



## RANCHO TOWNE & COUNTRY

Rancho Dr at Charleston Blvd, Las Vegas, NV

**WEINGARTEN  
REALTY®**

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.

**PROPERTY SIZE** 84,711 SQ. FT.

**LAT/LONG** 36.15959 N, -115.174 W

**TRAFFIC COUNTS** RANCHO DR & CHARLESTON BLVD - 70,250

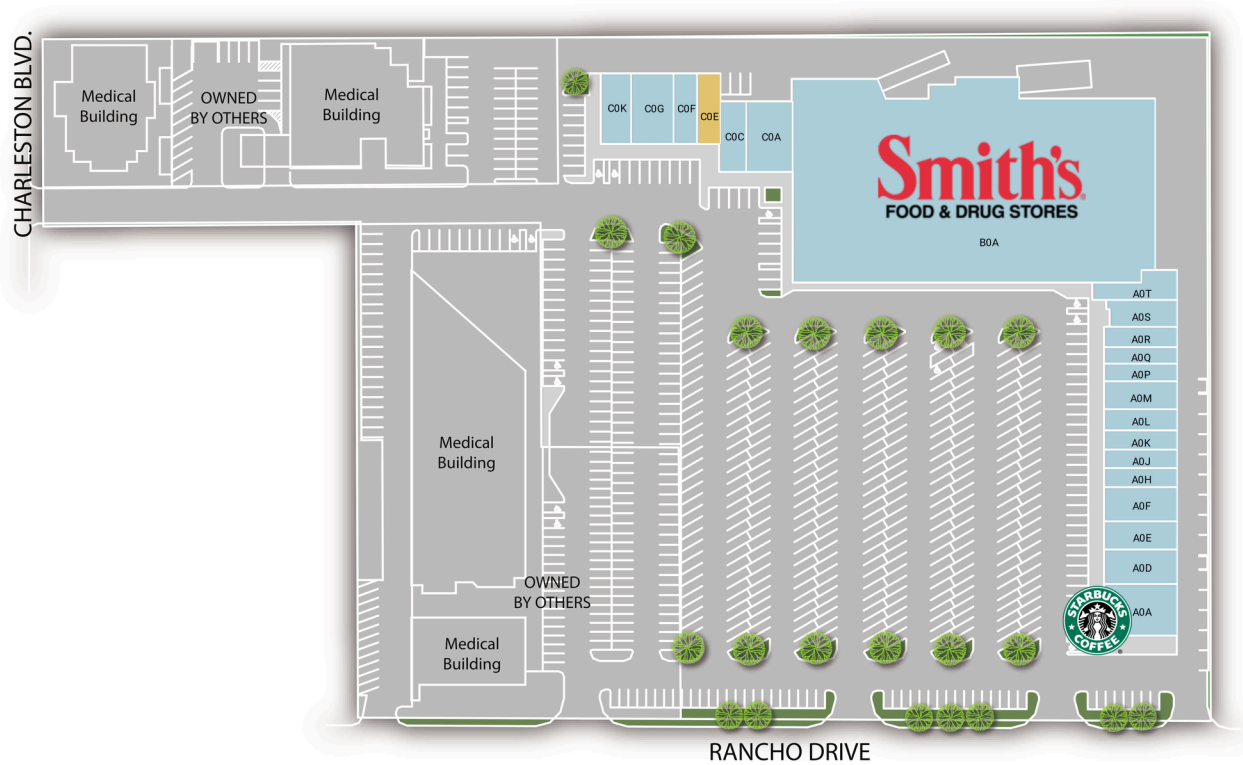
### CONTACT

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## TENANTS LIST

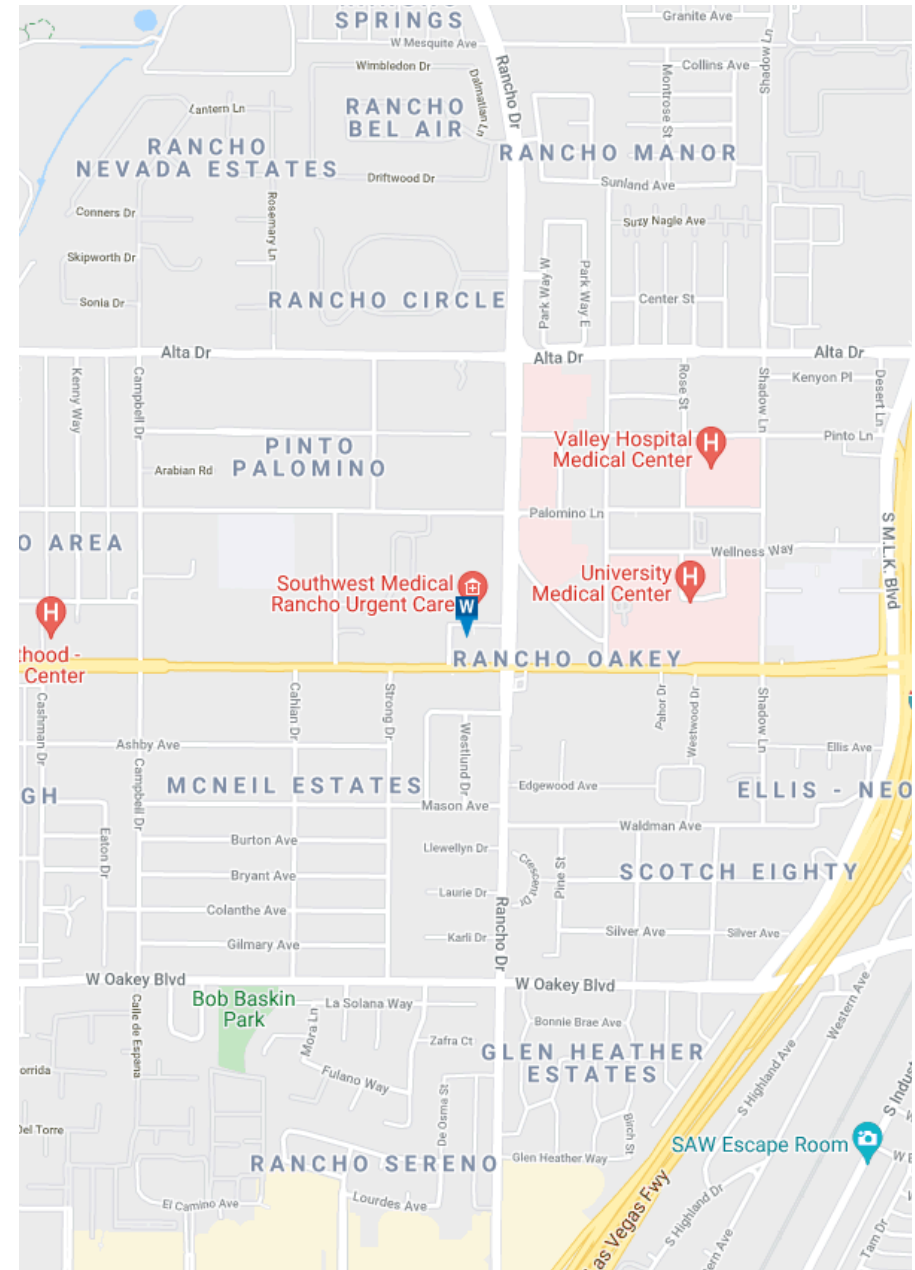
AOA	Starbucks	3,000 SF
AOD	New York Bagel Bakery	2,000 SF
AOE	Broadway Pizza	1,640 SF
AOF	Stay Healthy!	1,990 SF
AOH	Port of Subs	1,110 SF
AOJ	H&R Block	1,074 SF
AOK	Cigarettes Plus	1,118 SF
AOL	Roberto's Taco Shop	1,232 SF
AOM	Just Play	1,625 SF
AOP	Greens & Grill	1,000 SF
AOQ	Rich Custom Jewelry	960 SF
AOR	The UPS Store	1,300 SF
AOS	Magic Shoe and Luggage Repair	1,428 SF
AOT	NV Optical and Eyewear Dispensary	1,500 SF
BOA	Smith's Food & Drug	55,096 SF
COA	Weingarten Realty	2,624 SF
COC	Glossy Nails	1,665 SF
COE	Available	1,324 SF
COF	Bella Vii Lashes	1,324 SF
COG	Absolute Dental	2,624 SF
COK	China A Go Go	1,701 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	9,366	62,520	172,524	504,921
Average Household Income	\$93,522	\$64,363	\$53,625	\$54,425
<b>Population Trends</b>				
2000 Population	9,625	60,237	170,784	486,752
2010 Population	8,654	58,229	165,698	483,083
2020 Population	9,366	62,520	172,524	504,921
2025 Population	9,326	62,335	170,681	501,675
Absolute Growth 2010 to 2020'	8.23%	7.37%	4.12%	4.52%
Projected Growth 2020 to 2025'	-0.43%	-0.3%	-1.07%	-0.64%
<b>Race &amp; Ethnicity</b>				
% White	53.84%	34.38%	29.35%	29.95%
% Black	10.07%	13.81%	15.01%	13.74%
% Asian	6.77%	6.29%	6.48%	6.15%
% Other	3.64%	3.98%	3.88%	3.89%
% Hispanic	25.68%	41.54%	45.28%	46.27%
<b>Income &amp; Education</b>				
Median Household Income	64,545	41,590	37,046	39,562
Average Household Income	\$93,522	\$64,363	\$53,625	\$54,425
% College Graduates	35.35%	24.18%	20.59%	19.63%
<b>Age</b>				
Median Age	45.5	39.4	38.4	37
% Age < 18	20.74%	22.1%	24.12%	25.11%
% Age 65 +	23.7%	17.39%	15.86%	14.52%
<b>Households &amp; Housing</b>				
Households	3,622	22,505	64,170	182,893
Average Household Size	2.45	2.58	2.59	2.7
Median Housing Value	\$599,648	\$428,688	\$368,845	\$354,488
% Owner Occupied Housing	49.88%	33.77%	29.04%	33.6%
% Renter Occupied Housing	36.24%	44.44%	51.43%	48.75%
% Vacant Housing	13.88%	21.78%	19.52%	17.65%
<b>Workplace &amp; Workers</b>				
Number of Businesses	753	4,391	9,128	19,821
% White Collar	60.62%	47.4%	43.16%	42.14%
% Blue Collar	39.38%	52.6%	56.84%	57.86%



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