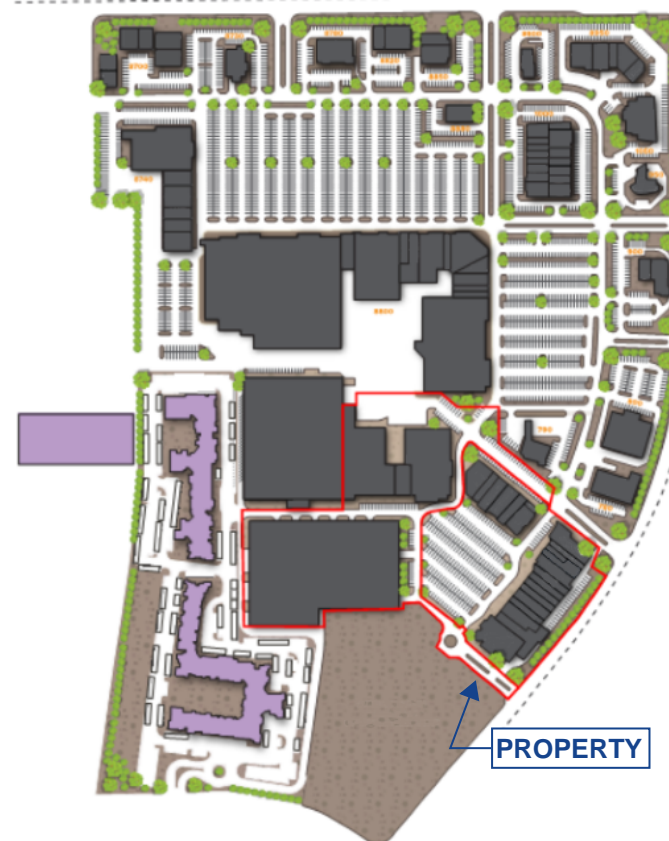


# FASHION VILLAGE AT BOCA PARK

680 & 750 S. Rampart Blvd. Las Vegas, NV 89145



PROPERTY

## 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

## Boca Park Master Plan

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2024 Population</b>	<b>15,330</b>	<b>163,424</b>	<b>429,416</b>
<b>2024 Average Household Income</b>	<b>\$121,333</b>	<b>\$112,600</b>	<b>\$112,083</b>
<b>2024 Households</b>	<b>6,711</b>	<b>68,110</b>	<b>171,535</b>

### For Leasing Information:

Mr. Eric Hutchins

VP of Leasing

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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	Regenerative Health	2,970
07-05	Pinot's Palette	3,102
07-06	LensCrafters	3,380
07-07	Hussong's Cantina	3,250
08-8-11	Ciao Vino	4,000
07-13	Fantasy Nails	1,000
06-1-3	Kona Grill	7,390
06-04	Boca Med Spa	2,460
06-05	The Diamond Store	1,855
06-06	Carpets N More	3,068
06-07	Grimaldi's Brick Oven Pizza	3,646
06-08	Raeya	3,660
06-09	AVAILABLE	2,015
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	Loaded Empanadas	1,909
06-16	Wagyu Factory	8,208
06-17	The Cheesecake Factory	9,850

**Total Leasable Area: 138,183 Sq. Ft.**