

Village Square

at Peccole Ranch

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



- 245,000 sf community center
- Diverse retail & office mixed use
- Ample parking
- Over 60,500 cars per day traffic
- Onsite amenities including restaurants, shopping and support services
- Zoned C1 (Limited Commercial District)

**AVISON
YOUNG**

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Partial List of Existing Tenants



- Settebello Pizzeria
- Archi's Thai
- Tres Cazuelas
- 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
- Yukga Korean BBQ
- Tucker Toy Art Studio
- Ballet for You
- The Claw Store
- Bloch Dance
- Shop Israella
- ... and many more

Slate Canyon

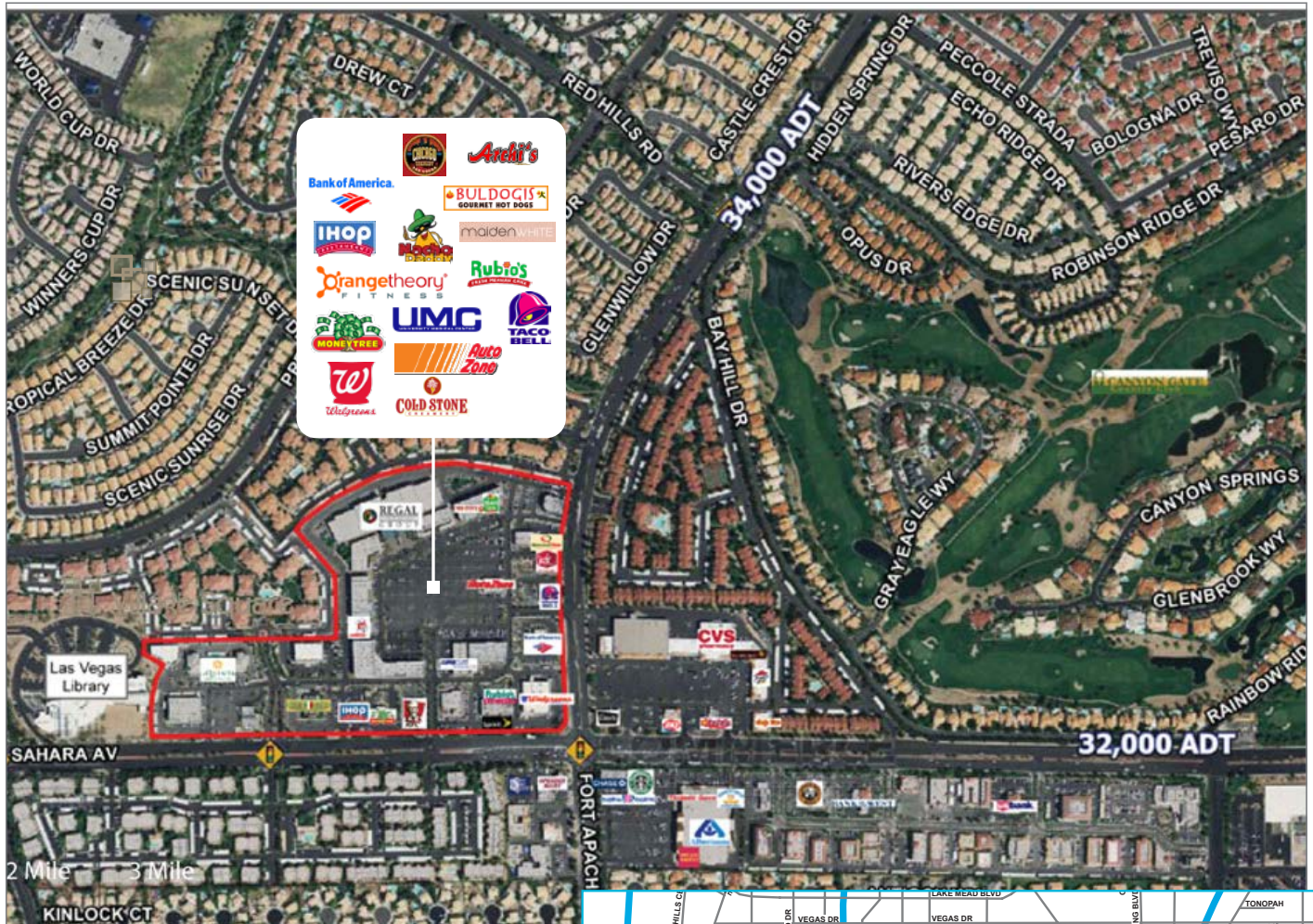
Multi-Family Residential



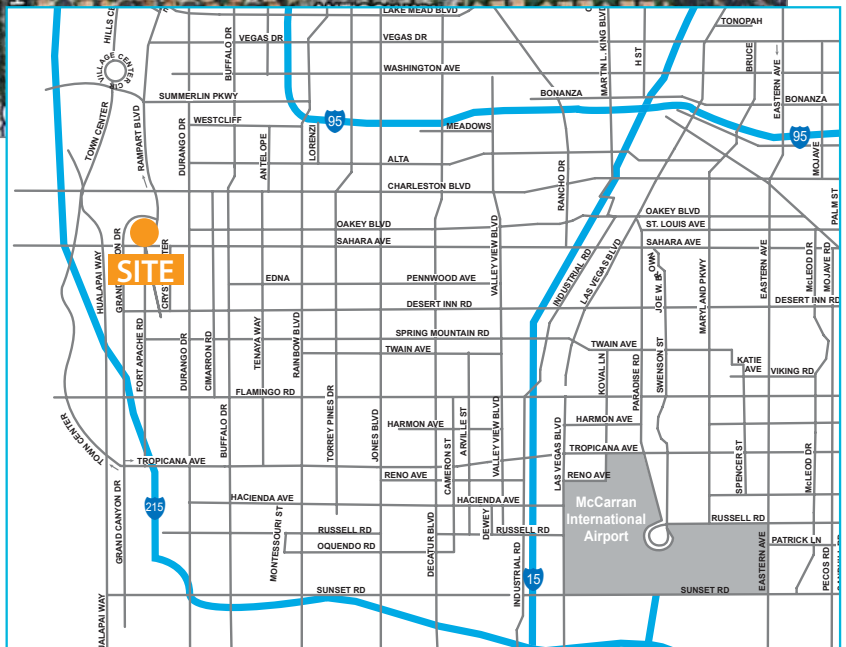
Fort Apache Road

W. Sahara Ave.

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Estimated Population	22,216	145,301	376,328
2029 Projected Population	21,626	142,689	382,268
HOUSEHOLDS			
2024 Estimated Households	9,980	62,397	156,120
2029 Projected Households	9,754	61,662	159,142
INCOME			
2024 Est. Average HH Income	\$126,214	\$127,467	\$128,387
2024 Est. Median HH Income	\$84,238	\$89,008	\$90,806
2024 Est. Per Capita Income	\$56,703	\$54,775	\$53,310
TRAFFIC COUNT - 2024			
West Sahar Avenue	±29,564 Cars Per Day		
South Fort Apache Road	±33,831 Cars Per Day		



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FOR LEASE

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



Building 9440



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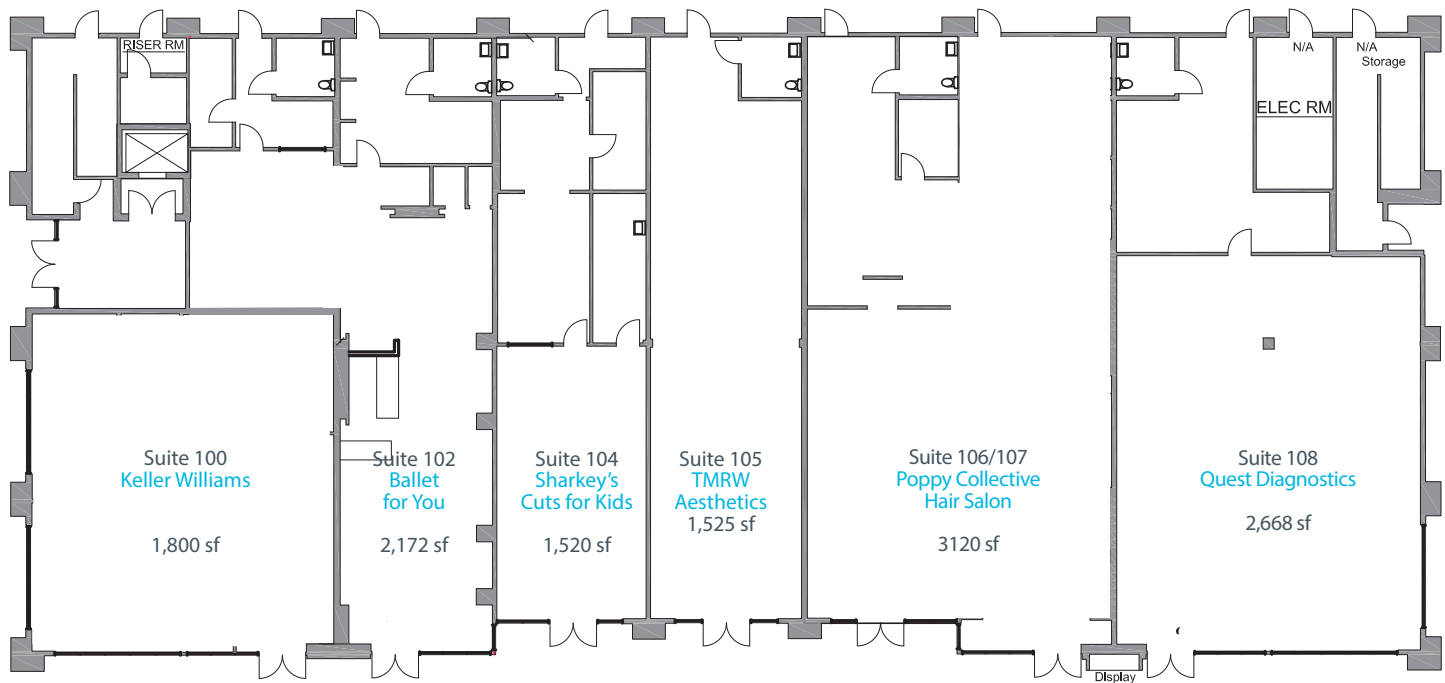
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9420



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VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9410



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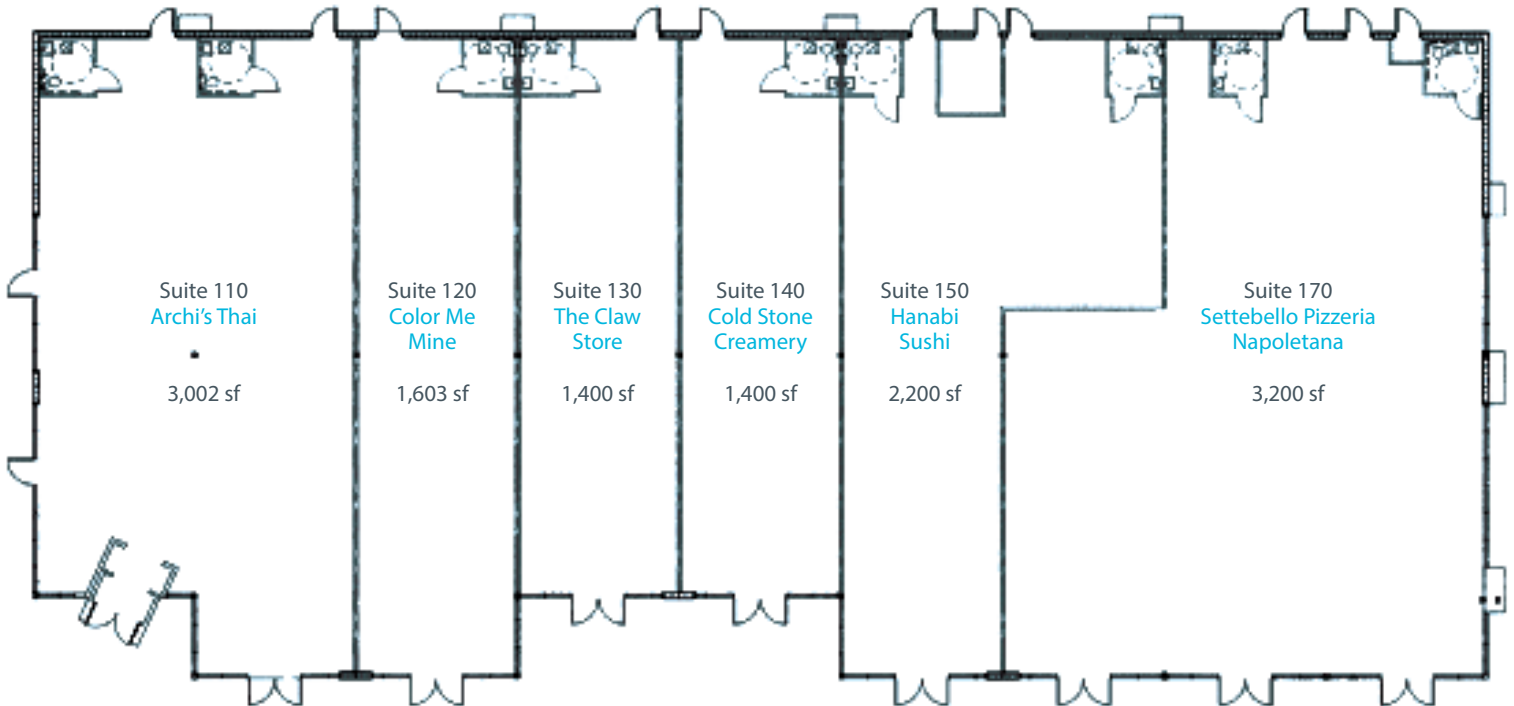
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VILLAGE SQUARE AT PECCOLE RANCH

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



Building 9350



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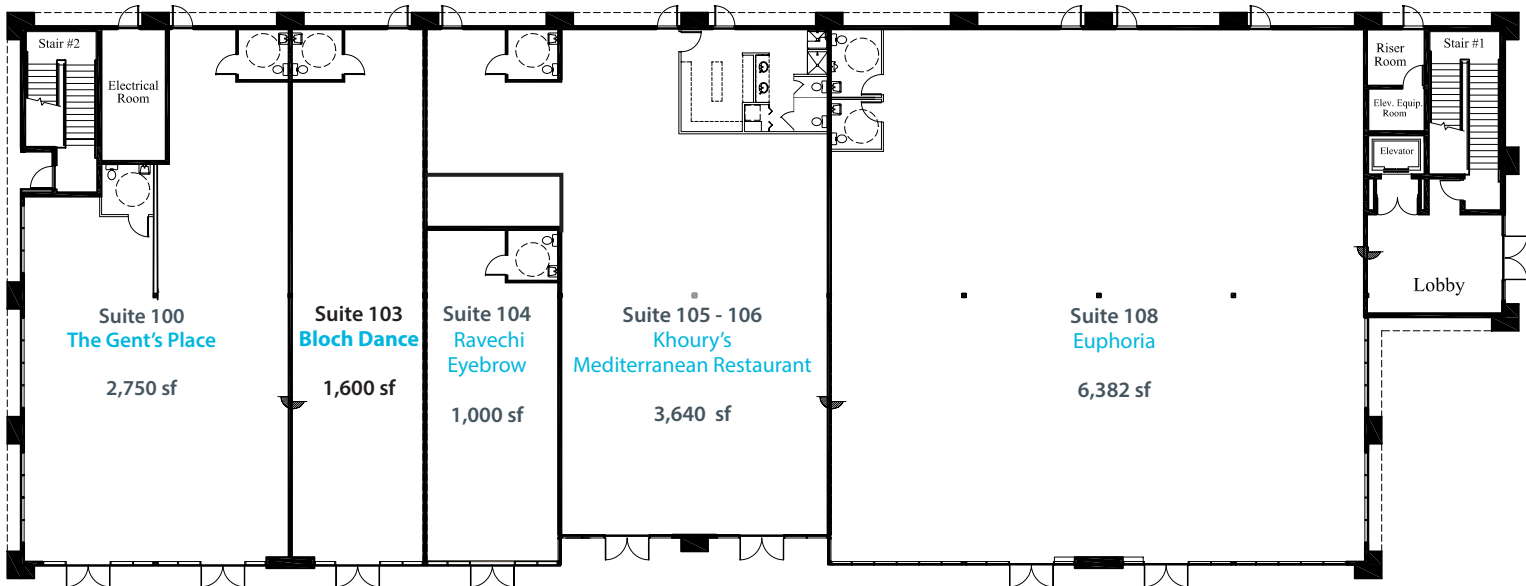
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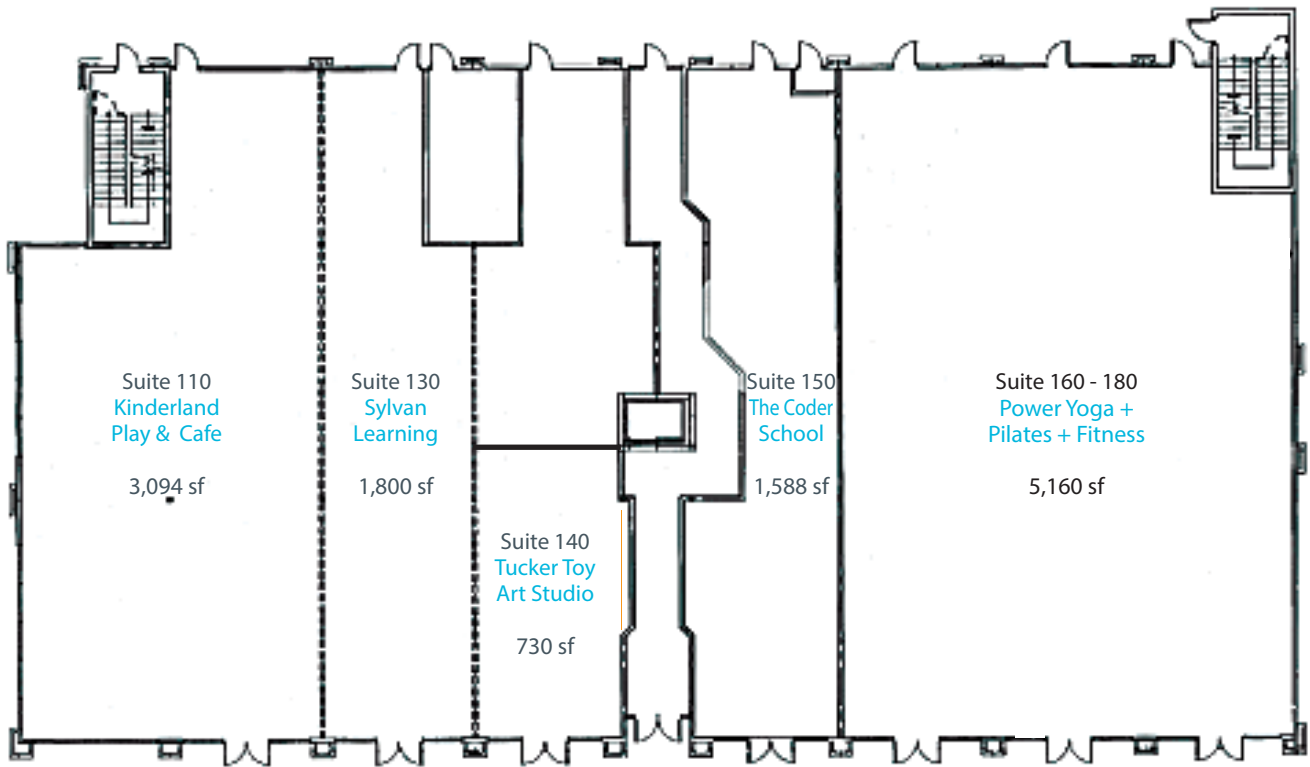
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Building 9330



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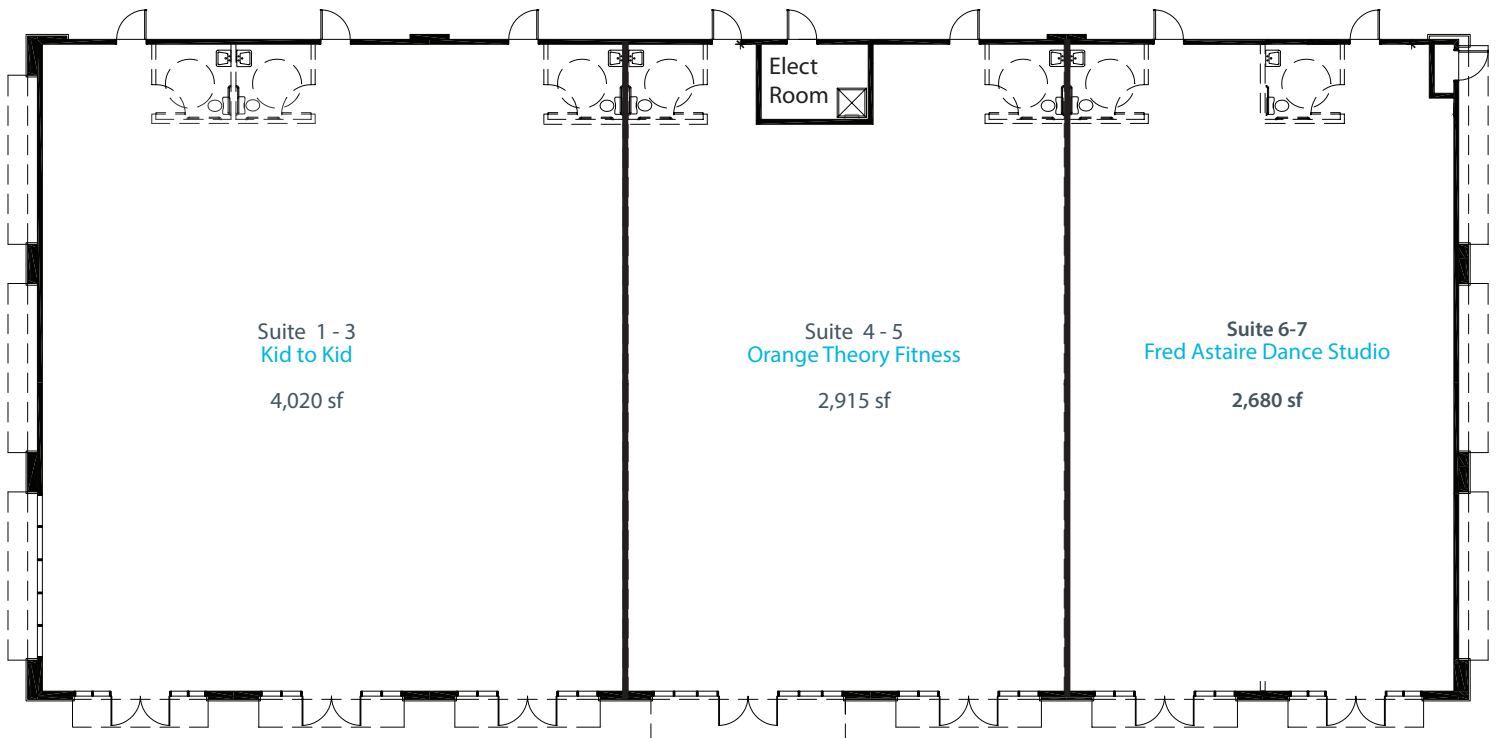
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9326



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