

**WEST COAST
INVESTMENTS
INC**

investments
property management

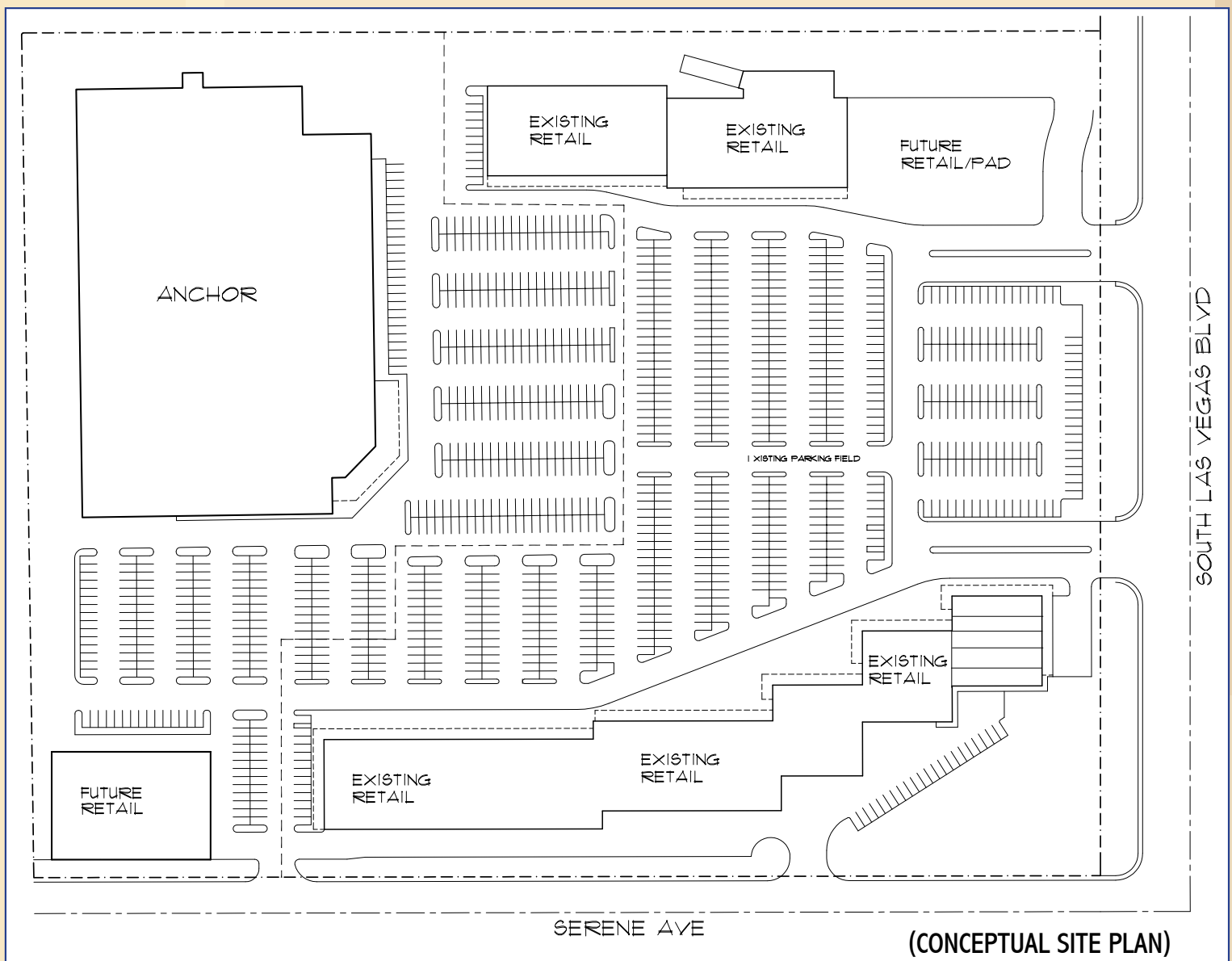


VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123

PLANNED REDEVELOPMENT SEEKING ANCHOR, SHOP & PAD TENANTS



WEST COAST INVESTMENTS, INC
PHONE 888.680.9600

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1-818-430-5477
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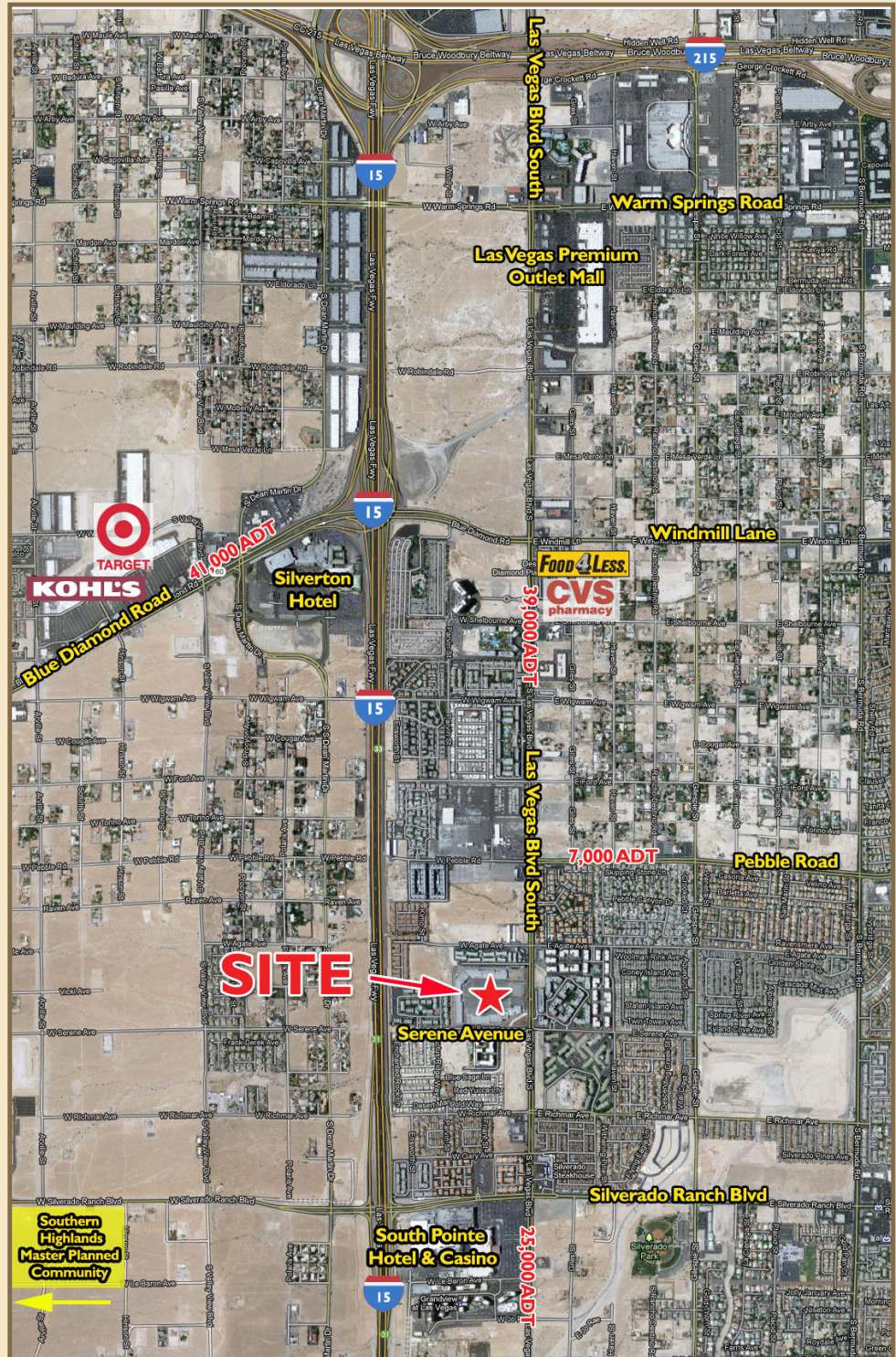
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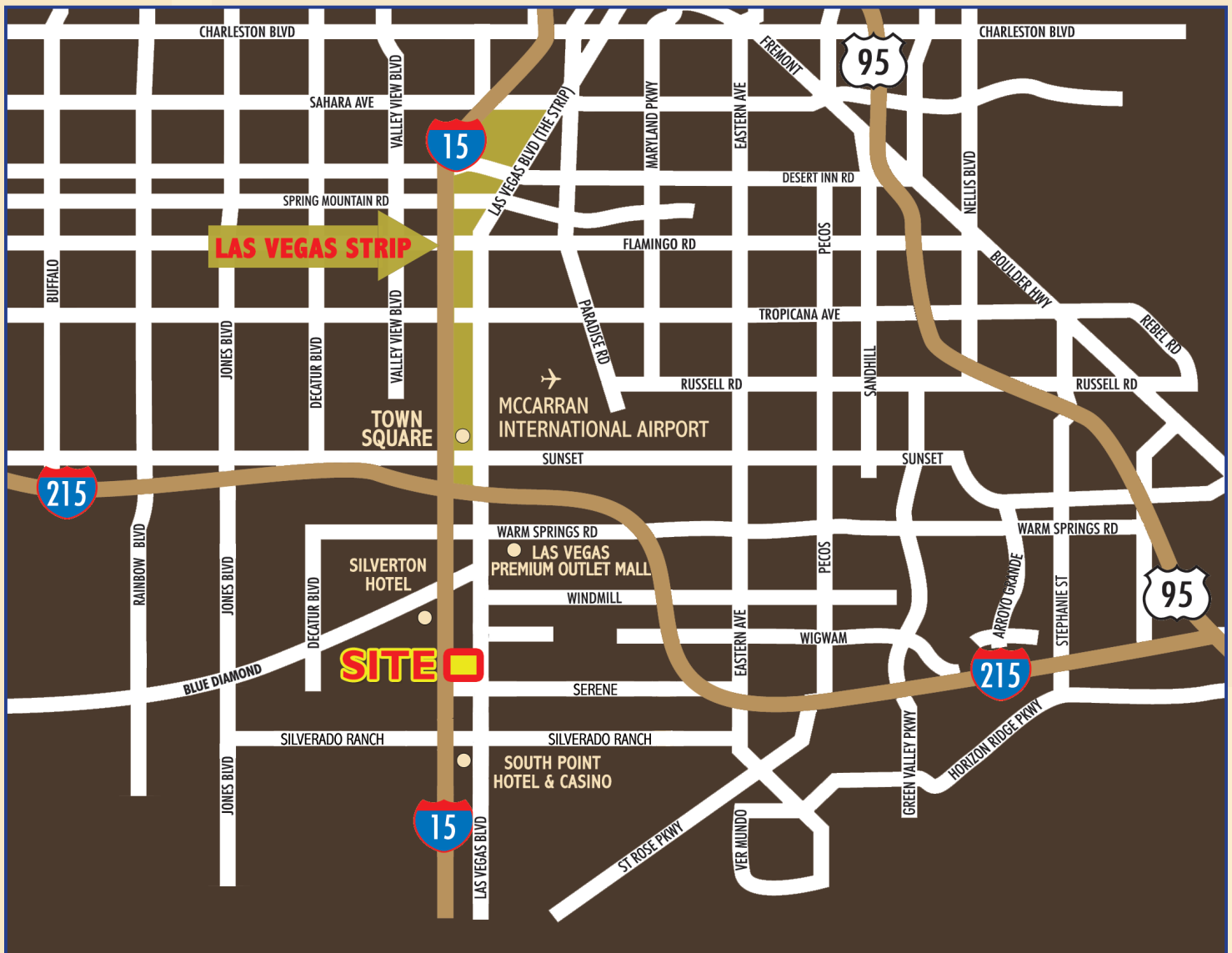


VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

- IDEAL 28 ACRE SITE ON THE "SOUTH STRIP"
- 1.2 MILES SOUTH OF BLUE DIAMOND ROAD
- 0.8 MILES NORTH OF SILVERADO RANCH BLVD
- UNDER SERVED RETAIL TRADE AREA
- H-1 ZONING ALLOWING MAXIMUM ALTERNATIVE USES



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VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,897	47,346	99,536
2010 Total Population	15,347	108,718	226,879
2012 Total Population	15,803	112,651	234,663
2012 Group Quarters	15	81	480
2017 Total Population	17,102	122,570	253,818
2012-2017 Annual Rate	1.59%	1.70%	1.58%
Household Summary			
2000 Households	3,484	17,806	38,049
2000 Average Household Size	2.26	2.65	2.61
2010 Households	7,151	41,494	85,975
2010 Average Household Size	2.14	2.62	2.63
2012 Households	7,411	43,198	89,222
2012 Average Household Size	2.13	2.61	2.62
2017 Households	7,994	46,754	95,745
2017 Average Household Size	2.14	2.62	2.65
2012-2017 Annual Rate	1.52%	1.59%	1.42%
2010 Families	3,413	26,278	55,425
2010 Average Family Size	2.89	3.16	3.16
2012 Families	3,467	27,066	56,943
2012 Average Family Size	2.88	3.16	3.16
2017 Families	3,763	29,491	61,600
2017 Average Family Size	2.89	3.17	3.18
2012-2017 Annual Rate	1.65%	1.73%	1.58%
Housing Unit Summary			
2000 Housing Units	4,051	19,970	41,312
Owner Occupied Housing Units	47.7%	66.7%	66.4%
Renter Occupied Housing Units	38.3%	22.5%	25.7%
Vacant Housing Units	14.0%	10.8%	7.9%
2010 Housing Units	9,474	49,801	99,884
Owner Occupied Housing Units	28.0%	49.3%	52.3%
Renter Occupied Housing Units	47.5%	34.0%	33.8%
Vacant Housing Units	24.5%	16.7%	13.9%
2012 Housing Units	9,819	51,800	103,543
Owner Occupied Housing Units	25.1%	46.2%	49.1%
Renter Occupied Housing Units	50.4%	37.2%	37.1%
Vacant Housing Units	24.5%	16.6%	13.8%
2017 Housing Units	10,636	56,157	111,354
Owner Occupied Housing Units	24.5%	46.3%	49.2%
Renter Occupied Housing Units	50.6%	37.0%	36.8%
Vacant Housing Units	24.8%	16.7%	14.0%
Median Household Income			
2012	\$47,767	\$61,647	\$64,791
2017	\$55,455	\$74,388	\$77,547
Median Home Value			
2012	\$136,373	\$154,842	\$163,171
2017	\$147,844	\$169,326	\$175,995
Per Capita Income			
2012	\$26,345	\$28,844	\$30,244
2017	\$30,380	\$32,469	\$34,146
Median Age			
2010	35.1	34.4	34.8
2012	35.2	34.4	34.8
2017	35.9	34.8	35.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

	1 mile	3 miles	5 miles
2012 Households by Income			
Household Income Base	7,411	43,198	89,222
<\$15,000	10.5%	6.2%	7.1%
\$15,000 - \$24,999	12.1%	6.5%	6.9%
\$25,000 - \$34,999	12.9%	7.4%	7.0%
\$35,000 - \$49,999	16.3%	14.6%	12.8%
\$50,000 - \$74,999	26.6%	26.2%	23.6%
\$75,000 - \$99,999	10.3%	15.3%	15.1%
\$100,000 - \$149,999	7.5%	15.9%	17.4%
\$150,000 - \$199,999	2.4%	5.5%	6.8%
\$200,000+	1.3%	2.2%	3.3%
Average Household Income	\$56,432	\$75,008	\$79,170
2017 Households by Income			
Household Income Base	7,994	46,754	95,745
<\$15,000	9.5%	5.3%	5.8%
\$15,000 - \$24,999	8.5%	4.2%	4.3%
\$25,000 - \$34,999	9.2%	4.7%	4.4%
\$35,000 - \$49,999	13.9%	11.2%	10.0%
\$50,000 - \$74,999	27.7%	25.0%	22.5%
\$75,000 - \$99,999	16.5%	21.7%	21.0%
\$100,000 - \$149,999	9.9%	18.2%	19.6%
\$150,000 - \$199,999	3.3%	7.2%	8.8%
\$200,000+	1.4%	2.5%	3.6%
Average Household Income	\$65,216	\$84,943	\$90,132
2012 Owner Occupied Housing Units by Value			
Total	2,462	23,940	50,841
<\$50,000	3.2%	0.7%	0.6%
\$50,000 - \$99,999	17.8%	9.1%	7.8%
\$100,000 - \$149,999	39.9%	37.3%	34.0%
\$150,000 - \$199,999	20.1%	29.4%	28.9%
\$200,000 - \$249,999	7.8%	12.1%	13.9%
\$250,000 - \$299,999	3.2%	4.3%	6.3%
\$300,000 - \$399,999	5.2%	4.6%	5.3%
\$400,000 - \$499,999	1.0%	1.5%	1.7%
\$500,000 - \$749,999	0.9%	0.6%	0.9%
\$750,000 - \$999,999	0.6%	0.2%	0.4%
\$1,000,000 +	0.4%	0.1%	0.3%
Average Home Value	\$163,477	\$174,464	\$185,756
2017 Owner Occupied Housing Units by Value			
Total	2,611	25,965	54,787
<\$50,000	1.7%	0.4%	0.3%
\$50,000 - \$99,999	14.2%	6.7%	5.6%
\$100,000 - \$149,999	35.7%	29.3%	26.4%
\$150,000 - \$199,999	25.4%	35.2%	34.2%
\$200,000 - \$249,999	10.6%	16.6%	18.7%
\$250,000 - \$299,999	3.6%	4.7%	6.8%
\$300,000 - \$399,999	6.5%	4.9%	5.4%
\$400,000 - \$499,999	0.9%	1.4%	1.5%
\$500,000 - \$749,999	0.8%	0.6%	0.8%
\$750,000 - \$999,999	0.5%	0.2%	0.3%
\$1,000,000 +	0.3%	0.1%	0.2%
Average Home Value	\$173,489	\$183,472	\$193,353

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	15,348	108,718	226,878
0 - 4	5.5%	6.5%	6.5%
5 - 9	5.1%	6.6%	6.6%
10 - 14	4.6%	6.4%	6.6%
15 - 24	13.1%	13.1%	12.6%
25 - 34	21.6%	18.6%	18.2%
35 - 44	15.4%	16.5%	16.6%
45 - 54	13.6%	13.7%	13.8%
55 - 64	11.7%	10.3%	10.5%
65 - 74	6.2%	5.5%	5.6%
75 - 84	2.4%	2.2%	2.4%
85 +	0.7%	0.6%	0.8%
18 +	82.0%	76.7%	76.6%
2012 Population by Age			
Total	15,803	112,652	234,661
0 - 4	5.4%	6.5%	6.5%
5 - 9	5.0%	6.5%	6.5%
10 - 14	4.5%	6.3%	6.4%
15 - 24	12.9%	12.9%	12.4%
25 - 34	21.9%	18.9%	18.5%
35 - 44	14.9%	16.0%	16.1%
45 - 54	13.2%	13.3%	13.3%
55 - 64	12.2%	10.8%	11.0%
65 - 74	6.7%	6.0%	6.0%
75 - 84	2.5%	2.3%	2.4%
85 +	0.8%	0.7%	0.8%
18 +	82.4%	77.0%	76.9%
2017 Population by Age			
Total	17,100	122,571	253,819
0 - 4	5.3%	6.5%	6.5%
5 - 9	4.9%	6.5%	6.5%
10 - 14	4.5%	6.4%	6.5%
15 - 24	11.9%	12.0%	11.6%
25 - 34	22.0%	19.0%	18.7%
35 - 44	14.5%	15.6%	15.8%
45 - 54	12.1%	12.2%	12.2%
55 - 64	12.9%	11.3%	11.5%
65 - 74	8.2%	7.2%	7.3%
75 - 84	2.7%	2.5%	2.6%
85 +	0.9%	0.8%	0.9%
18 +	82.8%	77.2%	77.1%
2010 Population by Sex			
Males	7,891	54,416	113,268
Females	7,456	54,302	113,611
2012 Population by Sex			
Males	8,130	56,365	117,152
Females	7,673	56,286	117,511
2017 Population by Sex			
Males	8,797	61,210	126,510
Females	8,305	61,360	127,308

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	15,348	108,718	226,879
White Alone	60.2%	63.2%	64.1%
Black Alone	9.9%	7.3%	7.0%
American Indian Alone	1.1%	0.6%	0.6%
Asian Alone	13.0%	14.2%	15.0%
Pacific Islander Alone	1.1%	1.2%	1.0%
Some Other Race Alone	9.0%	7.3%	6.5%
Two or More Races	5.7%	6.0%	5.8%
Hispanic Origin	20.0%	18.9%	17.6%
Diversity Index	73.5	70.5	68.8
2012 Population by Race/Ethnicity			
Total	15,803	112,651	234,664
White Alone	58.8%	62.1%	63.0%
Black Alone	10.0%	7.4%	7.0%
American Indian Alone	1.1%	0.7%	0.6%
Asian Alone	13.3%	14.5%	15.3%
Pacific Islander Alone	1.1%	1.2%	1.0%
Some Other Race Alone	9.6%	7.7%	6.9%
Two or More Races	6.0%	6.3%	6.1%
Hispanic Origin	21.0%	19.8%	18.4%
Diversity Index	75.0	71.9	70.2
2017 Population by Race/Ethnicity			
Total	17,101	122,570	253,818
White Alone	55.1%	58.5%	59.5%
Black Alone	10.3%	7.6%	7.2%
American Indian Alone	1.3%	0.8%	0.7%
Asian Alone	14.4%	15.9%	16.8%
Pacific Islander Alone	1.2%	1.3%	1.1%
Some Other Race Alone	11.1%	8.9%	7.9%
Two or More Races	6.6%	7.0%	6.7%
Hispanic Origin	23.7%	22.3%	20.8%
Diversity Index	78.6	75.6	74.0
2010 Population by Relationship and Household Type			
Total	15,347	108,718	226,879
In Households	99.9%	99.9%	99.8%
In Family Households	67.3%	79.8%	80.5%
Householder	22.1%	24.2%	24.5%
Spouse	13.8%	16.9%	17.4%
Child	22.9%	29.3%	29.4%
Other relative	5.4%	6.1%	6.0%
Nonrelative	3.1%	3.4%	3.2%
In Nonfamily Households	32.6%	20.1%	19.3%
In Group Quarters	0.1%	0.1%	0.2%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



VEGAS POINTE PLAZA

(FORMERLY FACTORY STORES OF AMERICA SITE)

**9151 - 9155 - 9175 LAS VEGAS BLVD SOUTH
LAS VEGAS, NV 89123**

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,151	41,494	85,974
Households with 1 Person	37.6%	24.4%	23.8%
Households with 2+ People	62.4%	75.6%	76.2%
Family Households	47.7%	63.3%	64.5%
Husband-wife Families	29.9%	44.3%	45.9%
With Related Children	11.2%	21.3%	22.1%
Other Family (No Spouse Present)	17.8%	19.1%	18.5%
Other Family with Male Householder	6.1%	6.4%	6.4%
With Related Children	2.9%	3.6%	3.7%
Other Family with Female Householder	11.8%	12.6%	12.2%
With Related Children	7.4%	8.2%	7.9%
Nonfamily Households	14.7%	12.3%	11.7%
All Households with Children	22.1%	33.8%	34.2%
Multigenerational Households	3.1%	5.0%	4.9%
Unmarried Partner Households	11.1%	9.9%	9.6%
Male-female	9.6%	8.8%	8.5%
Same-sex	1.5%	1.1%	1.1%
2010 Households by Size			
Total	7,151	41,494	85,975
1 Person Household	37.6%	24.4%	23.8%
2 Person Household	34.4%	33.4%	33.5%
3 Person Household	13.6%	17.3%	17.6%
4 Person Household	8.1%	13.5%	13.8%
5 Person Household	4.1%	6.8%	6.8%
6 Person Household	1.4%	2.9%	2.8%
7 + Person Household	0.9%	1.7%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	7,151	41,494	85,975
Owner Occupied	37.1%	59.2%	60.8%
Owned with a Mortgage/Loan	28.9%	52.2%	53.7%
Owned Free and Clear	8.2%	7.0%	7.1%
Renter Occupied	62.9%	40.8%	39.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons of non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.