

# Orchards

SEC CHARLESTON BLVD & SLOAN LN  
LAS VEGAS, NV 89142

## Marketplace



### PROJECT FEATURES

- Anchored by Albertsons/Savon Drug
- Easy access to US95 via Charleston Interchange
- Surrounded by mature residential neighborhoods with higher incomes along the base of Sunrise Mountain
- Join McDonalds, Blockbuster Video, The UPS Store, Fantastic Sams, China A Go Go and Coldstone Creamery
- Fresh & Easy Market located at same intersection

### TRAFFIC COUNT

Charleston Blvd 35,000 Avg. ADT  
Sloan Lane 12,000 Avg. ADT  
Source: NV DoT 2009

### DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2010 Projections			
Population Estimate	28,102	173,971	380,938
Ave HH Income	\$72,793	\$62,774	\$56,752
Estimated Current HH	9,043	59,549	128,763

Demographic Source: ESRI forecast for 2010



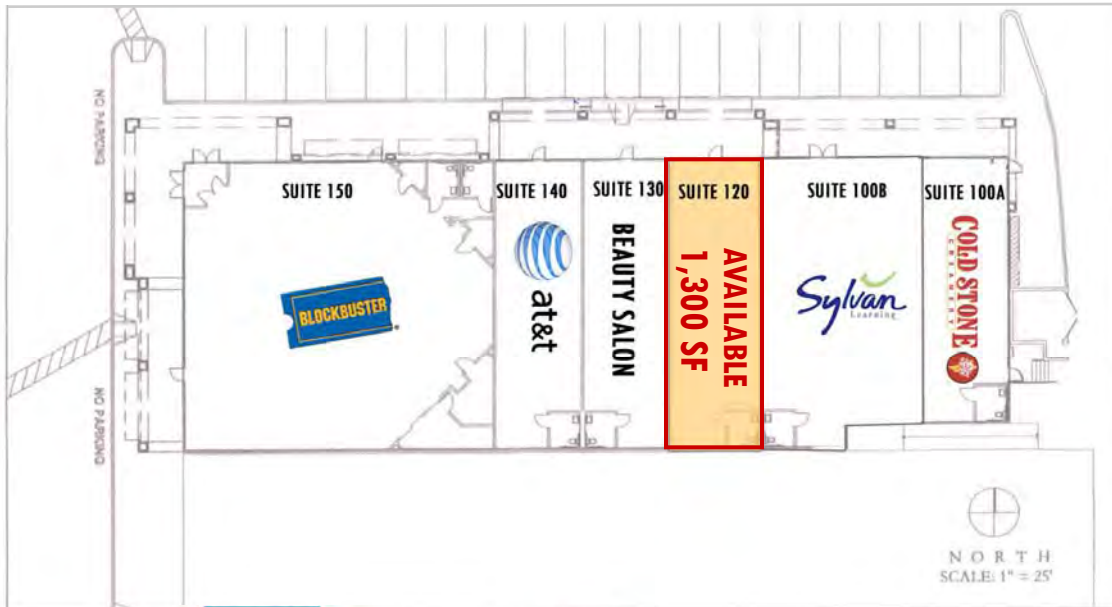
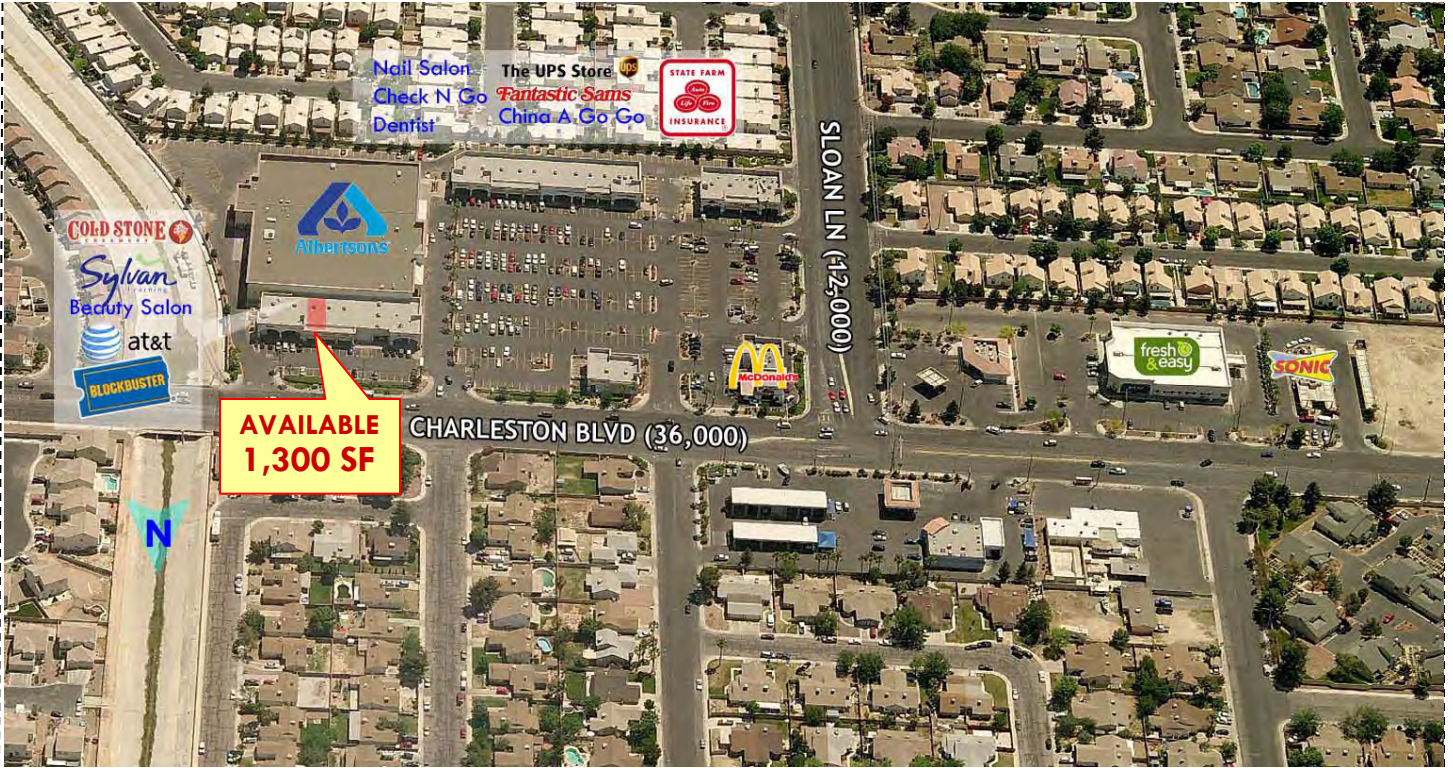
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**Lewis Retail Centers**  
A Member of the Lewis Group of Companies

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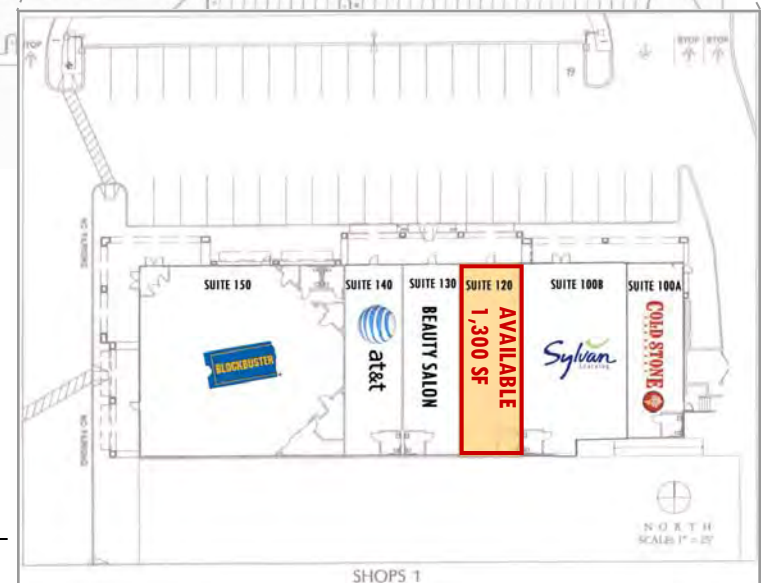
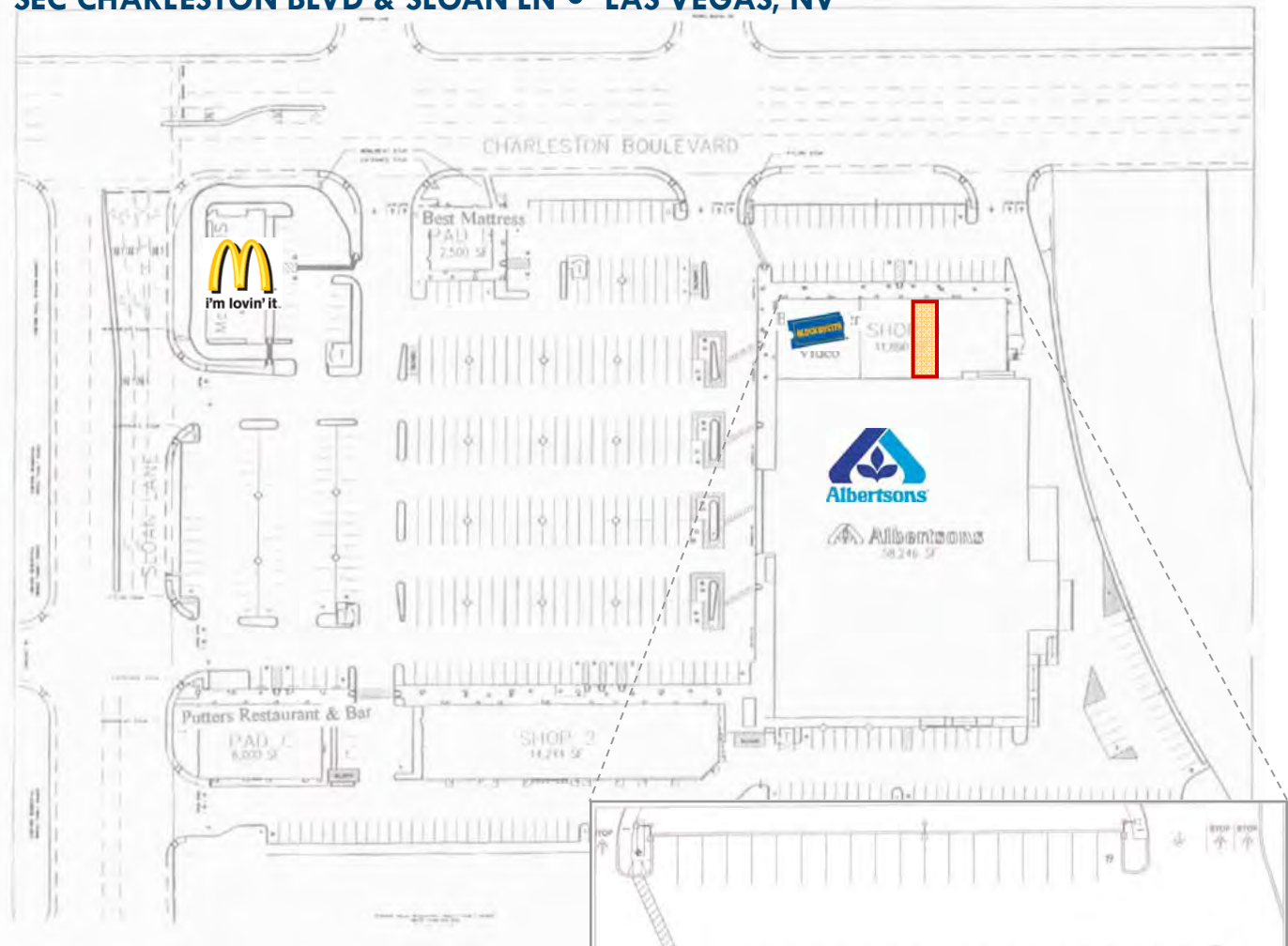
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# Orchards Marketplace

SEC CHARLESTON BLVD & SLOAN LN • LAS VEGAS, NV

Suite	SF	Tenant/Status
Anchor	58,246	Albertsons
<b>SHOPS 1</b>		
100A	1,259	Cold Stone Creamy
100B	2,163	Sylvan Learning Center
<b>120</b>	<b>1,300</b>	<b>AVAILABLE</b>
130	1,300	Beauty Salon
140	1,300	AT & T
150	4,550	Blockbuster Video
<b>SHOPS 2</b>		
200	1,284	Nail Salon
210	1,500	Check N Go
220	1,500	Dentist
230	1,200	UPS Store
240	1,200	Fantastic Sams
250	2,250	China A Go Go
260	1,085	State Farm
270	1,080	Aloha A Go Go
280	1,080	Community Cleaners
290	2,100	Body Heat Tanning



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# Demographic and Income Profile

Charleston & Sloan  
Ring: 1 mile radius

Latitude: 36.159429  
Longitude: -115.047308

<b>Summary</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
Population		25,252		28,102		29,720	
Households		8,179		9,043		9,508	
Families		6,443		6,947		7,265	
Average Household Size		3.08		3.10		3.12	
Owner Occupied Housing Units		6,171		6,256		6,528	
Renter Occupied Housing Units		2,008		2,787		2,980	
Median Age		31.1		31.1		31.6	
<b>Trends: 2010 - 2015 Annual Rate</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		1.13%		1.76%		0.76%	
Households		1.01%		1.72%		0.78%	
Families		0.90%		1.61%		0.64%	
Owner HHS		0.85%		1.84%		0.82%	
Median Household Income		1.81%		2.71%		2.36%	
<b>Households by Income</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	470	5.8%	350	3.9%	261	2.7%	
\$15,000 - \$24,999	651	8.1%	479	5.3%	380	4.0%	
\$25,000 - \$34,999	999	12.4%	692	7.7%	573	6.0%	
\$35,000 - \$49,999	1,582	19.7%	1,402	15.5%	1,070	11.3%	
\$50,000 - \$74,999	2,359	29.3%	2,672	29.5%	2,911	30.6%	
\$75,000 - \$99,999	1,240	15.4%	1,821	20.1%	1,917	20.2%	
\$100,000 - \$149,999	588	7.3%	1,239	13.7%	1,818	19.1%	
\$150,000 - \$199,999	99	1.2%	210	2.3%	329	3.5%	
\$200,000+	60	0.7%	179	2.0%	249	2.6%	
Median Household Income	\$52,231		\$63,985		\$69,979		
Average Household Income	\$57,591		\$72,793		\$81,064		
Per Capita Income	\$18,165		\$23,037		\$25,468		
<b>Population by Age</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	2,173	8.6%	2,521	9.0%	2,693	9.1%	
5 - 9	2,395	9.5%	2,321	8.3%	2,519	8.5%	
10 - 14	2,204	8.7%	2,083	7.4%	2,312	7.8%	
15 - 19	1,907	7.6%	2,123	7.6%	1,929	6.5%	
20 - 24	1,624	6.4%	1,986	7.1%	2,073	7.0%	
25 - 34	4,011	15.9%	4,742	16.9%	5,226	17.6%	
35 - 44	4,412	17.5%	3,904	13.9%	4,138	13.9%	
45 - 54	2,983	11.8%	3,832	13.6%	3,675	12.4%	
55 - 64	1,782	7.1%	2,462	8.8%	2,733	9.2%	
65 - 74	1,148	4.5%	1,267	4.5%	1,514	5.1%	
75 - 84	501	2.0%	667	2.4%	686	2.3%	
85+	112	0.4%	193	0.7%	222	0.7%	
<b>Race and Ethnicity</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	16,427	65.1%	15,462	55.0%	15,692	52.8%	
Black Alone	2,564	10.2%	3,546	12.6%	3,893	13.1%	
American Indian Alone	240	1.0%	296	1.1%	306	1.0%	
Asian Alone	2,419	9.6%	3,070	10.9%	3,445	11.6%	
Pacific Islander Alone	130	0.5%	196	0.7%	194	0.7%	
Some Other Race Alone	2,167	8.6%	3,813	13.6%	4,310	14.5%	
Two or More Races	1,305	5.2%	1,719	6.1%	1,880	6.3%	
Hispanic Origin (Any Race)	5,982	23.7%	10,313	36.7%	11,828	39.8%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

# Demographic and Income Profile

Charleston & Sloan  
Ring: 3 miles radius

Latitude: 36.159429  
Longitude: -115.047308

Summary		2000		2010		2015	
Population		147,404		173,971		181,556	
Households		50,903		59,549		61,872	
Families		36,475		41,257		42,573	
Average Household Size		2.87		2.90		2.91	
Owner Occupied Housing Units		33,048		35,586		36,759	
Renter Occupied Housing Units		17,855		23,963		25,113	
Median Age		32.7		33.8		34.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.86%		1.76%		0.76%	
Households		0.77%		1.72%		0.78%	
Families		0.63%		1.61%		0.64%	
Owner HHs		0.65%		1.84%		0.82%	
Median Household Income		2.44%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	6,241	12.3%	5,372	9.0%	4,265	6.9%	
\$15,000 - \$24,999	6,859	13.5%	5,381	9.0%	4,542	7.3%	
\$25,000 - \$34,999	7,284	14.3%	7,011	11.8%	6,077	9.8%	
\$35,000 - \$49,999	10,306	20.3%	9,979	16.8%	7,957	12.9%	
\$50,000 - \$74,999	11,619	22.9%	15,006	25.2%	17,248	27.9%	
\$75,000 - \$99,999	4,882	9.6%	8,841	14.8%	9,663	15.6%	
\$100,000 - \$149,999	2,692	5.3%	5,645	9.5%	8,554	13.8%	
\$150,000 - \$199,999	470	0.9%	1,174	2.0%	1,930	3.1%	
\$200,000+	416	0.8%	1,142	1.9%	1,637	2.6%	
Median Household Income	\$41,910		\$52,658		\$59,411		
Average Household Income	\$49,028		\$62,774		\$71,693		
Per Capita Income	\$17,055		\$21,672		\$24,627		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	12,240	8.3%	14,546	8.4%	15,162	8.4%	
5 - 9	12,718	8.6%	13,319	7.7%	14,047	7.7%	
10 - 14	11,227	7.6%	11,831	6.8%	12,725	7.0%	
15 - 19	10,148	6.9%	12,203	7.0%	11,340	6.2%	
20 - 24	10,022	6.8%	11,956	6.9%	12,535	6.9%	
25 - 34	22,770	15.4%	26,015	15.0%	27,559	15.2%	
35 - 44	22,791	15.5%	22,695	13.0%	23,262	12.8%	
45 - 54	17,487	11.9%	22,690	13.0%	21,730	12.0%	
55 - 64	12,813	8.7%	18,266	10.5%	19,734	10.9%	
65 - 74	9,398	6.4%	12,013	6.9%	14,311	7.9%	
75 - 84	4,846	3.3%	6,486	3.7%	6,987	3.8%	
85+	946	0.6%	1,950	1.1%	2,162	1.2%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	98,494	66.8%	98,141	56.4%	98,754	54.4%	
Black Alone	14,576	9.9%	20,896	12.0%	22,555	12.4%	
American Indian Alone	1,417	1.0%	2,432	1.4%	2,518	1.4%	
Asian Alone	8,836	6.0%	12,331	7.1%	13,751	7.6%	
Pacific Islander Alone	697	0.5%	1,720	1.0%	1,712	0.9%	
Some Other Race Alone	16,448	11.2%	28,195	16.2%	31,125	17.1%	
Two or More Races	6,936	4.7%	10,257	5.9%	11,141	6.1%	
Hispanic Origin (Any Race)	41,611	28.2%	71,381	41.0%	79,905	44.0%	

# Demographic and Income Profile

Charleston & Sloan  
Ring: 5 miles radius

Latitude: 36.159429  
Longitude: -115.047308

Summary		2000		2010		2015	
Population		335,875		380,938		395,233	
Households		115,331		128,763		133,204	
Families		78,214		84,083		86,072	
Average Household Size		2.87		2.92		2.93	
Owner Occupied Housing Units		65,774		66,683		68,153	
Renter Occupied Housing Units		49,557		62,079		65,052	
Median Age		32.1		32.9		33.1	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.74%		1.76%		0.76%	
Households		0.68%		1.72%		0.78%	
Families		0.47%		1.61%		0.64%	
Owner HHS		0.44%		1.84%		0.82%	
Median Household Income		2.94%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	18,243	15.8%	15,714	12.2%	13,019	9.8%	
\$15,000 - \$24,999	17,778	15.4%	14,838	11.5%	12,985	9.7%	
\$25,000 - \$34,999	17,004	14.8%	16,258	12.6%	14,639	11.0%	
\$35,000 - \$49,999	22,145	19.2%	22,629	17.6%	18,482	13.9%	
\$50,000 - \$74,999	22,979	19.9%	28,781	22.4%	33,775	25.4%	
\$75,000 - \$99,999	9,609	8.3%	16,572	12.9%	18,595	14.0%	
\$100,000 - \$149,999	5,345	4.6%	9,938	7.7%	15,361	11.5%	
\$150,000 - \$199,999	981	0.9%	1,966	1.5%	3,430	2.6%	
\$200,000+	1,147	1.0%	2,066	1.6%	2,918	2.2%	
Median Household Income	\$37,751		\$46,687		\$53,973		
Average Household Income	\$46,478		\$56,752		\$64,917		
Per Capita Income	\$16,320		\$19,558		\$22,289		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	28,560	8.5%	33,158	8.7%	34,621	8.8%	
5 - 9	28,707	8.5%	29,462	7.7%	30,921	7.8%	
10 - 14	24,610	7.3%	25,608	6.7%	27,303	6.9%	
15 - 19	23,078	6.9%	27,035	7.1%	24,734	6.3%	
20 - 24	25,184	7.5%	28,574	7.5%	30,309	7.7%	
25 - 34	53,210	15.8%	58,424	15.3%	61,139	15.5%	
35 - 44	50,804	15.1%	49,408	13.0%	50,078	12.7%	
45 - 54	39,182	11.7%	47,568	12.5%	45,691	11.6%	
55 - 64	28,762	8.6%	38,084	10.0%	40,711	10.3%	
65 - 74	20,378	6.1%	24,904	6.5%	29,574	7.5%	
75 - 84	10,910	3.2%	14,112	3.7%	15,060	3.8%	
85+	2,490	0.7%	4,600	1.2%	5,092	1.3%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	219,173	65.3%	214,064	56.2%	215,391	54.5%	
Black Alone	33,109	9.9%	43,573	11.4%	46,513	11.8%	
American Indian Alone	3,378	1.0%	4,719	1.2%	4,852	1.2%	
Asian Alone	15,646	4.7%	20,460	5.4%	22,563	5.7%	
Pacific Islander Alone	1,437	0.4%	2,775	0.7%	2,731	0.7%	
Some Other Race Alone	47,528	14.2%	74,116	19.5%	80,414	20.3%	
Two or More Races	15,602	4.6%	21,231	5.6%	22,769	5.8%	
Hispanic Origin (Any Race)	118,290	35.2%	182,208	47.8%	200,472	50.7%	