

UNDER NEW OWNERSHIP

# MEADOWS MALL RETAIL

4000 S MEADOWS LANE

Listed By:

Colliers

Meadows Mall

★macy's JCPenney  
Dillard's curacao

US-95 Freeway // ±226,000 VPD

95

Available

UPPER LEVEL  
±65,717 SF - ±86,928 SF

Available

GROUND LEVEL  
±4,146 SF - ±86,928 SF

Available

PAD B  
±1.07 AC

Available

PAD A  
±1.07 AC

S Valley View Blvd. // ±28,000 VPD

FOR LEASE

Meadows Mall Retail Anchor | Two Outparcel Retail Pads Available for GL or BTS

Las Vegas Strip

**BIG BOX ANCHOR**  
±86,928 SF (demisable)

YOUR SIGN HERE

±86,928 SF

Big Box Anchor

±65,717 SF

Upper Level

±4,146 SF – ±21,211 SF

Ground Level

±1.07 AC

Retail Pad A

±1.07 AC

Retail Pad B

Contact Broker

Rental Rate

Malan + Marcello Retail Team

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# Rare anchor opportunity to lease at Meadows Mall, the premier shopping destination in Central Las Vegas.

This property features a ±65,717 SF Big Box anchor space that can be combined with ground level space for a total of ±86,928 SF with Meadows Mall connectivity and excellent access. Two retail pads are also available for Ground Lease or Build to Suit, ideal for retailers seeking a highly visible and prominent presence in Las Vegas.

Total Available	Upper Level	Lower Level
±86,928 SF	±65,717 SF	±21,211 SF

# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

Join this dynamic mix of national, regional, and local tenants such as JC Penney, Macy's, Dillard's, Curacao, and benefit from the high foot traffic and brand visibility that Meadows Mall offers.

Located near major arteries like the US-95 highway and I-15 freeway, as well as its close proximity to the Las Vegas Strip and Downtown Las Vegas, this location attracts significant traffic and services  $\pm 85,055$  residents with an average annual household income of  $\pm \$68,176$  within a 5 mile radius. Take advantage of prominent visibility on the US-95 which sees 226,000 vehicles per day to maximize your brand exposure and attract a diverse customer base.



# Highlights

Join over 118 retailers in Meadows Mall which sees over 4.3M visitors per year and is strategically positioned to serve the dense West and Northwest submarkets.

- ±172,000 population in a 3 mile radius
- Daytime population of ±218,000 in a 3-mile radius
- Over 800 new apartments built in the past year within a 1 mile radius

Available anchor space features prominent visibility on the US-95 highway.

- The space has two exterior entrances both adjacent to Meadows Mall main entrances
- Interior mall connectivity and access

Two (2) Pad opportunities with direct visibility and access from Valley View Blvd allowing for maximum brand exposure.

- Potential QSR or limited service hotel pads
- Build to Suit Opportunities

Several nearby traffic generators:

- Springs Preserve – approximately 200K visitors per year
- College of Southern Nevada – approximately 30,000 students
- Southern Nevada Health District – approximately 800 employees and 1,800 visitors per month



Located within close proximity to the Las Vegas Strip, Downtown Las Vegas, US-95 Highway, & I-15 Freeway

Strong traffic  
counts totaling  
**±254,000 VPD**

**±28,000 VPD**  
Valley View Blvd

**±226,000 VPD**  
US-95 Hwy

# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

## TRADE AREA MAP



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■ = Power Centers ■ = Parks ■ = Hospitals



# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

## SOUTHWEST FACING AERIAL



# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

## EAST FACING AERIAL

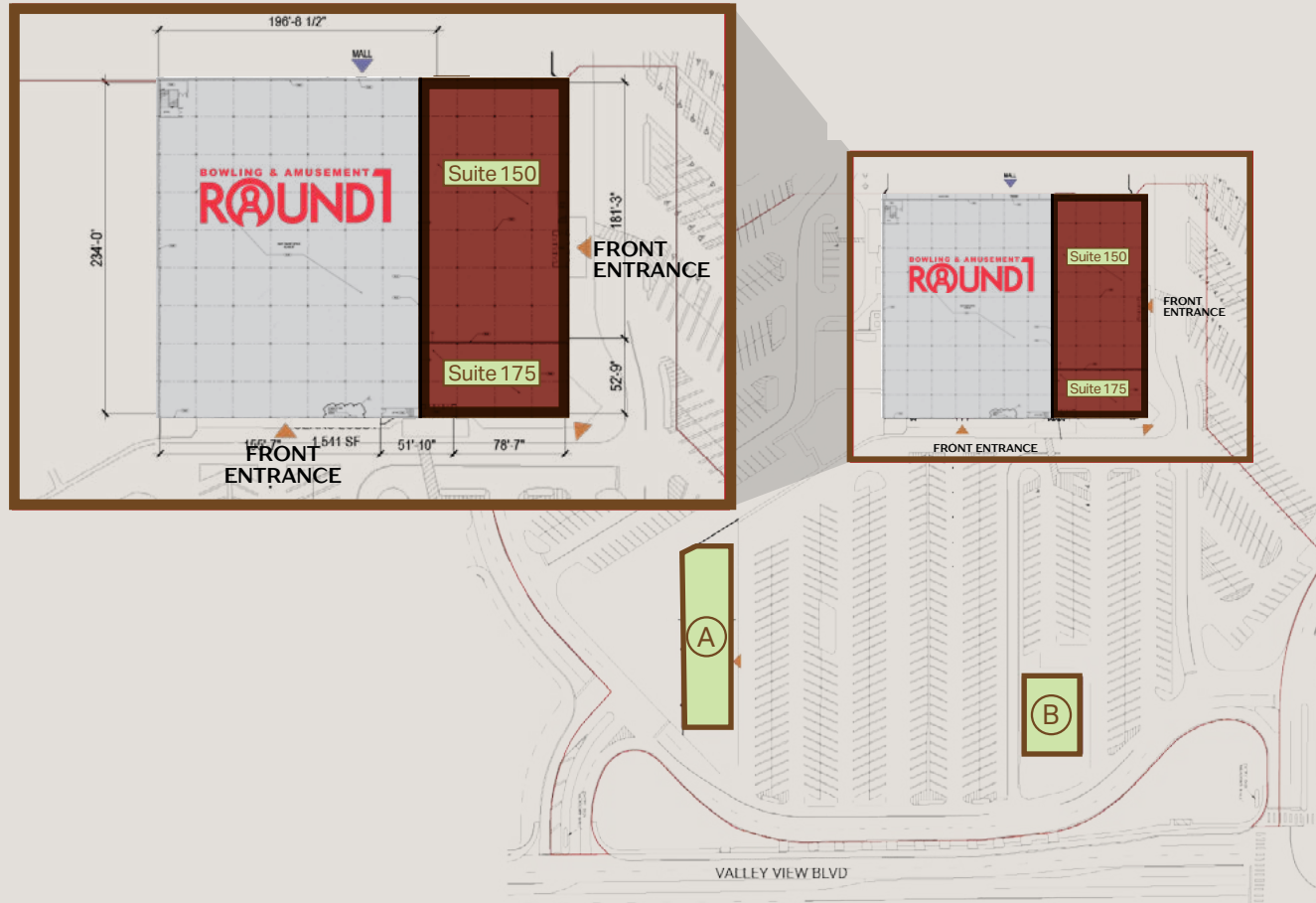




# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

## GROUND LEVEL



Ground Level

**±4,146 SF – ±21,211 SF**

Suite 150

±17,065 SF

Suite 175

±4,146 SF

A

Retail Pad A  
±1.07 AC

B

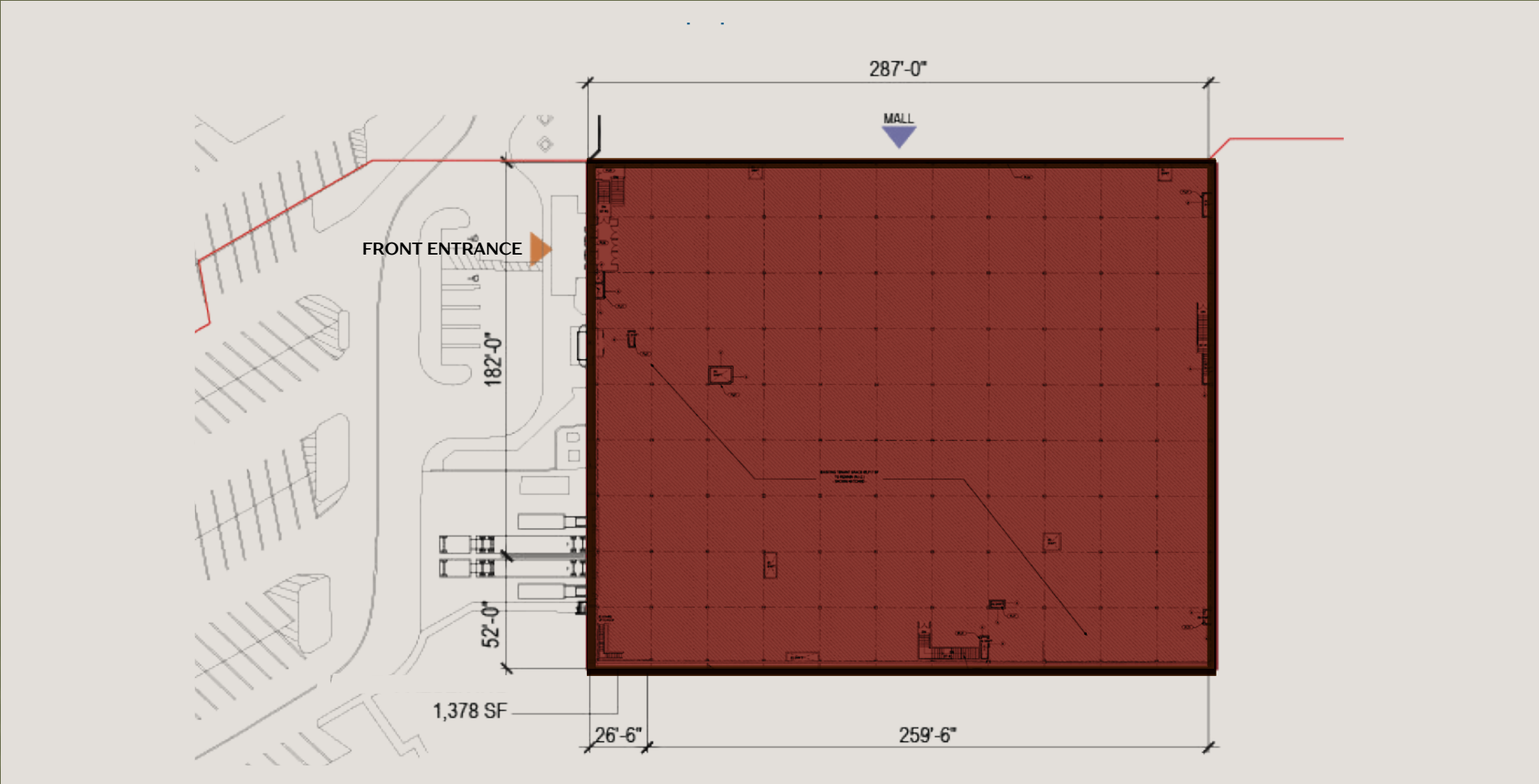
Retail Pad B  
±1.07 AC



# MEADOWS MALL RETAIL

4000 S Meadows Lane, Las Vegas NV 89107

## UPPER LEVEL



Upper Level

**±65,717 SF**

Can be combined w/ Ground Level for:

**±86,928 SF**

(see prior page for details)



For illustrative purposes. Plan has flexibility on demise lines

# MEADOWS MALL

4000 S Meadows Lane, Las Vegas NV 89107

## Retail Anchor

<b>Total Available</b>		±86,928 SF
<b>Upper Level</b>		±65,717 SF
<b>Ground Level</b>	Suite 150-175	±4,146 SF
		±21,211 SF

## Retail Pads

<b>Pad A</b>	Available	±1.07 AC
<b>Pad B</b>	Available	±1.07 AC

## SITE PLAN





## LET'S TALK

**Malan + Marcello**  
Retail Team

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