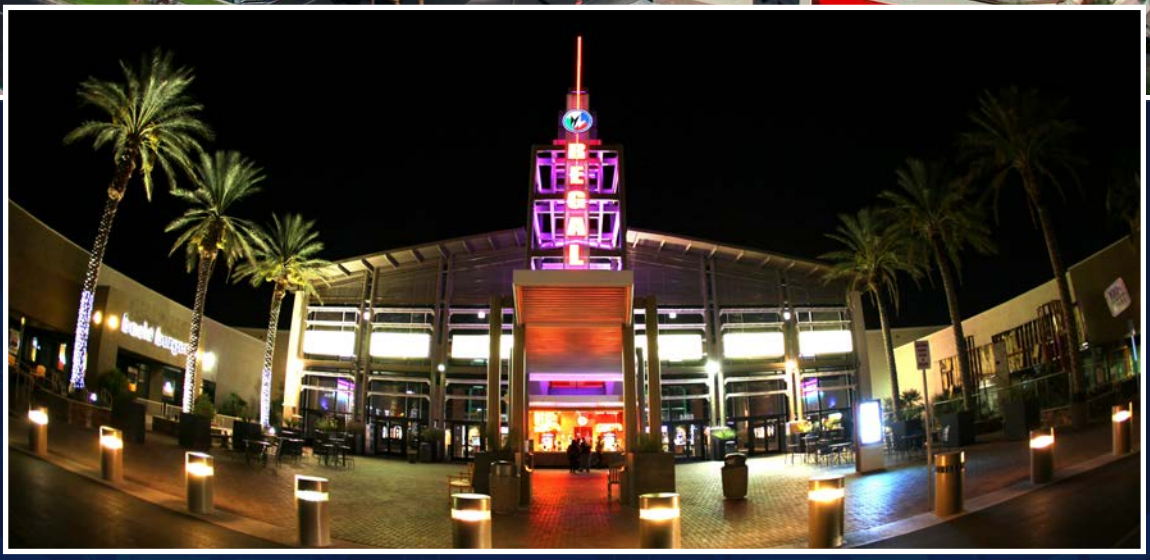
Village Square

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

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Platinum member

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Lic # S.0069029

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Partial List of Existing Tenants

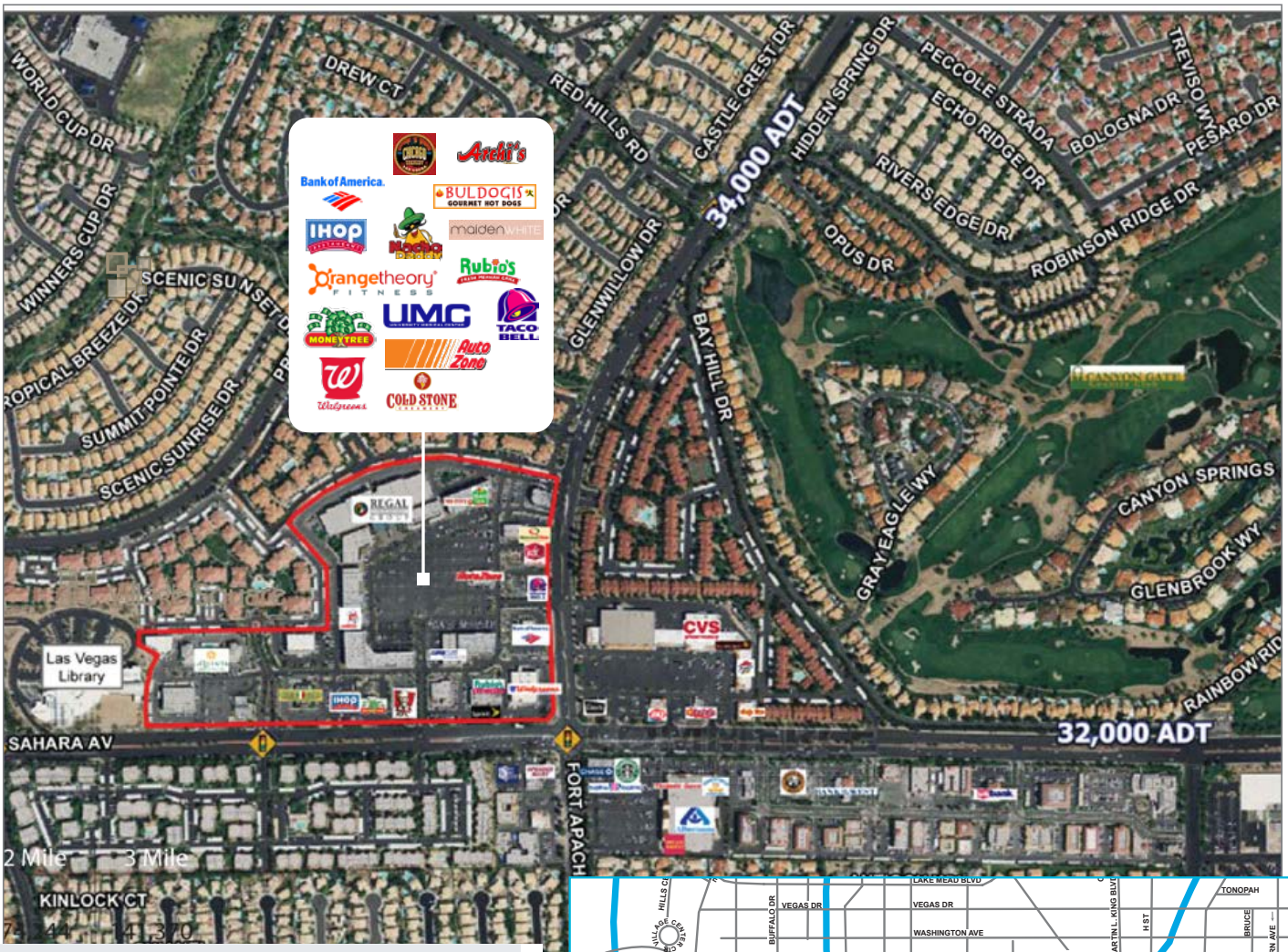
- Settebello Pizzeria
- Archi's Thai
- Tres Cazuelas
- Euphoria
- The Coder School
- Sharkey's Cuts for Kids
- Kinderland Cafe
- MaidenWhite Bridal
- Burgundy Cafe
- Hanabi Sushi
- Sylvan Learning Center
- Cap't Loui
- Poppy Collective
- Yukga Korean BBQ
- Tucker Toy Art Studio
- Ballet for You
- The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

. . . and many more

FOR LEASE

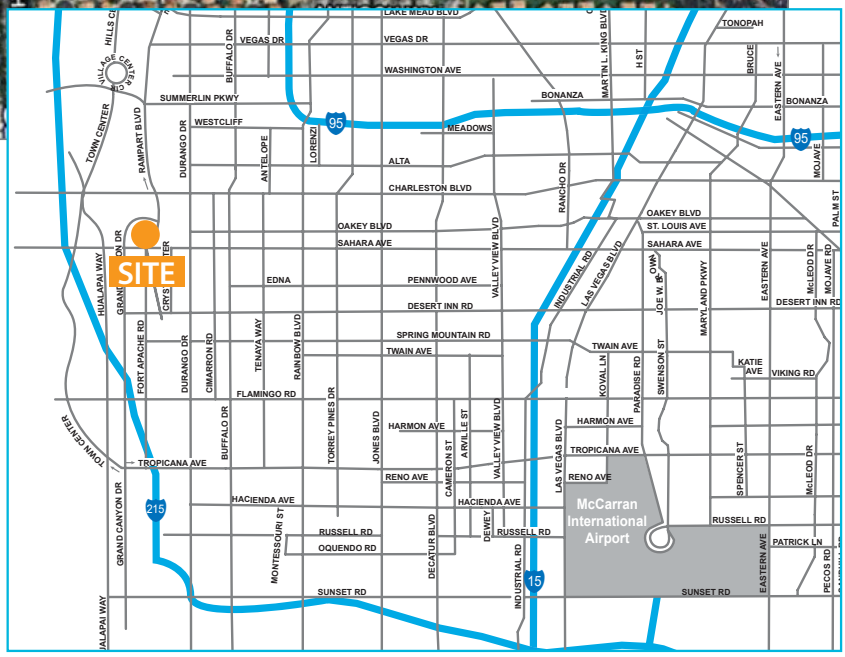
VILLAGE SQUARE AT PECCOLE RANCH

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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Building 9440

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VILLAGE SQUARE AT PECCOLE RANCH

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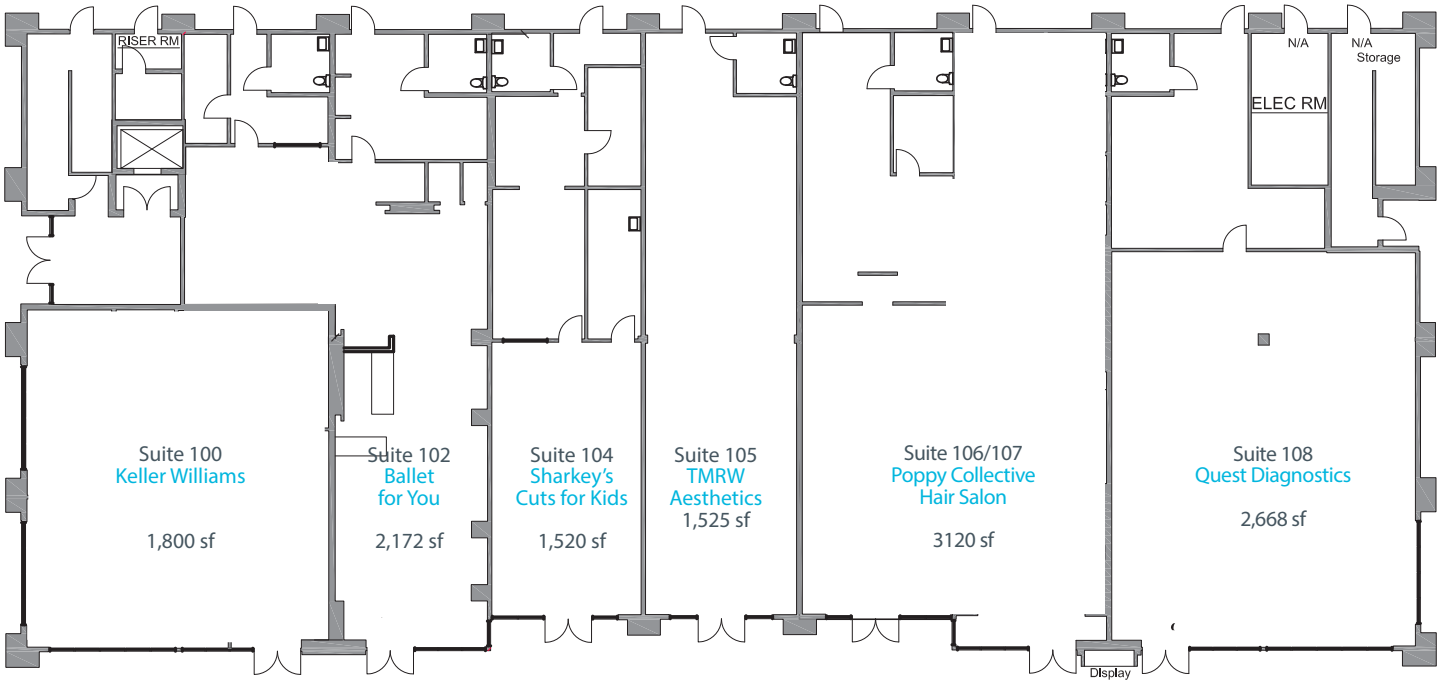
Building 9420



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Building 9410

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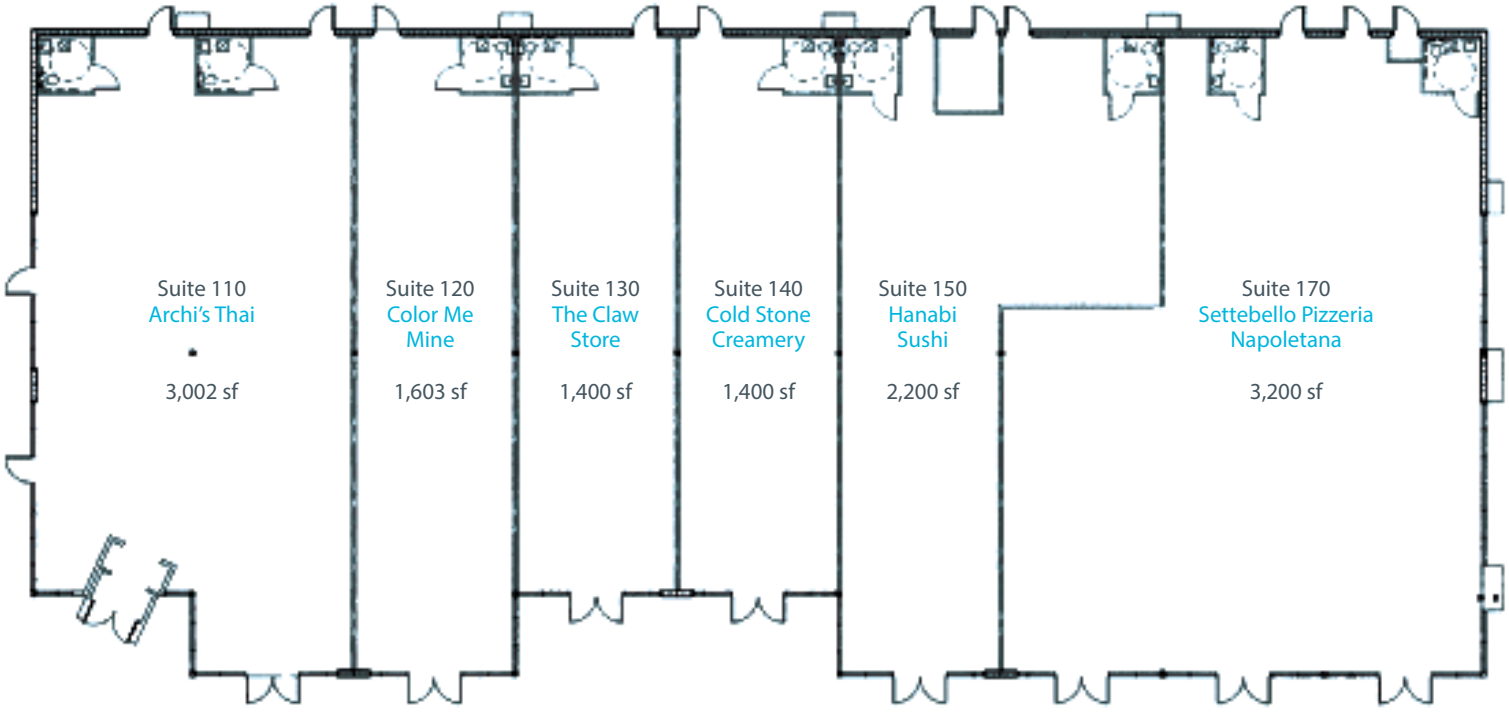
9400 WEST SAHARA AVENUE, LAS VEGAS, NV 89117

Building 9350



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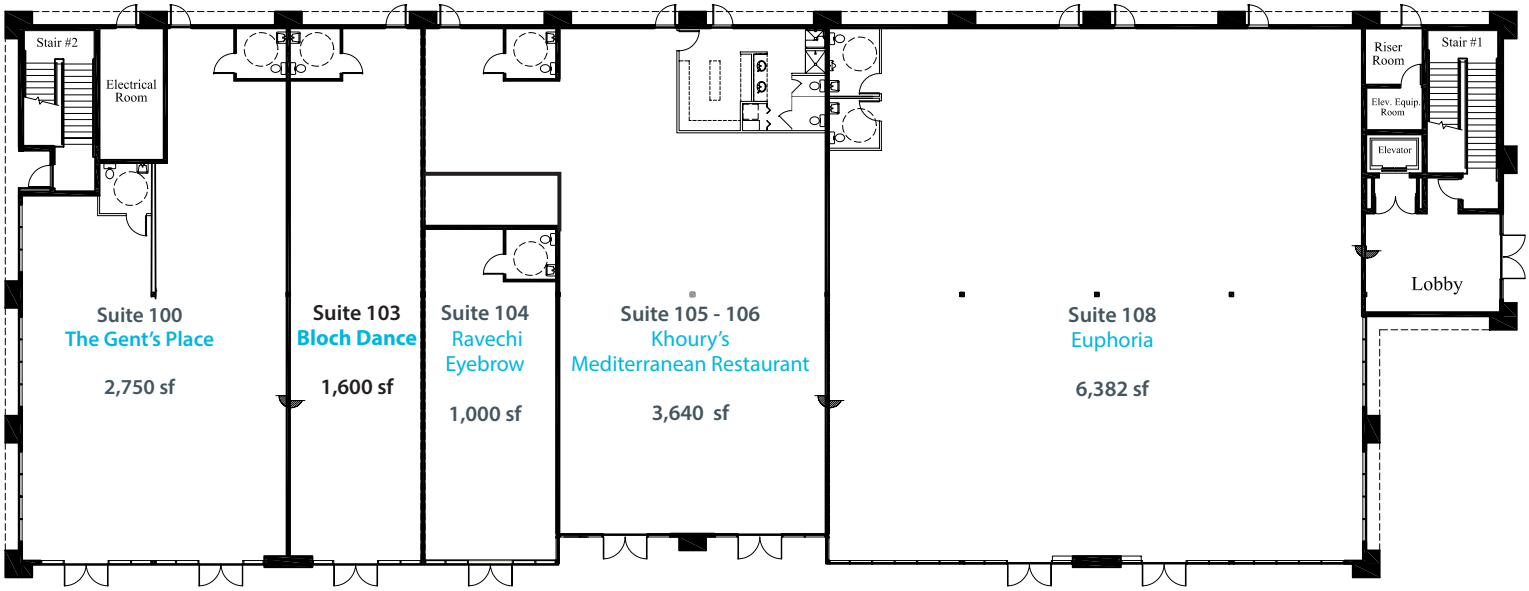
Building 9340



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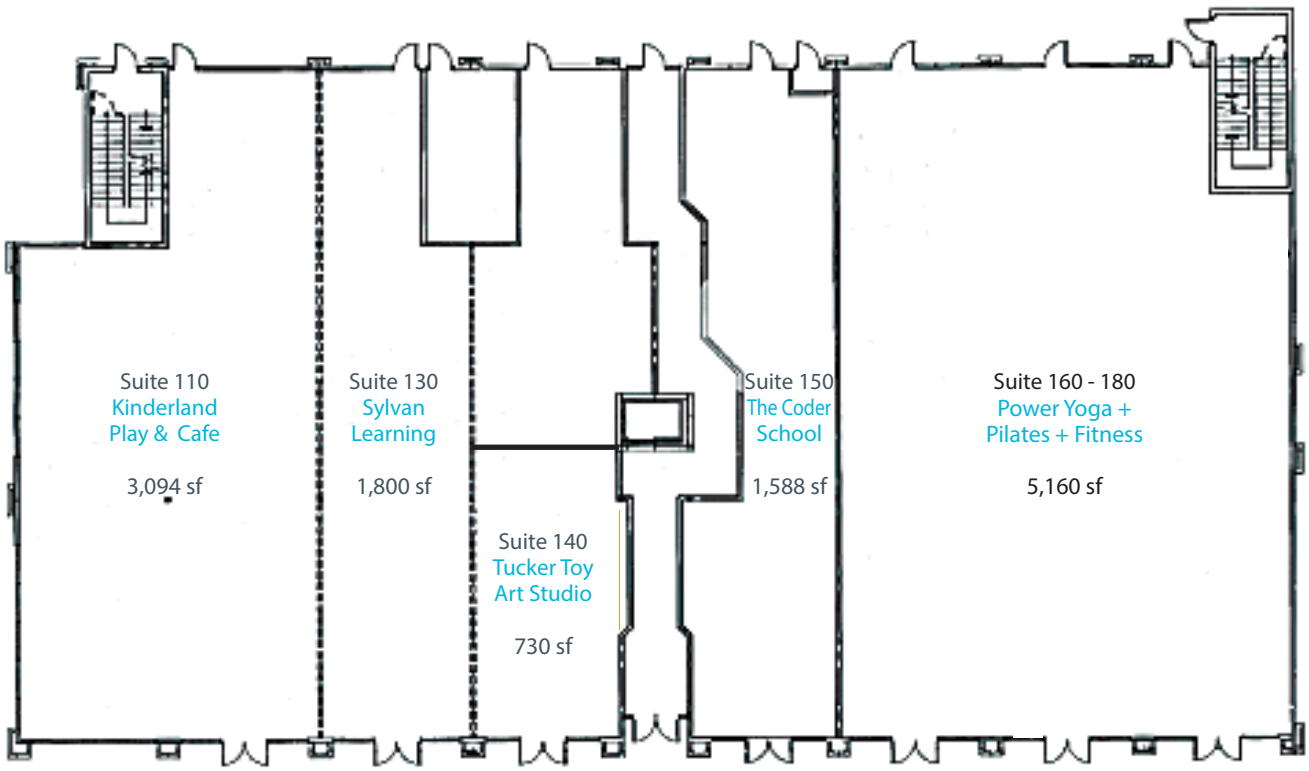
Building 9330



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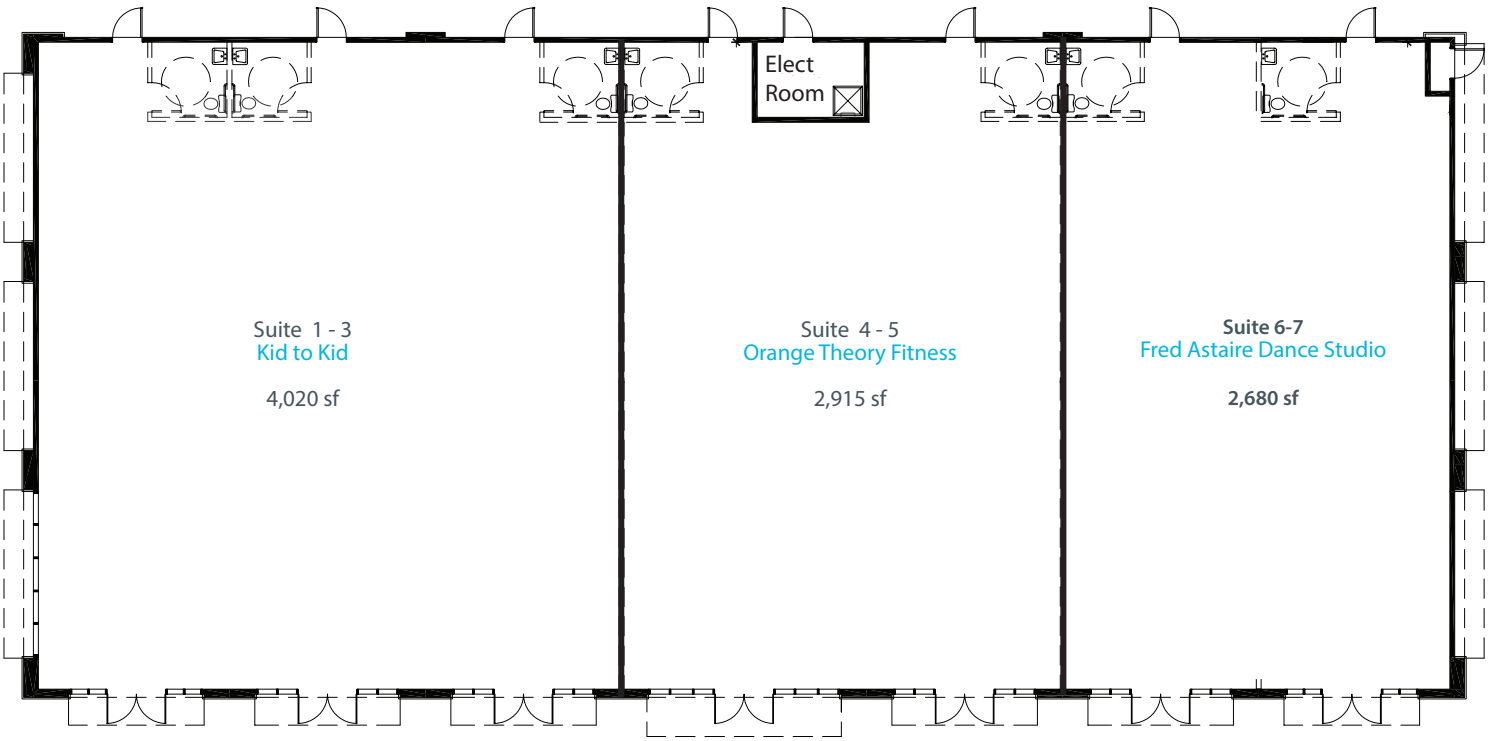
Building 9326



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