

# PECCOLE PLAZA

Southwest Corner of West Charleston Blvd & South Durango Drive  
Las Vegas, Nevada

*An Approximate 161,978 Square Foot Premier, Open-Air,  
Community Shopping Center located Along one of the Most  
Dominant Thoroughfares in the Las Vegas Valley*



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**LUCESCU  
REALTY**

CA DRE License #01506278

NV DRE License #B.1002157.

## INVESTMENT SUMMARY

<b>Offering Price:</b>	Market Value
<b>Terms:</b>	All Cash
<b>Net Operating Income (Year 1):</b>	\$2,650,232
<b>Occupancy:</b>	100%

## PARTIAL TENANT LIST

TENANT	SQ. FT.
Kohl's	88,248
Guitar Center	14,905
Golf Galaxy	14,905
Desert Orthopedic Center	14,398
Walgreens	13,800



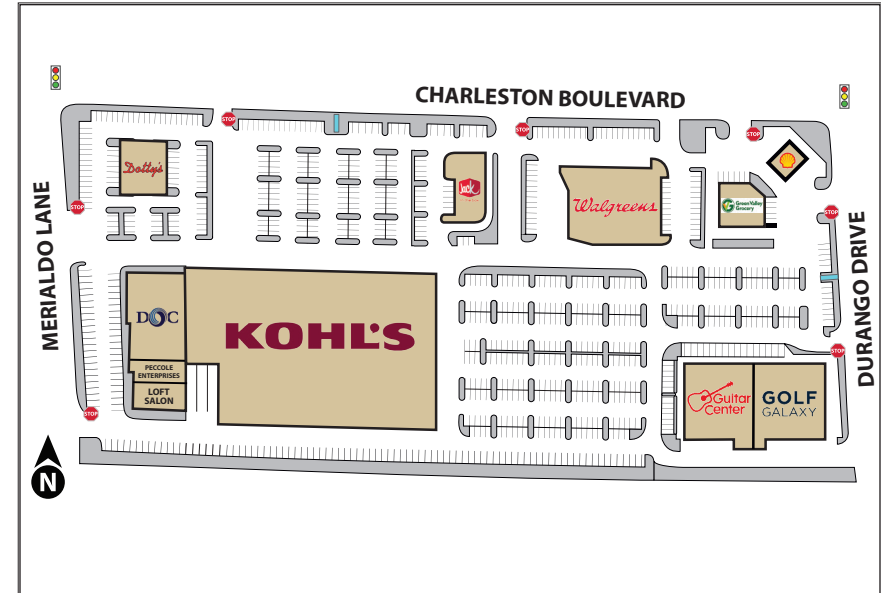
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**LUCESCU REALTY** has been selected, as the Exclusive Broker, to offer for sale, Peccole Plaza, located in Las Vegas, NV. The Property is a Premier, Open-Air, Community Shopping Center totaling approximately 161,978 Square Feet and is located in one of the Las Vegas Valley's most affluent communities. The Property is anchored by Kohl's, Walgreens and Jack in the Box. Additional features include:

- **Premier, Institutional Grade, Retail Community Center.** An approximate 161,978 Square Foot Community Shopping Center anchored by Kohl's, Walgreens, Guitar Center and Golf Galaxy; four (4), industry leading tenants with strong brand recognition. Offering includes all of the Major tenants, all of the inline shops, and four (4), freestanding, single tenant, out pad buildings. Kohl's is the largest department store chain in the United States, operating more than 1,100 stores across 49 states; including 13 stores in Nevada, 8 of which are in the Las Vegas Valley.
- **Offered at Below Land Value.** The Offering includes 17.1 acres of land and is being offered at below Land Value.
- **Stable, Seasoned Investment Opportunity With Opportunity to Add Value Through Leasing / Management Expertise.** The Average Annual Rent Per Square Foot is \$17.04; more than 50% below prevailing market rents, due to many of the existing tenants still on initial leases. NOI is projected to increase 41.4% during the next 10 years by bringing existing rents to market.
- **Most Dominant Intersection Within Trade Area.** The Property benefits from an irreplaceable location and offers a diversified tenant roster consisting of national, regional and boutique tenants. The Property is ideally positioned in the middle of a retail core along the intersection of West Charleston Boulevard (apprx. 41,000 VPD) and South Rampart Road (apprx. 39,000 VPD) that boasts many of the country's premier national retailers, including but not limited to the following: Target, Dick's Sporting Goods, Barnes & Noble, Ross Dress for Less, Total Wine & More, Office Depot, CVS and Pottery Barn.
- **Shoppers From Highly Desirable, Award-Winning, Master Planned Communities.** Over the decades, community development in Western Las Vegas has created award-winning, master planned communities of Summerlin, Peccole Ranch, The Lakes, Canyon Gate, Queensridge and more. Peccole Plaza serves as a primary retail shopping destination for these highly affluent and directly adjacent communities.
- **Favorable Trade Area Demographics.** Located in one of the more affluent trade areas within Las Vegas. Within a 3-mile radius, the 2024 Estimated Total Population was 167,355, and the Average Household Income was \$102,425.
- **Pride of Ownership, Class A Construction and Design.** The Property was developed between 1995 and 2005 by Peccole Enterprises, one of the premier development and investment companies in the Las Vegas Valley, who has leased and managed the Property since completion.
- **High Occupancy Level with High Percentage of Regional/National Tenancy.** 100% leased; 97% of which is leased to regional and national tenants that includes Kohl's, Walgreens, Guitar Center, Golf Galaxy, Desert Orthopaedic Center, Dotty's, Green Valley Grocery and Jack in the Box.
- **Highly Visible and Easily Accessible.** The Property features high visibility and is easily accessible via seven (7) ingress and egress points and two (2) pylon signs and three (3) Tenant specific monument signs around the Property's perimeter.
- **Las Vegas, NV Remains One of the Fastest Growing Markets in the United States.** Nearly 2,000 new residents enter Clark County each month. Since 2010, the population has grown more than 33% and is expected to grow an additional 6% by 2028.



## REGIONAL MAP

