

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
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10845 Griffith Peak Drive, Suite 100
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avisonyoung.com



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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

Cap't Loui

Poppy Collective

Yukga Korean BBQ

Tucker Toy Art Studio

Ballet for You

The Claw Store

Bloch Dance

Shop Israella

Dakota London

Abel's Bagels

... and many more

Slate Canyon

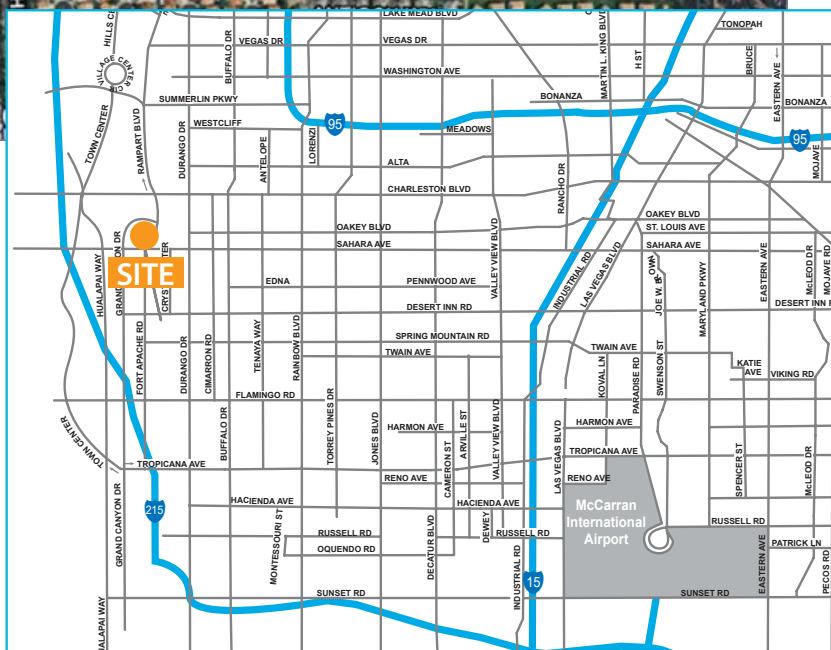
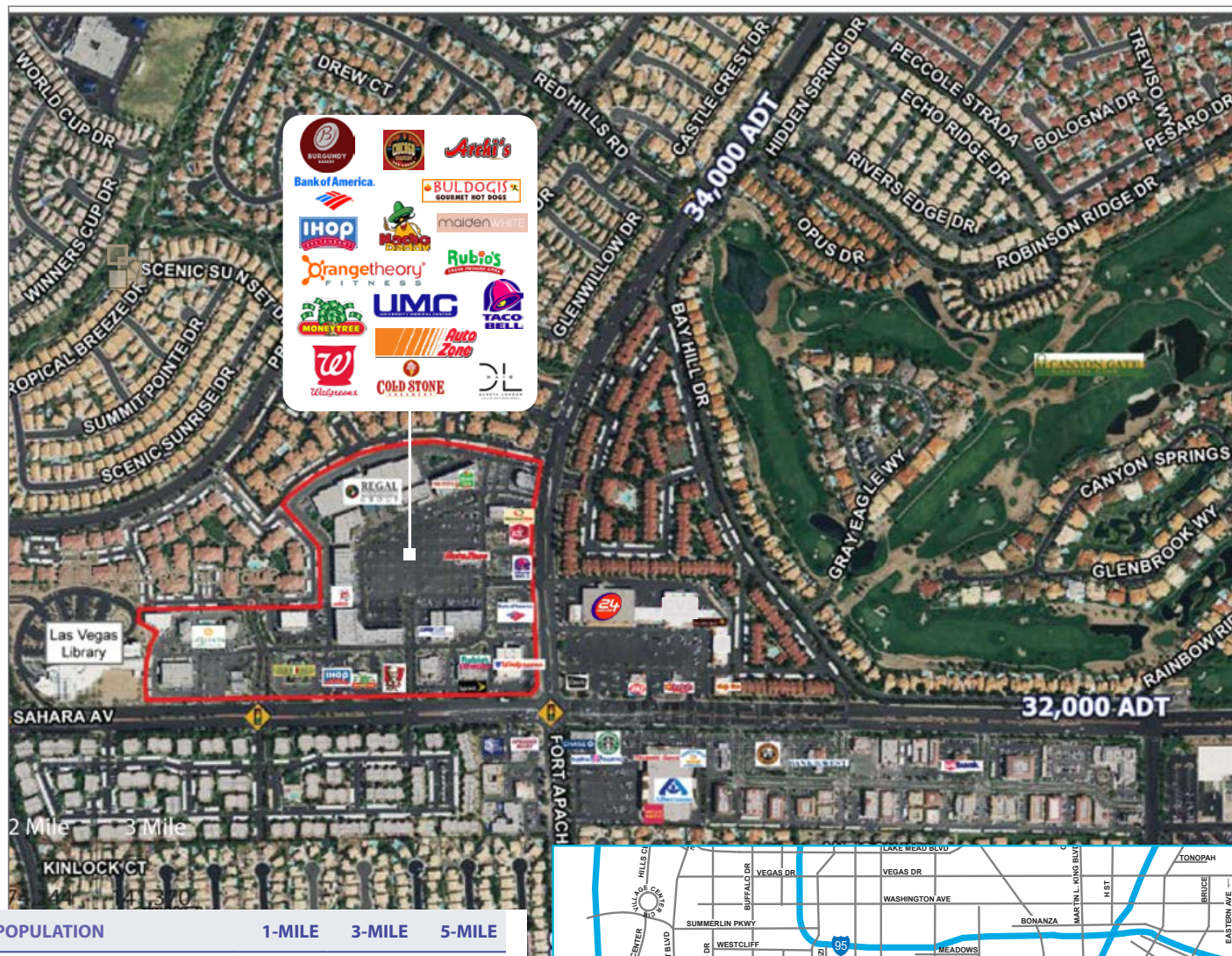
Multi-Family Residential



FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH

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POPULATION	1-MILE	3-MILE	5-MILE
Population 2025 Estimated	22,094	154,249	405,184
Population 2030 Projected	21,463	154,105	416,549
Households 2025 Estimated	10,068	65,879	167,098
Average HH Income 2025 Est.	\$117,163	\$125,291	\$126,469
Median HH Income 2025 Est.	\$84,274	\$87,765	\$89,831

W. Sahara Ave. ±33,000 Cars Per Day
S. Fort Apache ±35,000 Cars Per Day

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Building 9440



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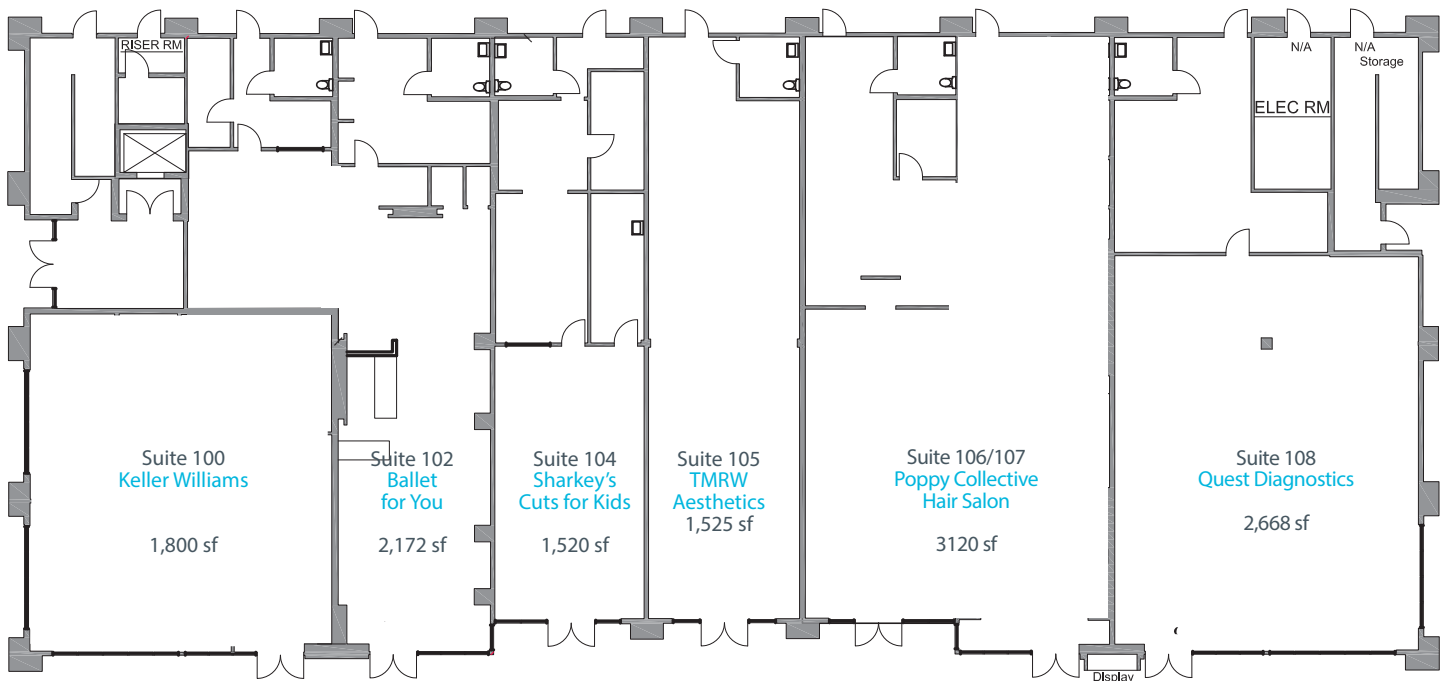
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Building 9420



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Building 9410



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Platinum member

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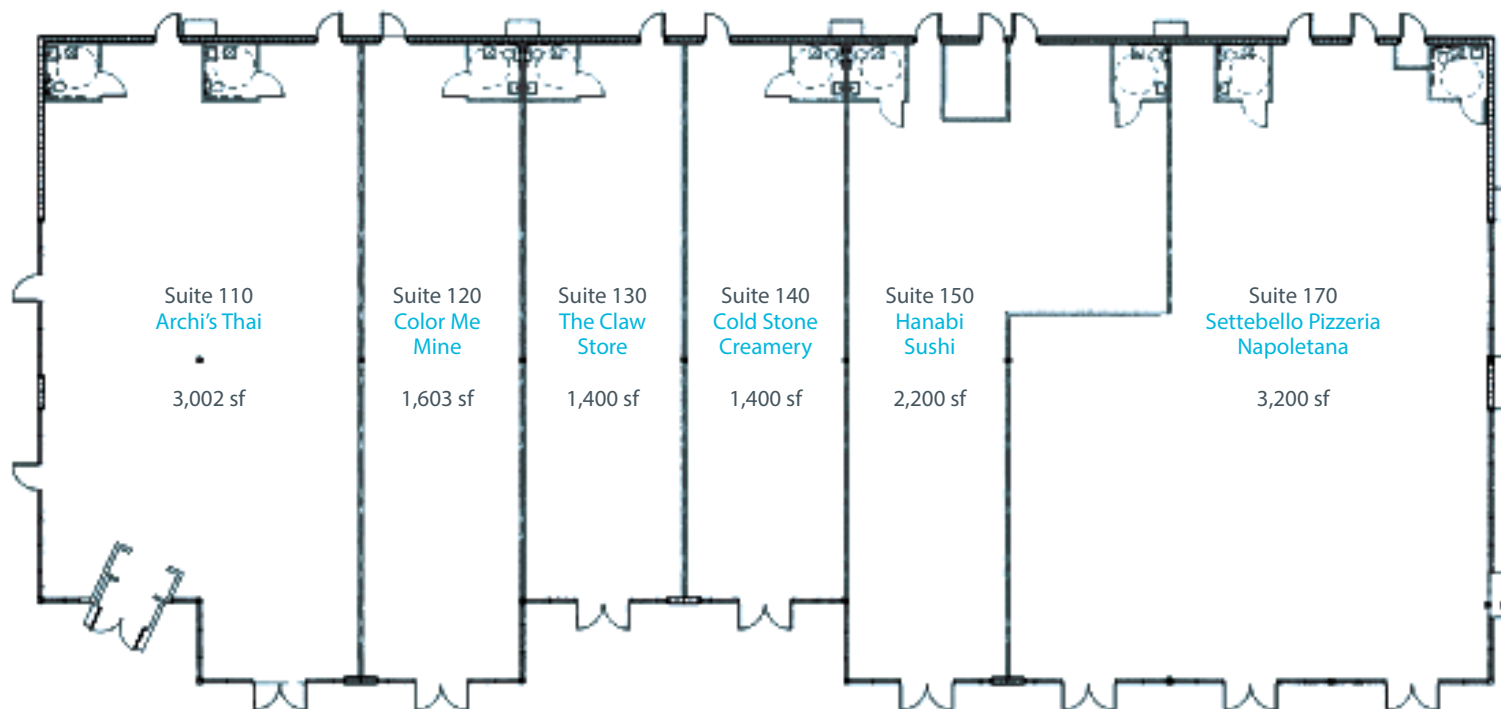
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9350



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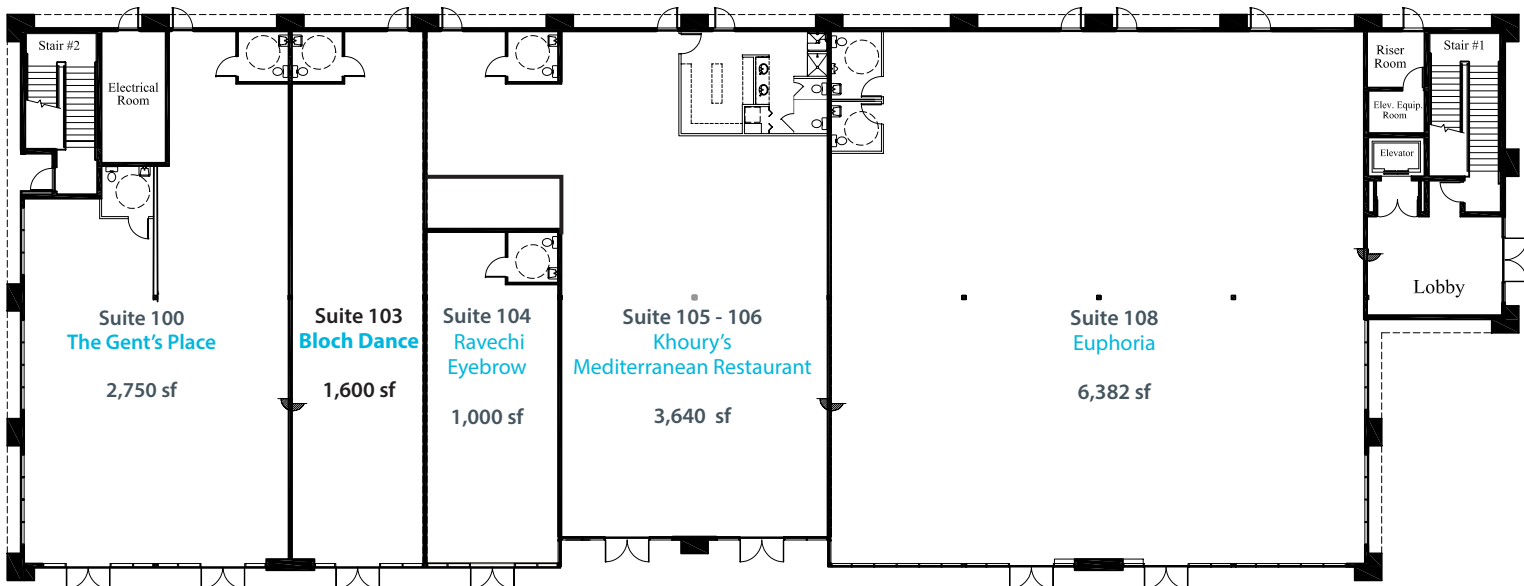
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Building 9340



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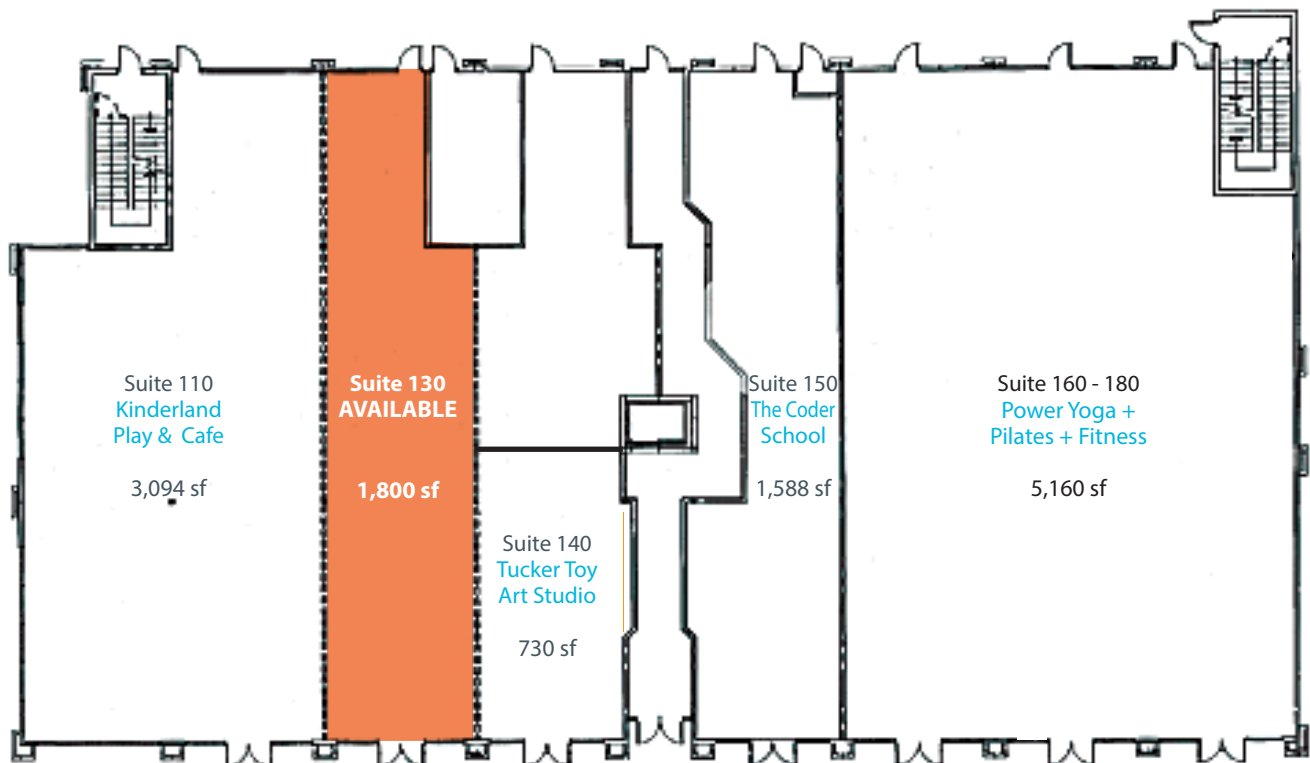
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Building 9330



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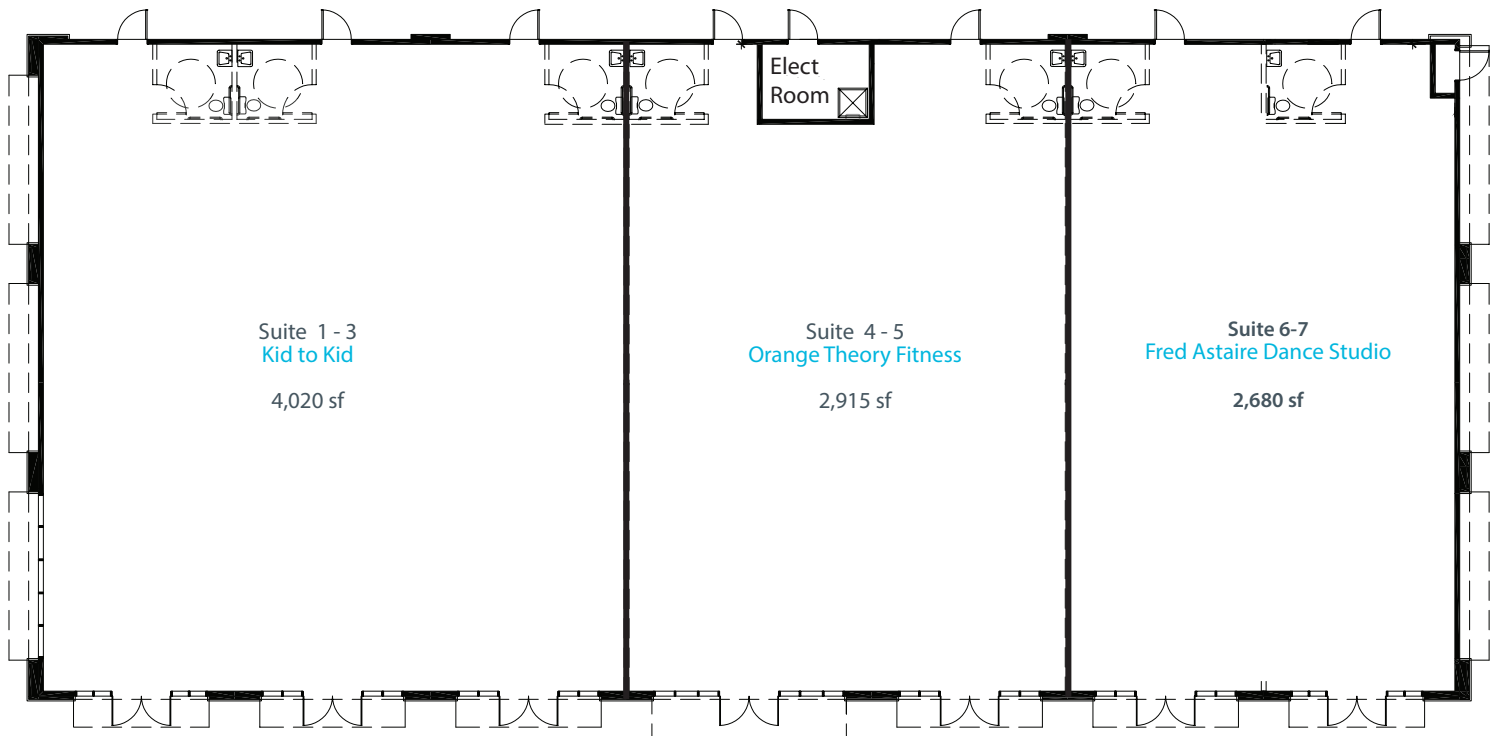
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9326



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