

Rancho Towne & Country

Las Vegas, NV



Center Highlights

Rancho Towne & Country attracts loyal shoppers from the surrounding upscale residential areas. This center continues to have very little competition in the trade area and a very high daytime population partially due to the local medical buildings located within close proximity to the center.

Center Address: Rancho Dr at Charleston Blvd

City/State: Las Vegas, NV

Population: 3 mile radius – 169,857 people

Avg. Household Income: \$49,515

Traffic Counts: Rancho Dr at Charleston Blvd - 70,000

Property Size: 87,000 sq. ft.

Latitude/Longitude: 36.159591 N, -115.174003 W

Leasing Executive

Carina L Roper

Phone: (702) 259-7916

Fax: (702) 642-5673

Email: croper@weingarten.com

Property Manager

Valorie Cochran

Phone: (702) 259-7910

Fax: (702) 642-5673

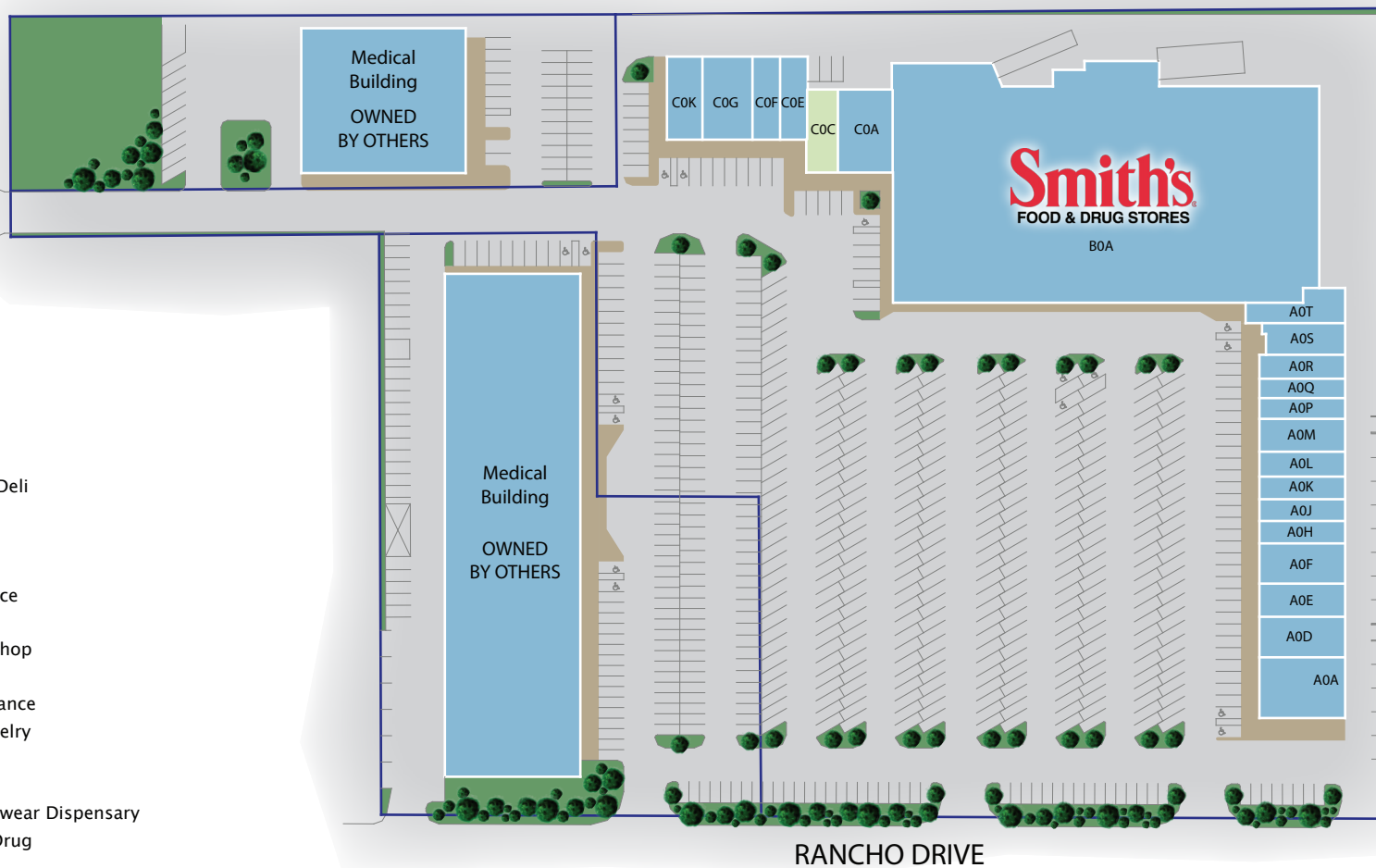
Email: vcochran@weingarten.com

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



CHARLESTON BLVD.



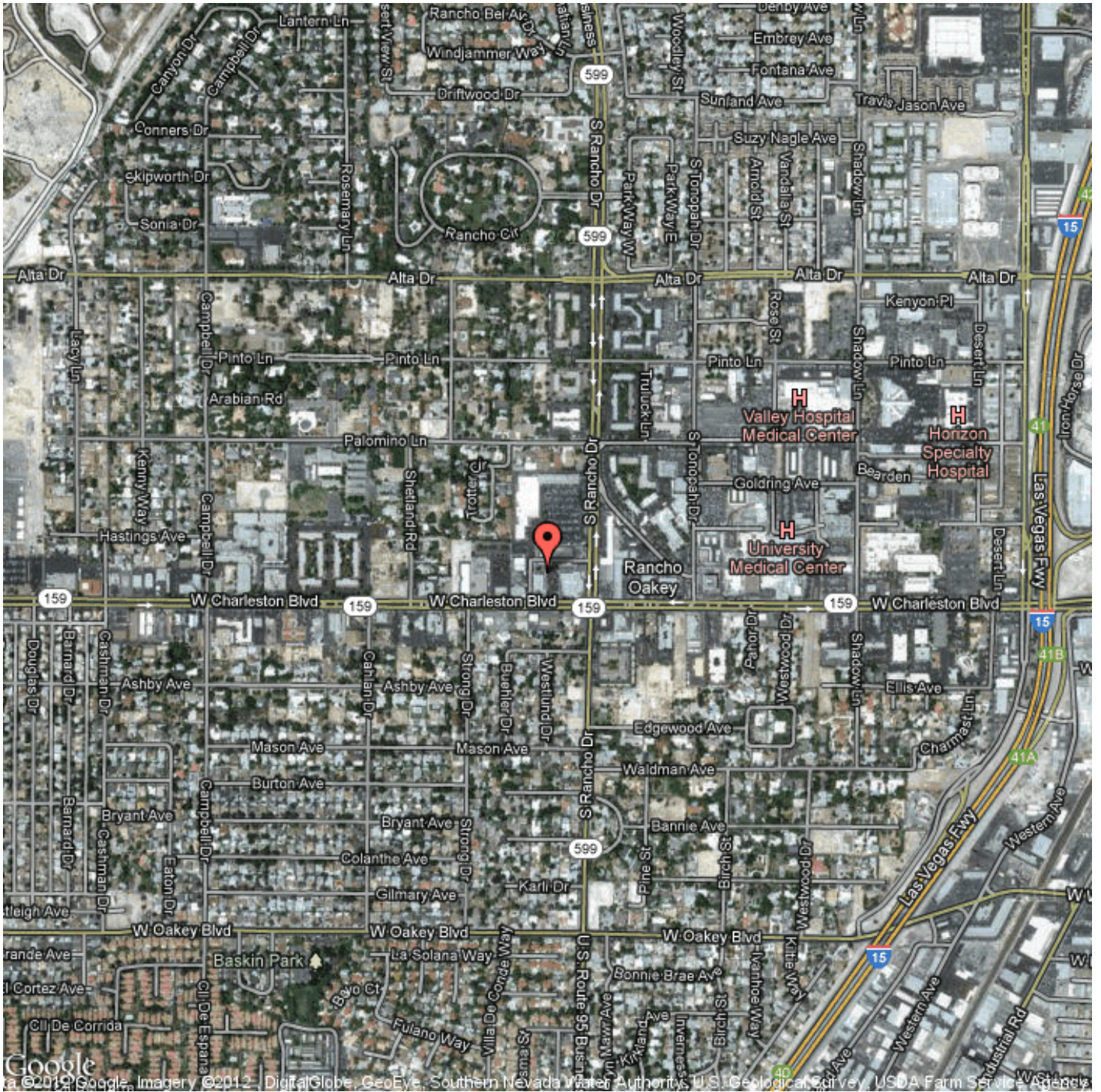
TENANT LIST

- A0A Starbucks
- A0D New York Bagel Deli
- A0E Broadway Pizza
- A0F Stay Healthy!
- A0H Port Of Subs
- A0J Liberty Tax Service
- A0K Cigarettes Plus
- A0L Roberto's Taco Shop
- A0M Just Play
- A0P State Farm Insurance
- A0Q Rich Custom Jewelry
- A0R The UPS Store
- A0S Shoe Repair
- A0T NV Optical & Eyewear Dispensary
- B0A Smith's Food & Drug
- C0A WRI Office
- C0C Available (25'7" x 65') 1,665 SF**
- C0E A Hair Studio
- C0F Purified Water To Go
- C0G Absolute Dental
- C0K Pad Thai Restaurant

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Google Map



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Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L184 Rancho Towne & Country Shopping Center
Rancho Dr at Charleston Blvd - Las Vegas, NV

Longitude: -115.174003

Latitude: 36.159591

| Key Variables | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------|------------------|------------------|------------------|------------------|
| Population | 9,973 | 58,528 | 169,857 | 497,181 |
| Average Household Income | \$83,127 | \$57,076 | \$49,516 | \$51,578 |

| Population | | | | |
|----------------------------------|--------|--------|---------|---------|
| 2016 Population | 10,453 | 56,577 | 162,262 | 480,445 |
| 2011 Population | 9,973 | 58,528 | 169,857 | 497,181 |
| 2010 Census Population | 9,157 | 57,161 | 166,595 | 483,413 |
| 2000 Census Population | 10,420 | 59,002 | 171,949 | 485,869 |
| % Growth 2010 to 2011 | 8.92% | 2.39% | 1.96% | 2.85% |
| % Forecasted Growth 2011 to 2016 | 4.81% | -3.33% | -4.47% | -3.37% |

| Race & Ethnicity | | | | |
|------------------|--------|--------|--------|--------|
| % White | 56.08% | 36.30% | 30.24% | 31.54% |
| % Black | 9.90% | 13.54% | 14.78% | 13.40% |
| % Asian | 7.10% | 6.53% | 6.24% | 5.97% |
| % Other | 3.60% | 3.57% | 3.54% | 3.61% |
| % Hispanic | 23.32% | 40.05% | 45.21% | 45.48% |

| Income & Education | | | | |
|--------------------------|----------|----------|----------|----------|
| Median Household Income | \$54,644 | \$38,261 | \$35,665 | \$39,178 |
| Average Household Income | \$83,127 | \$57,076 | \$49,516 | \$51,578 |
| % College Graduates | 32.22% | 17.41% | 15.51% | 16.83% |

| Age | | | | |
|------------|--------|--------|--------|--------|
| Median Age | 44.0 | 38.0 | 36.0 | 34.6 |
| % Age < 18 | 19.45% | 21.97% | 24.26% | 25.30% |
| % Age 65 + | 18.72% | 14.21% | 12.39% | 11.46% |

| Households & Housing | | | | |
|---------------------------|-----------|----------|----------|----------|
| Households | 3,898 | 20,858 | 62,569 | 179,536 |
| Average Household Size | 2.43 | 2.59 | 2.61 | 2.71 |
| Median Housing Value | \$130,520 | \$88,988 | \$82,692 | \$82,105 |
| % Owner Occupied Housing | 47.79% | 33.30% | 27.61% | 32.69% |
| % Renter Occupied Housing | 37.03% | 44.40% | 52.15% | 49.19% |
| % Vacant Housing | 15.18% | 22.30% | 20.24% | 18.12% |

| Workplace & Workers | | | | |
|---------------------------------|--------|--------|---------|---------|
| Number of Businesses | 811 | 3,761 | 8,059 | 16,583 |
| Total Number of Employees (FTE) | 14,701 | 87,833 | 201,018 | 402,461 |
| % White Collar | 63.37% | 47.08% | 43.04% | 46.03% |
| % Blue Collar | 36.63% | 52.92% | 56.96% | 53.97% |