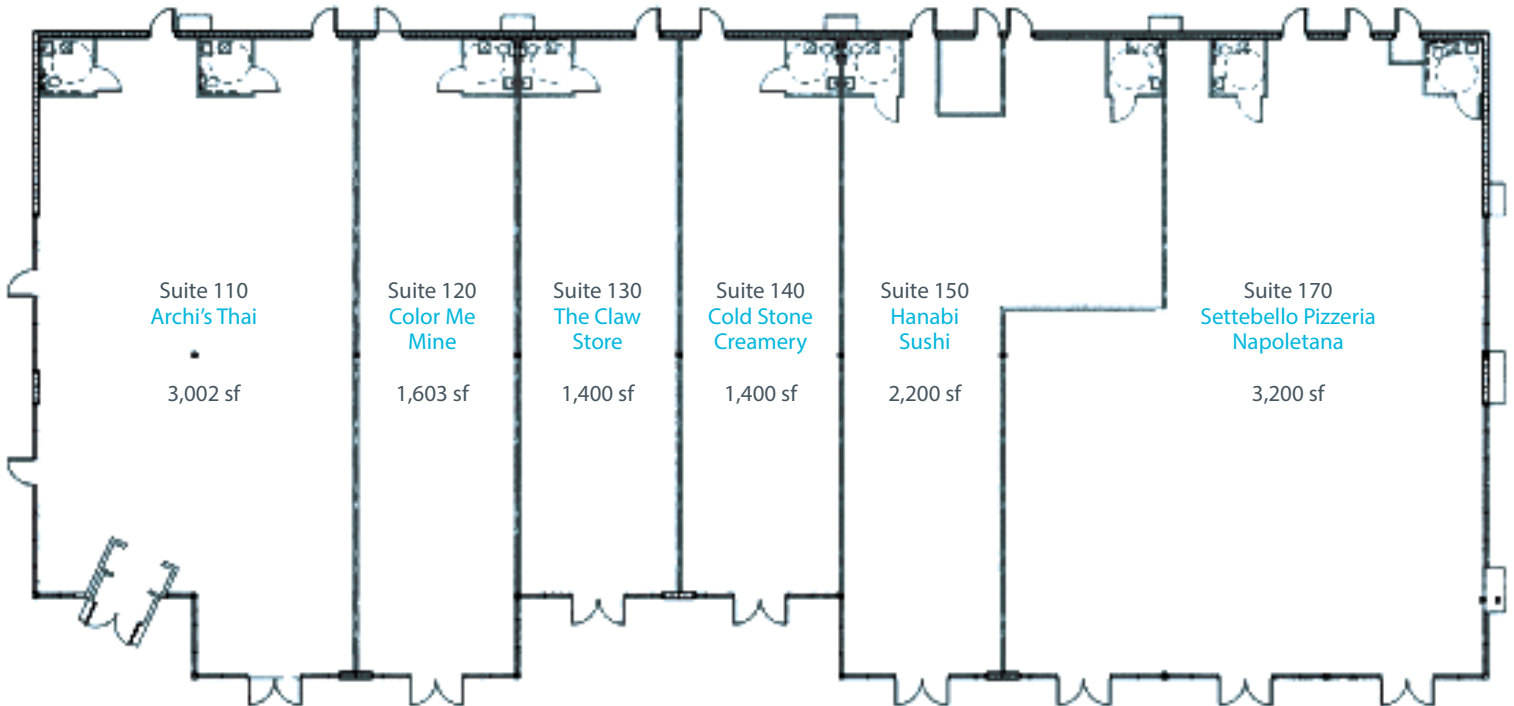
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# VILLAGE SQUARE AT PECCOLE RANCH

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Building 9350



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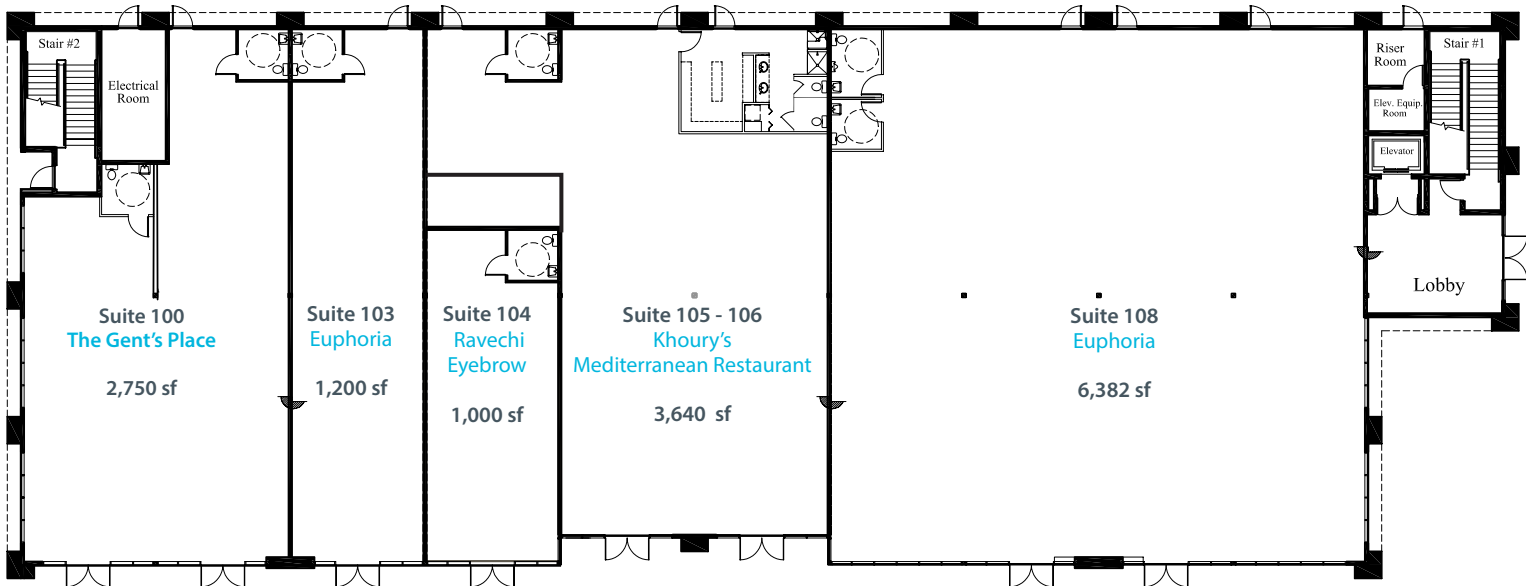
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# VILLAGE SQUARE AT PECCOLE RANCH

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## Building 9340



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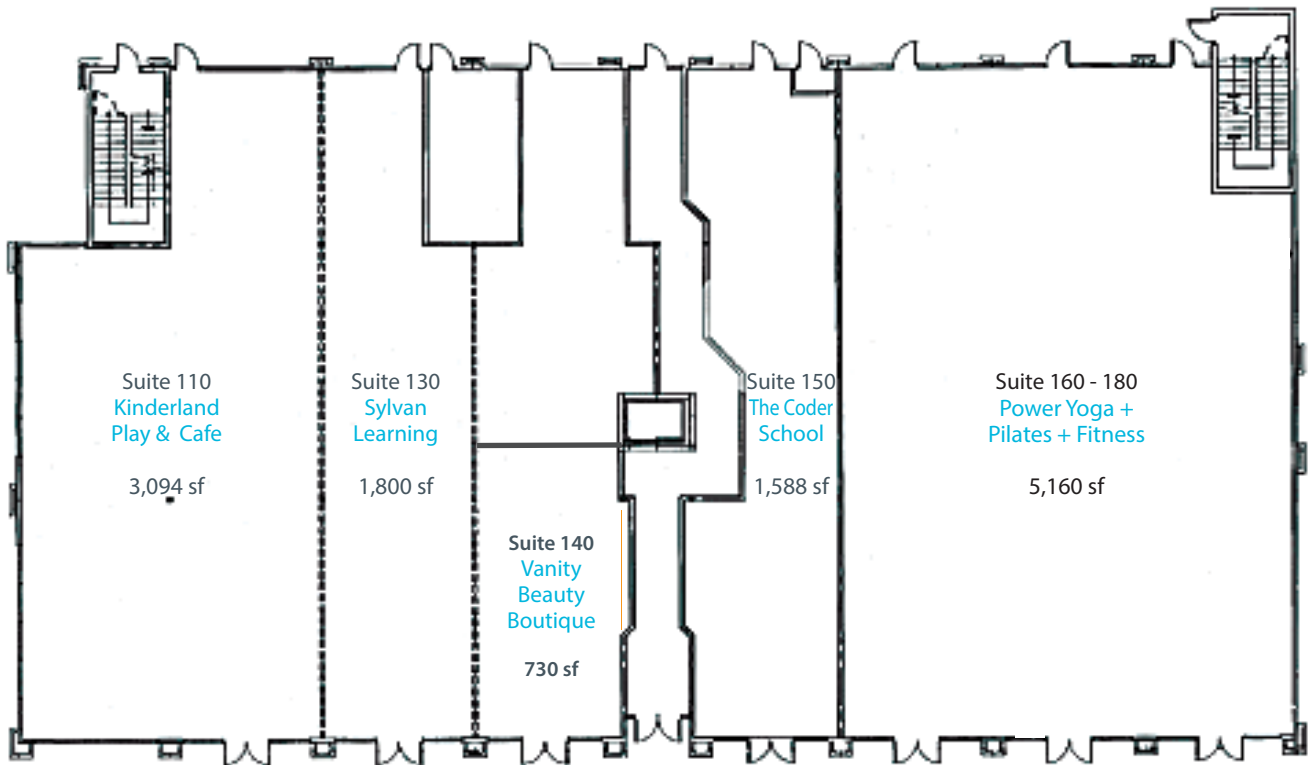
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# VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9330



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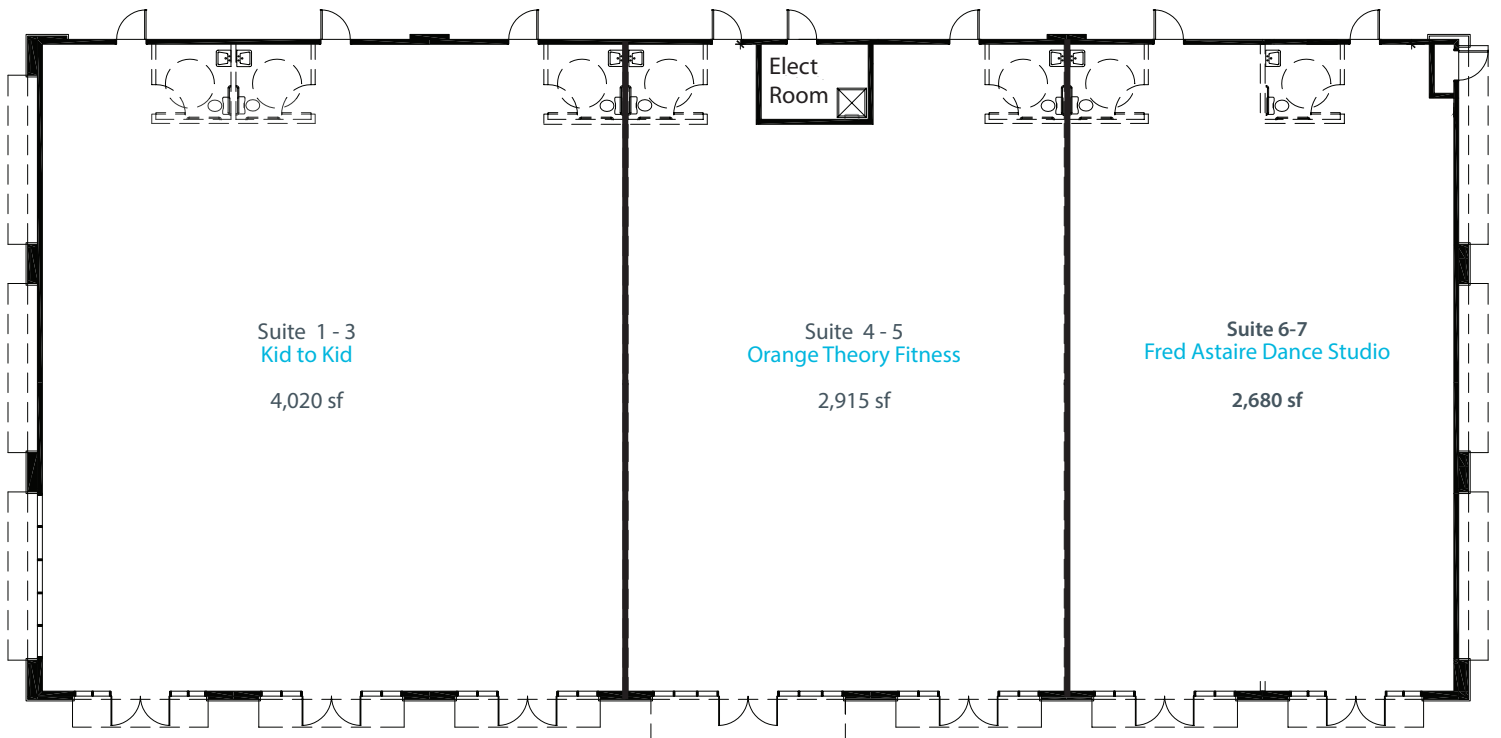
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# VILLAGE SQUARE AT PECCOLE RANCH

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Building 9326



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