

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
YOUNG**

10845 Griffith Peak Drive, Suite 100
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Partial List of Existing Tenants

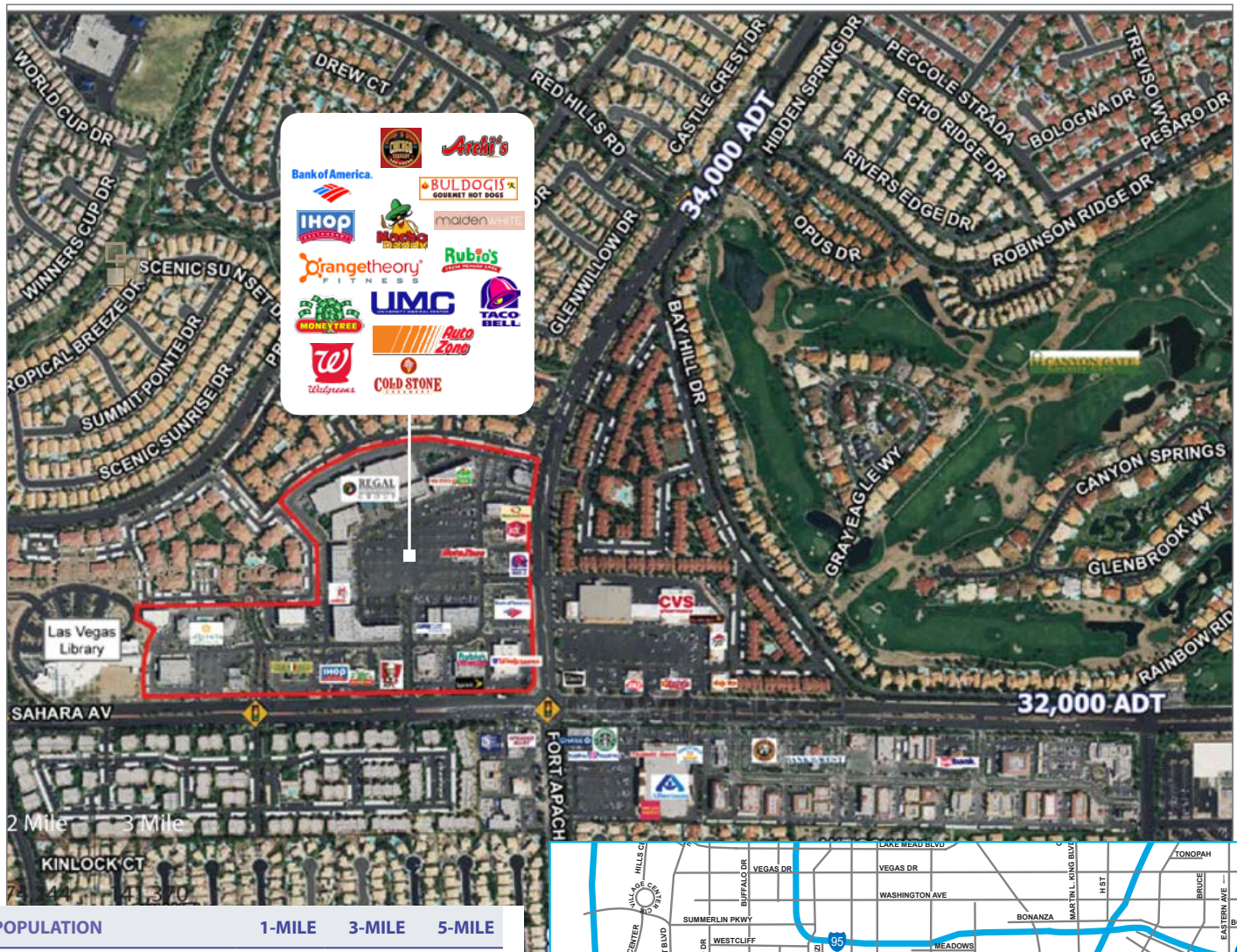


Settebello Pizzeria
 Archi's Thai
 Tres Cazuelas
 Euphoria
 The Coder School
 Sharkey's Cuts for Kids
 Kinderland Cafe
 MaidenWhite Bridal
 Burgundy Cafe
 Hanabi Sushi
 Sylvan Learning Center
 Cap't Loui
 Poppy Collective
 Yukga Korean BBQ
 Tucker Toy Art Studio
 Ballet for You
 The Claw Store
 Bloch Dance
 Shop Israella
 Dakota London
 ... and many more



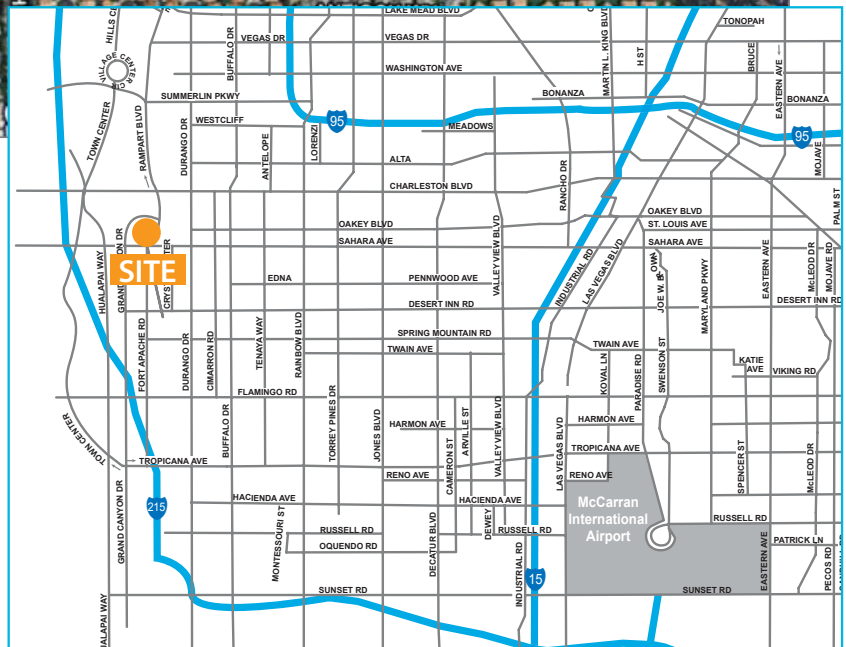
FOR LEASE

VILLAGE SQUARE AT PECCOLE RANCH 9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117



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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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9440



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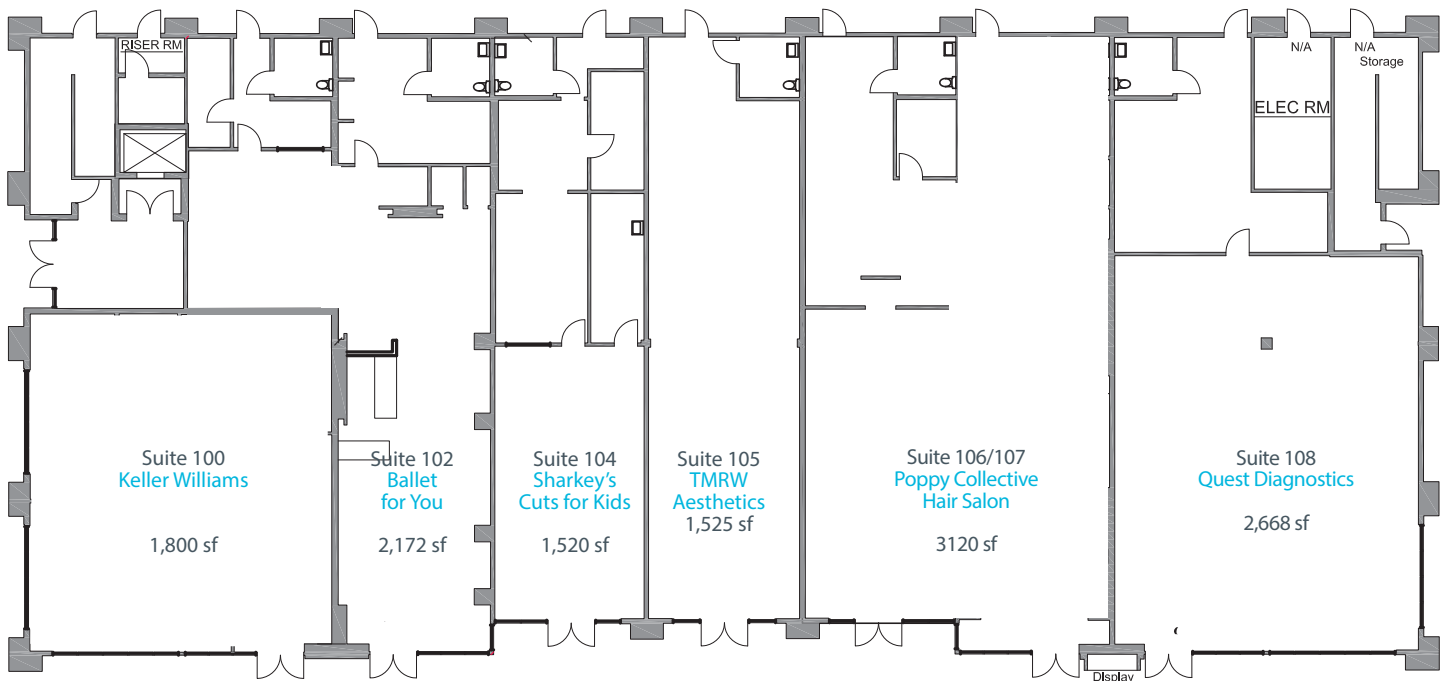
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9420



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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9410



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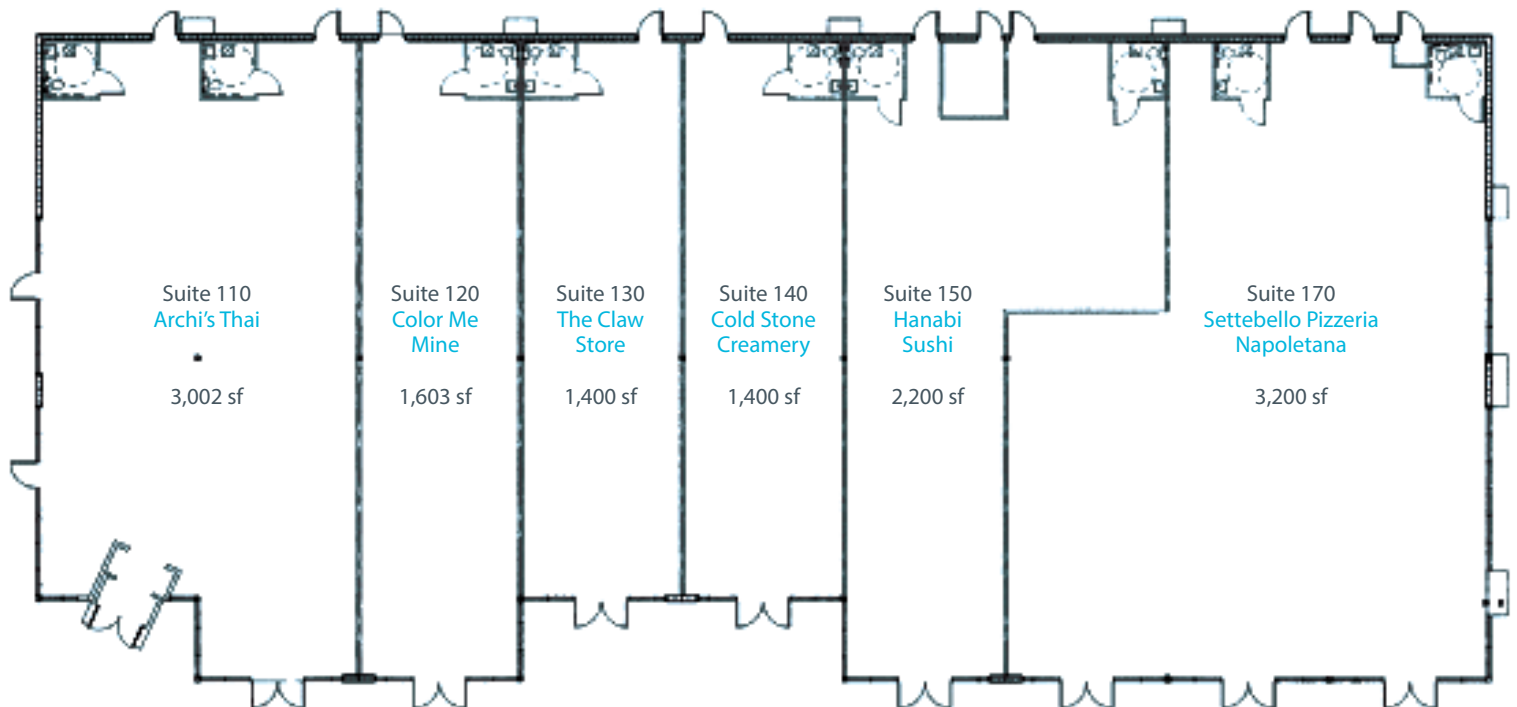
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9350



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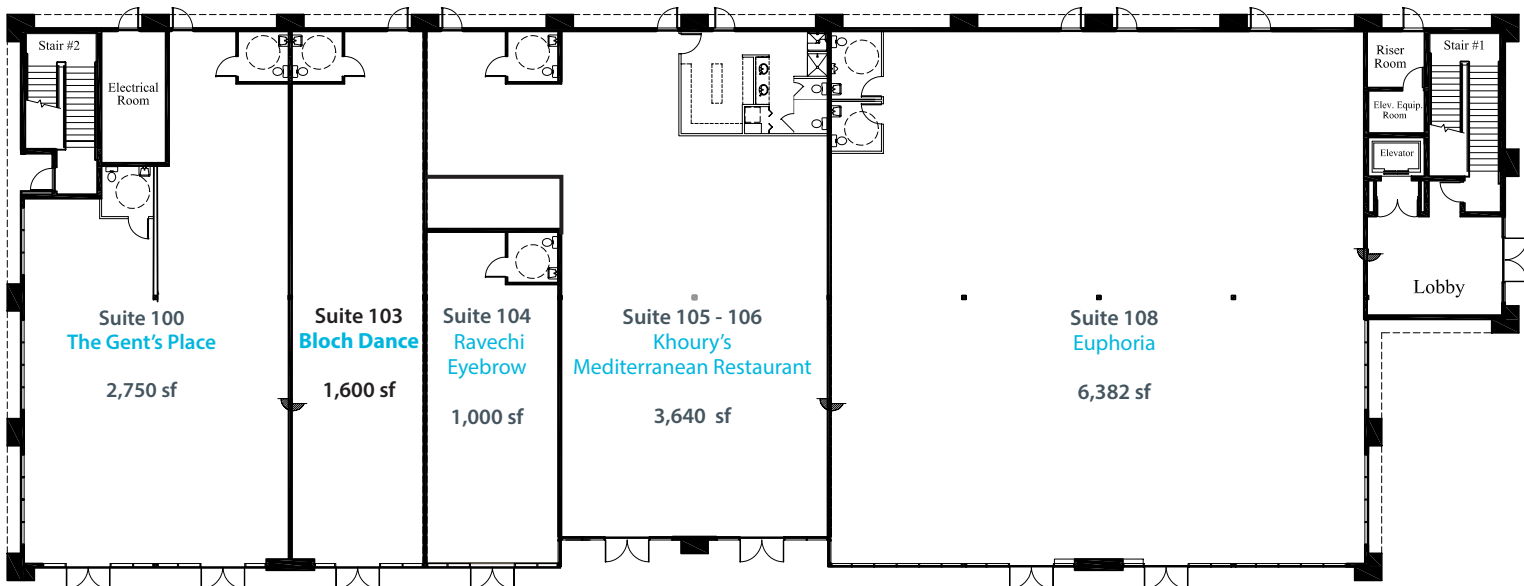
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Building 9340



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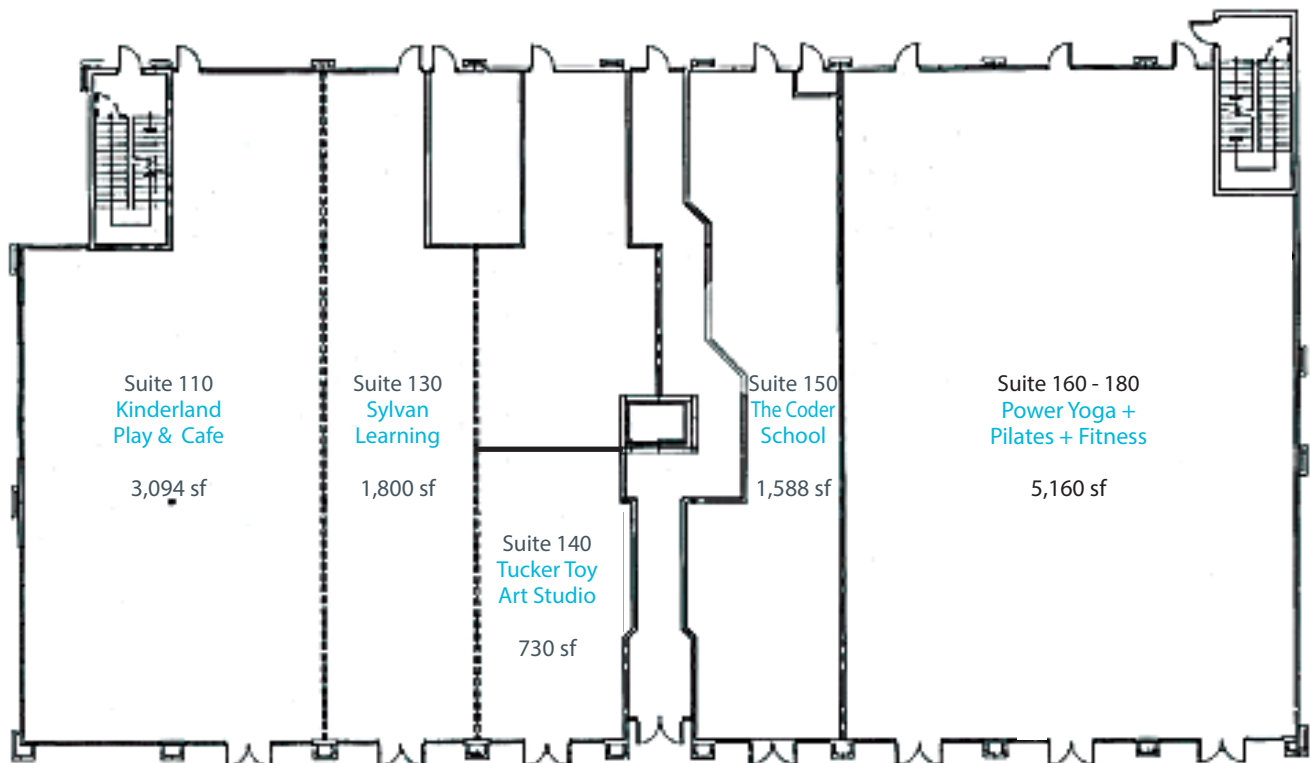
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9330



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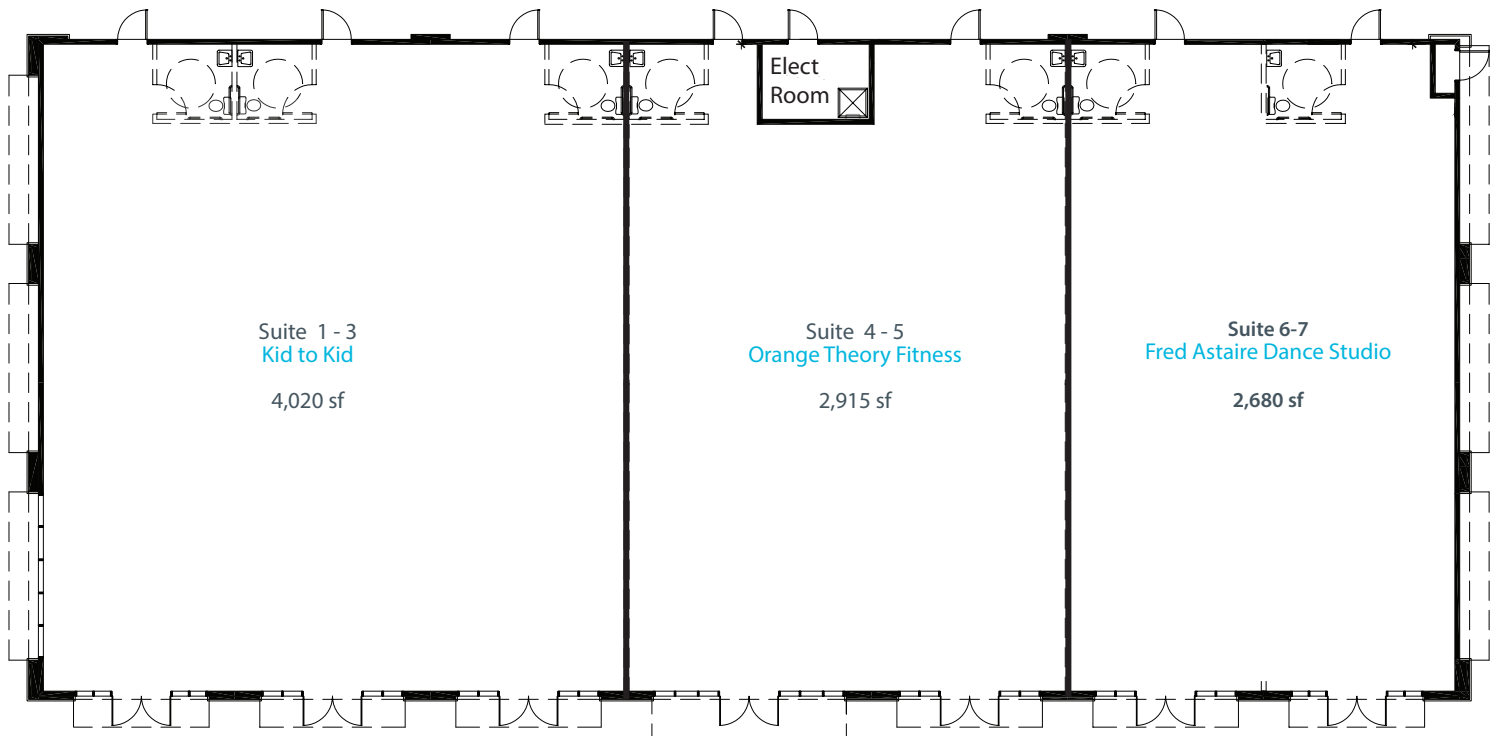
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VILLAGE SQUARE AT PECCOLE RANCH

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Building 9326



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