

30-ACRE RETAIL CENTER ANCHORED BY SMITH'S MARKETPLACE

SKYE CANYON VILLAGE

9700 W. SKYE CANYON PARK DRIVE | LAS VEGAS, NEVADA 89166



REMINGTON
-NEVADA-



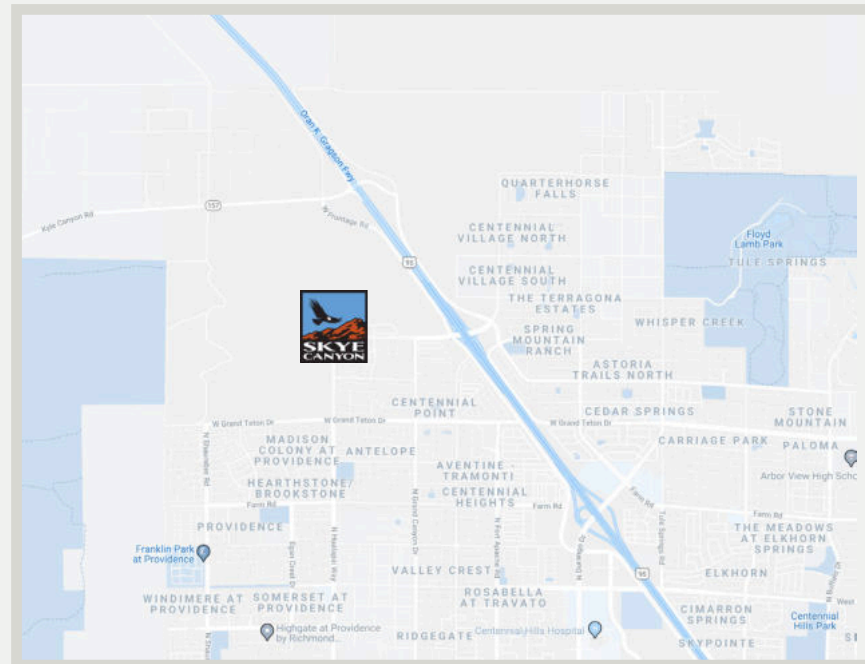
NOW PRELEASING



Skye Canyon Village is a 30-acre retail center anchored by Smith's Marketplace with over 240,000 square feet of retail shop space. This retail center will not only serve Skye Canyon's 1,700-acre masterplan community with 9,000 residential units, but service Providence and the surrounding areas as well. This booming community 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
- Neighborhood Services Needed
- Generous TI Allowance
- 9,000 Residential Units
- Located Less Than 1 Mile West of US-95 Skye Canyon Interchange



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REMINGTON
-NEVADA-


DEMOGRAPHICS

2018 Total Population




1MI	13,090
3MI	66,689
5MI	100,530

2018 Total Households



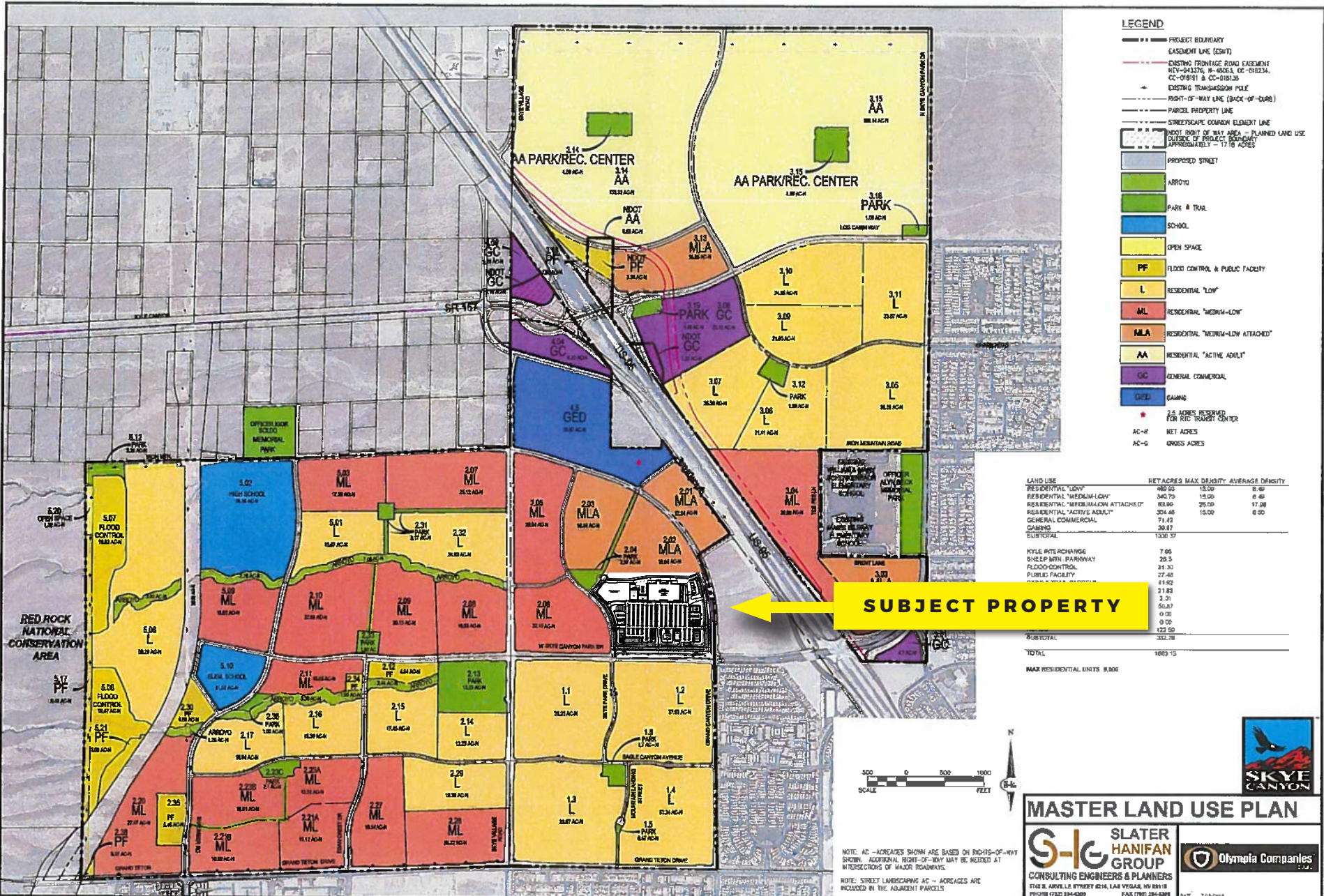
1MI	4,952
3MI	26,334
5MI	39,880

Average Household Income



1MI	\$78,695
3MI	\$78,597
5MI	\$85,575



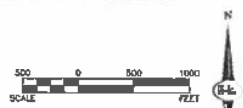


- LEGEND**
- PROJECT BOUNDARY
 - EASEMENT LINE (ESENT)
 - EXISTING FRONTAGE ROAD EASEMENT (REV-043376, R-40063, GC-018234, CC-018161 & CC-018136)
 - EXISTING TRANSMISSION POLE
 - RIGHT-OF-WAY LINE (BACK-OF-CURB)
 - PARCEL PROPERTY LINE
 - STREETSCAPE COMMON ELEMENT LINE
 - NEOT RIGHT OF WAY AREA - PLANNED LAND USE OUTSIDE OF PROJECT BOUNDARY (APPROXIMATELY - 17.16 ACRES)
 - PROPOSED STREET
 - ARROYO
 - PARK & TRAIL
 - SCHOOL
 - OPEN SPACE
 - PF FLOOD CONTROL & PUBLIC FACILITY
 - L RESIDENTIAL "LOW"
 - ML RESIDENTIAL "MEDIUM-LOW"
 - MLA RESIDENTIAL "MEDIUM-LOW ATTACHED"
 - AA RESIDENTIAL "ACTIVE ADULT"
 - GC GENERAL COMMERCIAL
 - GCED GAMING
 - 2.5 ACRES RESERVED FOR RDC TRAVEL CENTER
 - AC-N NET ACRES
 - AC-G GROSS ACRES

LAND USE	HETACRES	MAX DENSITY	AVERAGE DENSITY
RESIDENTIAL "LOW"	489.03	15.00	6.60
RESIDENTIAL "MEDIUM-LOW"	340.70	15.00	6.60
RESIDENTIAL "MEDIUM-LOW ATTACHED"	83.90	35.00	17.38
RESIDENTIAL "ACTIVE ADULT"	324.46	15.00	6.20
GENERAL COMMERCIAL	71.42		
GAMING	36.87		
SUBTOTAL	1338.37		
NOBLE INTERCHANGE	7.66		
SHEEP WITH PARROWWAY	26.5		
FLOOD CONTROL	31.30		
PUBLIC FACILITY	27.48		
OFFICE	44.92		
SCHOOL	21.83		
PARK	2.31		
ARROYO	60.87		
TRAIL	0.01		
OPEN SPACE	0.00		
RESERVED	122.50		
SUBTOTAL	332.78		
TOTAL	1669.15		

MAX RESIDENTIAL UNITS 8,800

SUBJECT PROPERTY



MASTER LAND USE PLAN

S-I-G SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

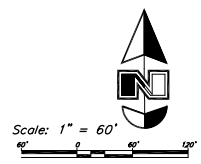
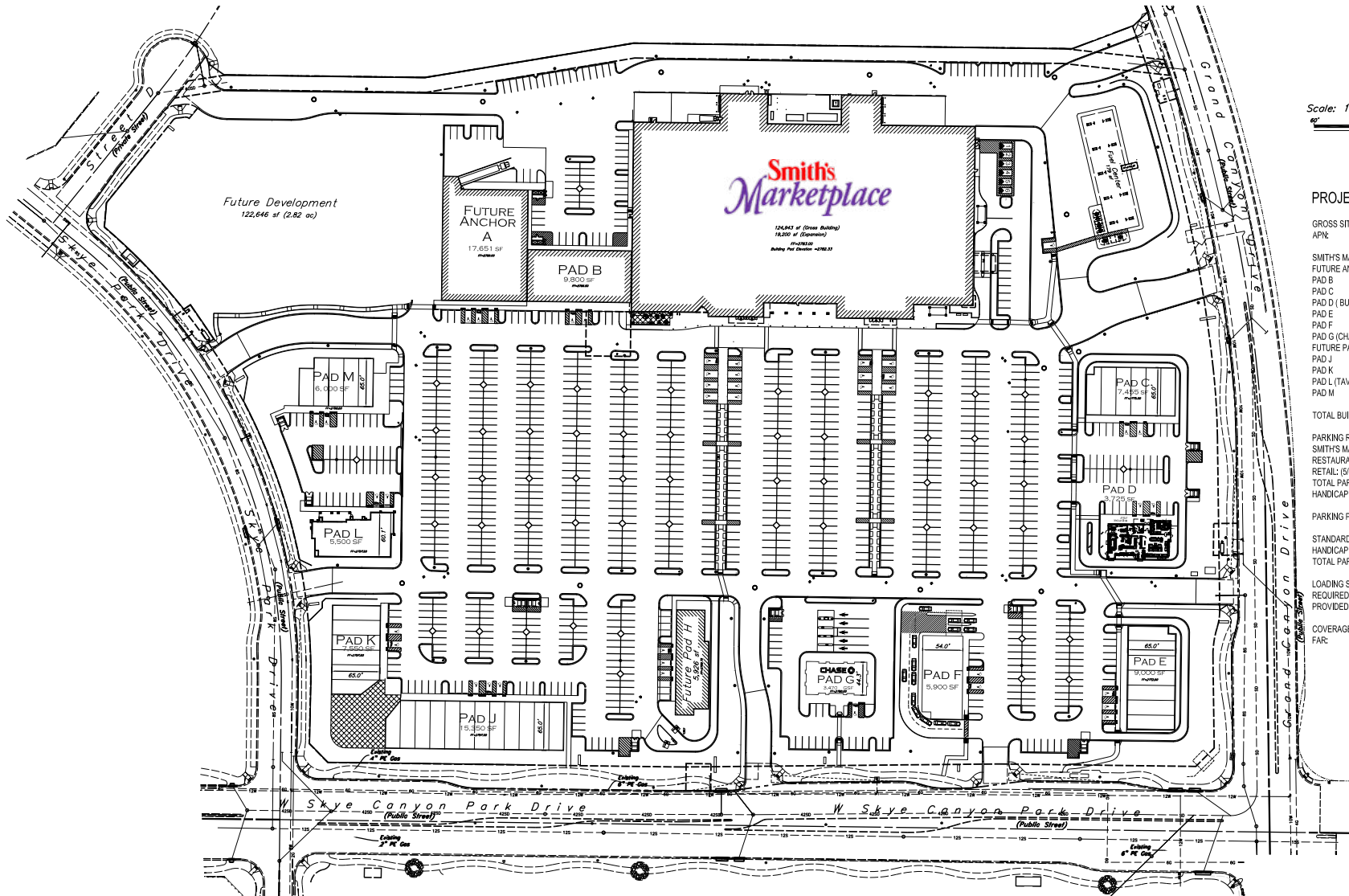
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Olympia Companies

DATE: 7/15/2014

NOTE: AC - ACRESSES SHOWN ARE BASED ON INDICIS-OF-WAY SHOWN. ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED AT INTERSECTIONS OF MAJOR ROADWAYS.

NOTE: STREET LANDSCAPING AC - ACRESSES ARE INCLUDED IN THE ADJACENT PARCELS



PROJECT DATA:

GROSS SITE AREA:	230,287 AC
APN:	125-07-210-003, 004, 002, 006, 007
SMITH'S MARKETPLACE (FUTURE EXP. INC.)	144,143 SF
FUTURE ANCHOR A	17,651 SF
PAD B	9,800 SF
PAD C	7,455 SF
PAD D (BURGER KING)	3,725 SF
PAD E	9,000 SF
PAD F	5,900 SF
PAD G (CHASE BANK)	3,470 SF
FUTURE PAD H	5,328 SF
PAD J	15,350 SF
PAD K	7,550 SF
PAD L (TAVERN)	5,500 SF
PAD M	6,000 SF
TOTAL BUILDING AREA:	241,470SF
PARKING PROVIDED:	
SMITH'S MARKETPLACE: (4.5/1000 SF)	649 SPACES
RESTAURANT (10/1000 SF)	93 SPACES
RETAIL: (5/1000 SF)	440 SPACES
TOTAL PARKING REQUIRED:	1,182SPACES
HANDICAP PARKING REQUIRED:	23 SPACES
PARKING PROVIDED:	
STANDARD PARKING PROVIDED:	1174 SPACES
HANDICAP PARKING PROVIDED:	40 SPACES
TOTAL PARKING PROVIDED:	1214 SPACES
LOADING SPACES FOR RETAIL PADS:	
REQUIRED:	4 SPACES
PROVIDED:	4 SPACES
COVERAGE:	
FAR:	18.0%
	0.18



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SKYE CANYON VILLAGE
LAS VEGAS, NV

A. 001
OVERALL SITE
PLAN

MARCH 26, 2018
SCALE: 1" = 60'

