

30 ACRE RETAIL CENTER ANCHORED BY SMITH'S MARKETPLACE



SKYE CANYON MARKETPLACE

9700 W. SKYE CANYON DRIVE • LAS VEGAS, NV 89166



NOW PRELEASING



SKYE CANYON MARKETPLACE ■ 9700 Skye Canyon Park Drive ■ Las Vegas, NV 89166



Skye Canyon Marketplace is a 30-acre retail center anchored by Smith's Marketplace with over 240,000 square feet of retail shop space. Situated at the entrance to Skye Canyon Master Planned community, the center offers a unique opportunity to lease retail pads in the growing northwest part of the Las Vegas Valley. This retail center will not only serve Skye Canyon's master planned community with 9,000 residential units, but Providence and the surrounding area as well. The property is currently under construction with an expected completion date of January 2021. Skye Canyon Marketplace is located less than 1 mile west of the US-95 Skye Canyon Interchange, making it a prime location for retail shops.

■ HIGHLIGHTS

- Over 240,000 SF of retail shop space
- Anchored by Smith's Marketplace
- Free standing pads available
- Ideal for anchors, dining, shop and service tenants
- Neighborhood services needed
- Generous TI allowances
- In proximity to 9,000 residential units
- Located less than 1 mile west of US-95 Skye Canyon interchange



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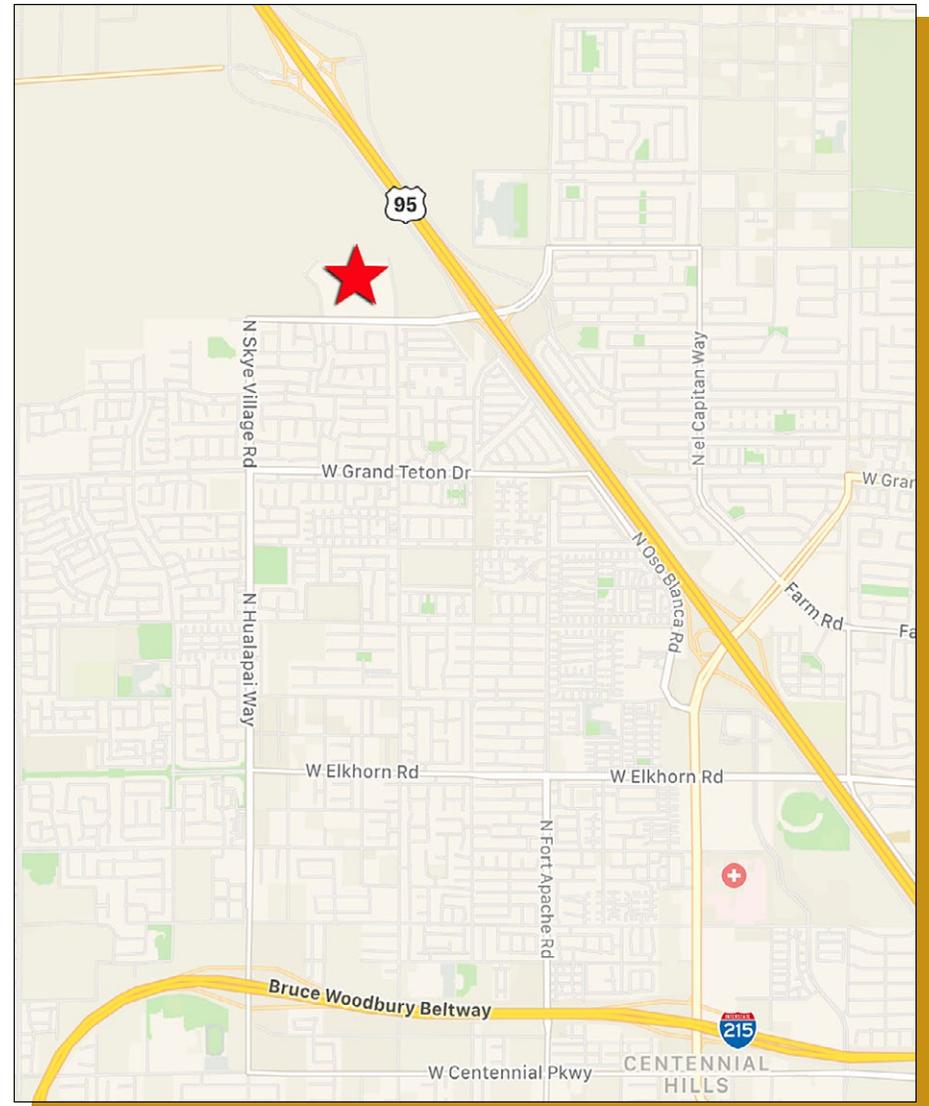
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■ DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	10,792	70,169	105,402
2025 Population	11,970	77,715	116,048
Employees	322	6,810	16,248
Total Businesses	41	889	1,809
Avg. HH Income	\$80,556	\$85,461	\$93,107
Med. HH Income	\$69,345	\$74,434	\$78,528
Households	3,856	24,730	36,982
Avg. Housing Value	\$269,707	\$277,482	\$316,563

Smith's Marketplace anchored shopping center is located at the entrance to Skye Canyon Master Planned community. The Marketplace tenants will cater to the day-to-day needs of the Skye Canyon residents and their North Las Vegas neighbors. This commercial retail center is a prime location for junior anchors, shop and service tenants and restaurants.



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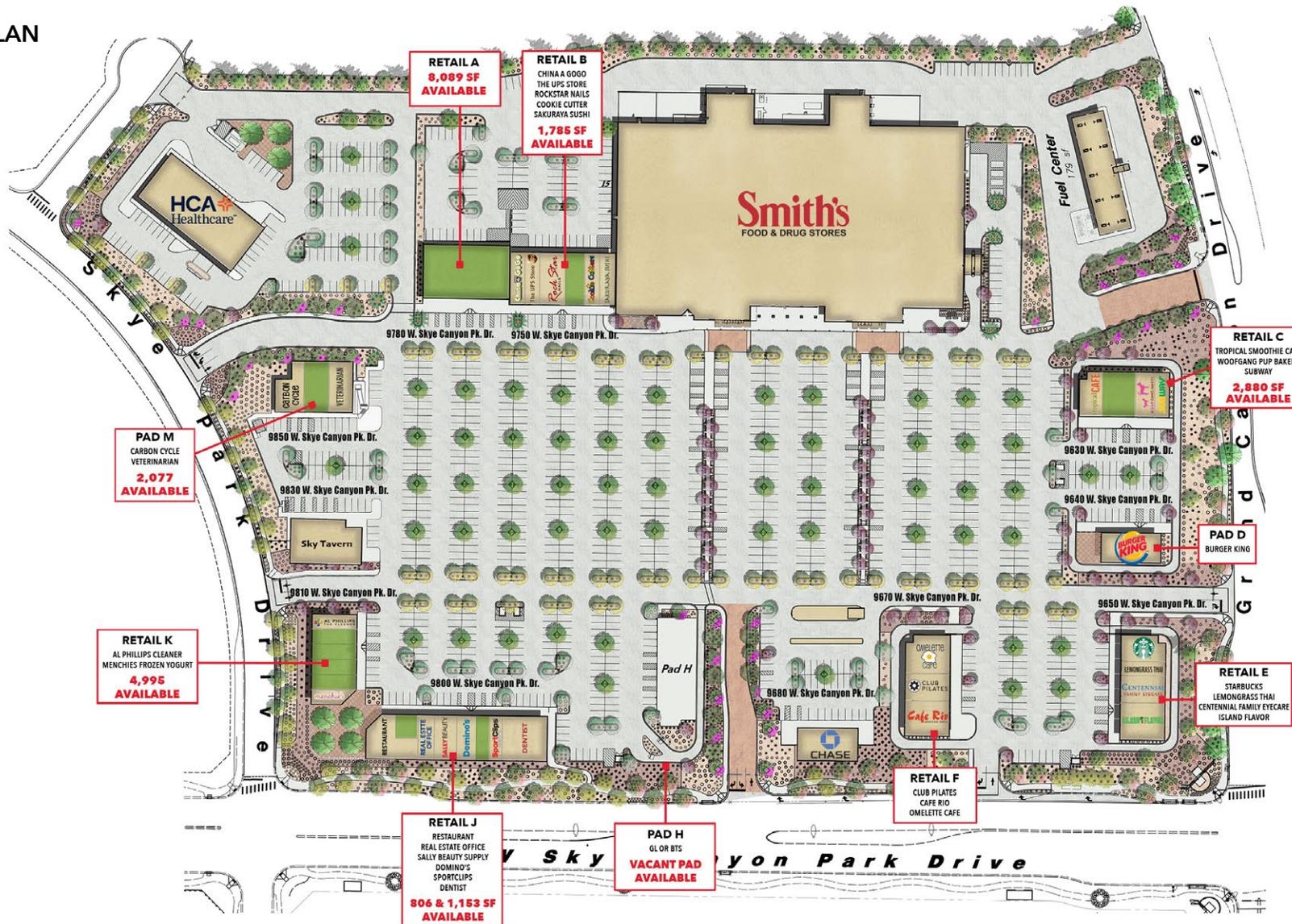
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■ SITE PLAN



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