

Village Square

at Peccole Ranch

9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

For Sale

Former Regal Cinemas



\$16,000,000 As-Is *(subject to CC&R's & Restrictions)*

- ±71,000 sf on ±8.56 acres
- All uses welcome
- Plans available upon request
- ±245,000 sf Community Center with retail and office
- Located in affluent West Las Vegas, Summerlin area
- Abundant parking
- Traffic Counts:
 - ±29,564 on West Sahara Avenue
 - ±33,831 on South Ft. Apache Road

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Partial List of Existing Tenants



- Settebello Pizzeria
- Archi's Thai
- Viva Mercado
- Alligator Soup
- Euphoria
- The Coder School
- Pro Cyclery
- Sharkey's Cuts for Kids
- Kinderland Cafe
- MaidenWhite Bridal
- Burgundy Cafe
- Hanabi Sushi
- Sylvan Learning Center
- Cap't Loui

- Poppy Collective
- Carpe Noctum Candle
- ... and many more

FOR SALE



Fort Apache Road

**AVISON
YOUNG**

Village Square

9400 West Sahara Avenue
Las Vegas, NV 89117
Big Box Space for Sale



APN 163-06-816-036

±8.56 Acres

Zoning C-1 Limited Commercial



	1 Mile	3 Miles	5 Miles
Population	23,033	149,952	380,376
Population Growth (2024 - 2029)	0.2%	0.3%	0.6%
Est. Average Household Income	\$119,926	\$121,066	\$119,320
Estimated Households	10,260	63,884	156,872
Median Home Value	\$484,016	\$533,746	\$507,612

Get more information

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