



Boca Park Master Plan

Property Highlights

- Class A Retail Center featuring Target, REI, Total Wine, Cheesecake Factory, Living Spaces and more
- Future growth at the center includes a 99 Ranch Market and Intermountain Health Medical Campus
- Easy Access to the center with excellent nearby traffic counts:
 - Charleston Boulevard: +/- 36,500 VPD
 - Rampart Boulevard: +/- 28,700 VPD
 - Summerlin Parkway: +/- 102,000 VPD
- The Center features an elegant shopping environment with lush desert landscaping, well-lit walkways, and outdoor patios
- Surrounded by affluent neighborhoods including Summerlin, Queensridge, Peccole Ranch, Desert Shores and The Lakes

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2022 Population	14,089	168,087	426,264
2022 Average Household Income	\$122,088	\$112,196	\$107,644
2022 Households	16,944	161,176	388,266

For Leasing Information:
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FASHION VILLAGE AT BOCA PARK



Site Plan

Suite	Tenant	Sq. Ft.
08-110B	REI Inc.	28,195
08-110	Mosaic Salon	5,000
08-150	Total Wine & More	26,691
07-1-3	Panera Bread	5,047
07-04	EE System	2,970
07-05	Pinot's Palette	3,102
07-06	LensCrafters	3,380
07-07	Hussong's Cantina	3,250
08-08-11	Restaurant	4,000
07-13	Fantasy Nails	1,000
06-1-3	Kona Grill	7,390
06-04	Beverly Hills Med Spa	2,460
06-05	The Diamond Store	1,855
06-06	AVAILABLE	3,068
06-07	Grimaldi's Brick Oven Pizza	3,646
06-08	Ninush	3,660
06-09	Sambalatte	1,853
06-10	European Wax Center	2,461
06-11	Dragon Tiger Noodle Co.	2,460
06-12	Hotworx	2,460
06-13	Livbay Lashes	2,408
06-14	DryBar	1,698
06-15	Sunny Side Up Cafe	1,909
06-16	AVAILABLE	8,208
06-17	The Cheesecake Factory	9,850

Total Leasable Area: 138,021 Sq. Ft.