

Laughlin Outlet Center

COME GROW WITH US



Laughlin Outlet Center

1955 S. Casino Drive, Laughlin Nevada 89029

. LATITUDE: 35.162477, LONGITUDE: -114.575890 .

MOONBEAM  **LEASING**
& MANAGEMENT LLC

FOR MORE INFORMATION PLEASE VISIT,
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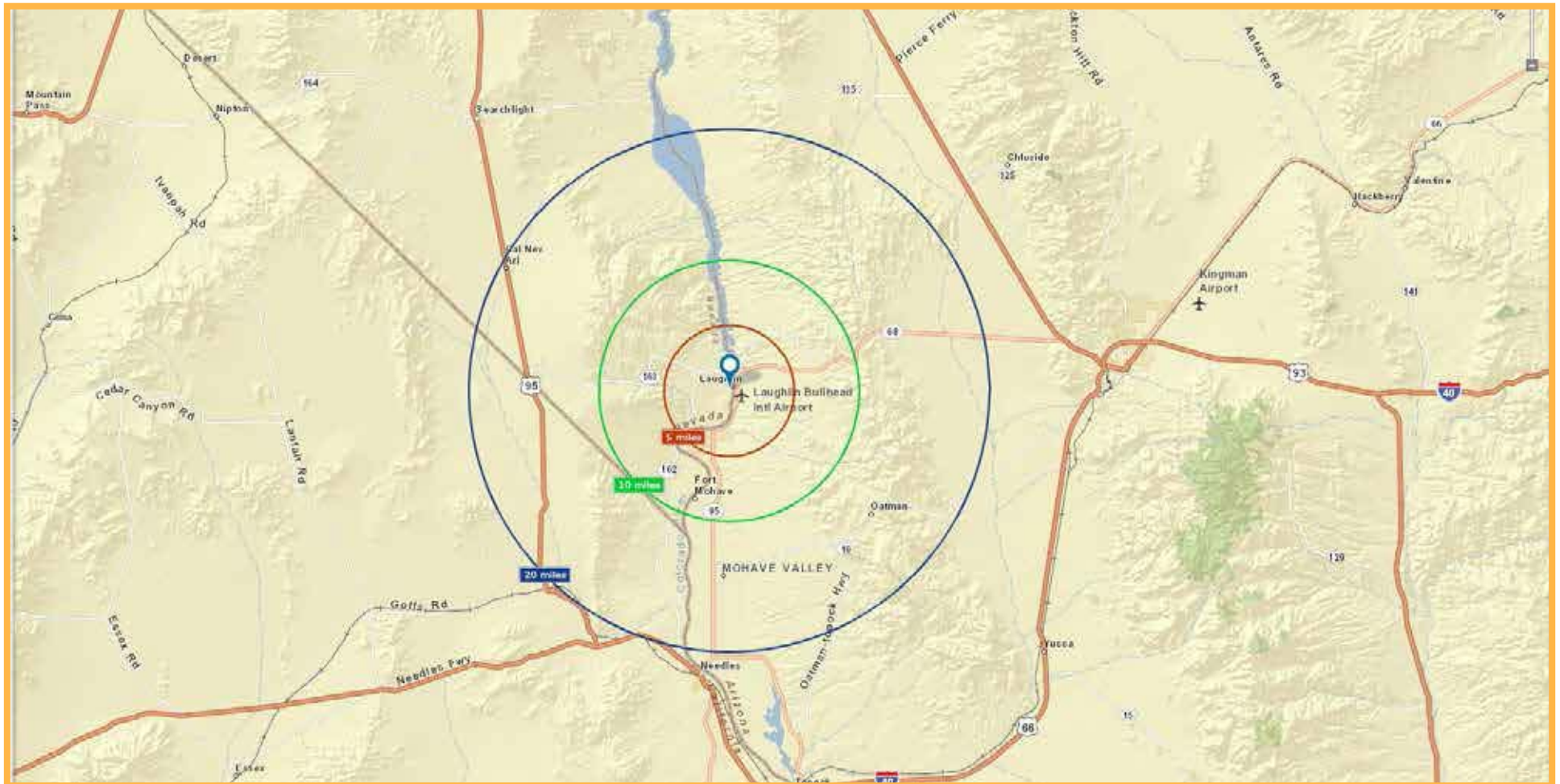
Two-Story Outlet and Retail Center Located in the Heart of Laughlin's Gaming and Entertainment District

Laughlin Outlets is a ±256,741 SF enclosed, two-story outlet and retail center located in the heart of Laughlin's gaming and entertainment district. Laughlin Outlets is home to a state-of-the-art digital movie theater, Pendleton, Boot Barn, Carter's, Bath & Body Works, Rue21 and many other national and local tenants.

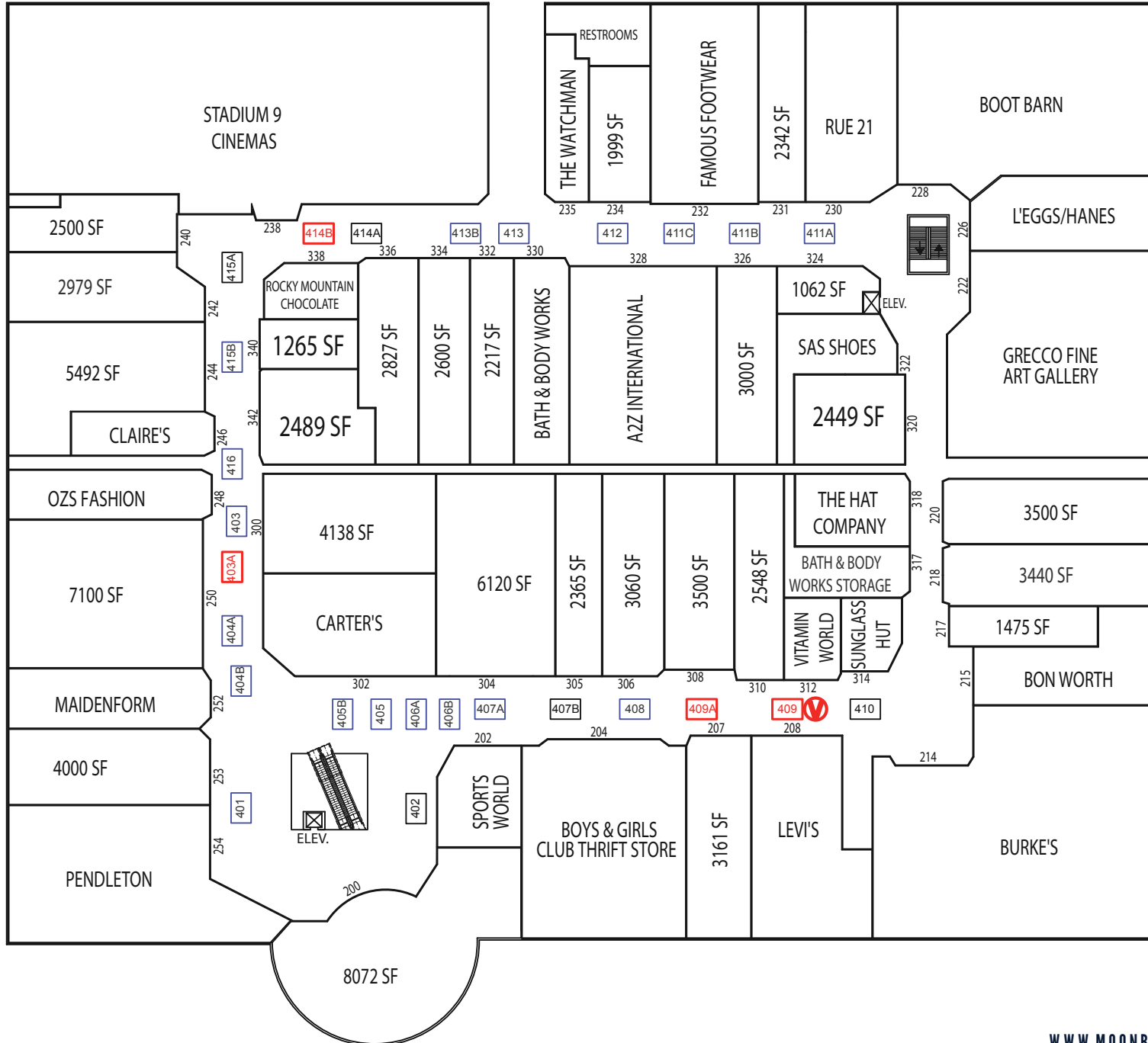


LOCATION OVERVIEW

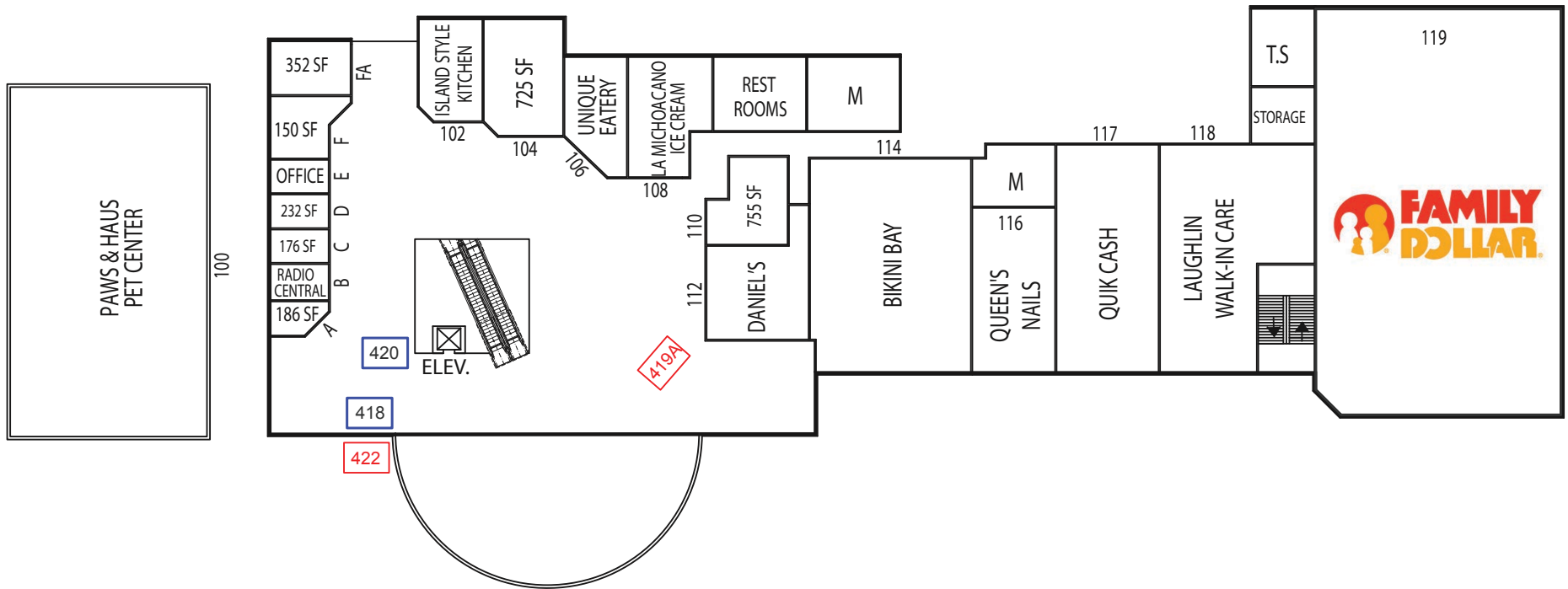
- The center is visible from over 3,100 hotel rooms and within walking distance of Laughlin's 10 casinos.
- Laughlin is a prime vacation destination throughout the year, attracting large numbers of tourists and locals.
- Laughlin Outlets is located 90 miles south of Las Vegas and is the only outlet center within a 100-mile radius.



MALL UPPER LEVEL



MALL LOWER LEVEL



Laughlin, Clark County, Nevada Growth & Development

- More than 2,000 homes from apartment housing, single family and luxury homes have all been approved for construction in Laughlin. Currently, a multi-million dollar 18-structure housing complex is under construction and could add 900 new residents. The entire project is expected to be completed in 2010.
 - Roadway improvements to expand Needles Highway between Laughlin and I-40 in Needles, CA continue. Also a \$160 million expansion of US 95 between Las Vegas and Laughlin, creating a divided highway with two lanes in each direction, is complete. The much anticipated major trade route offers Laughlin businesses, residents and visitors a safe and quick route to and from Las Vegas.
- Second bridge is under consideration to be built connecting Laughlin and Bullhead and attracting Bullhead residents to Laughlin Outlet Centers.
- A master plan is being created for 9,000 acres of developable land
- Landscape improvement and enhancement of more than 2 miles of Laughlin's Casino Drive totaling nearly \$15 million, a street Laughlin Outlet Center is on!
 - Fort Mohave is adding a new Wal-Mart Super Center.
 - Bullhead City is adding a new Holiday Inn with a waterpark , making a new destination just a short drive from Laughlin Outlet Center.

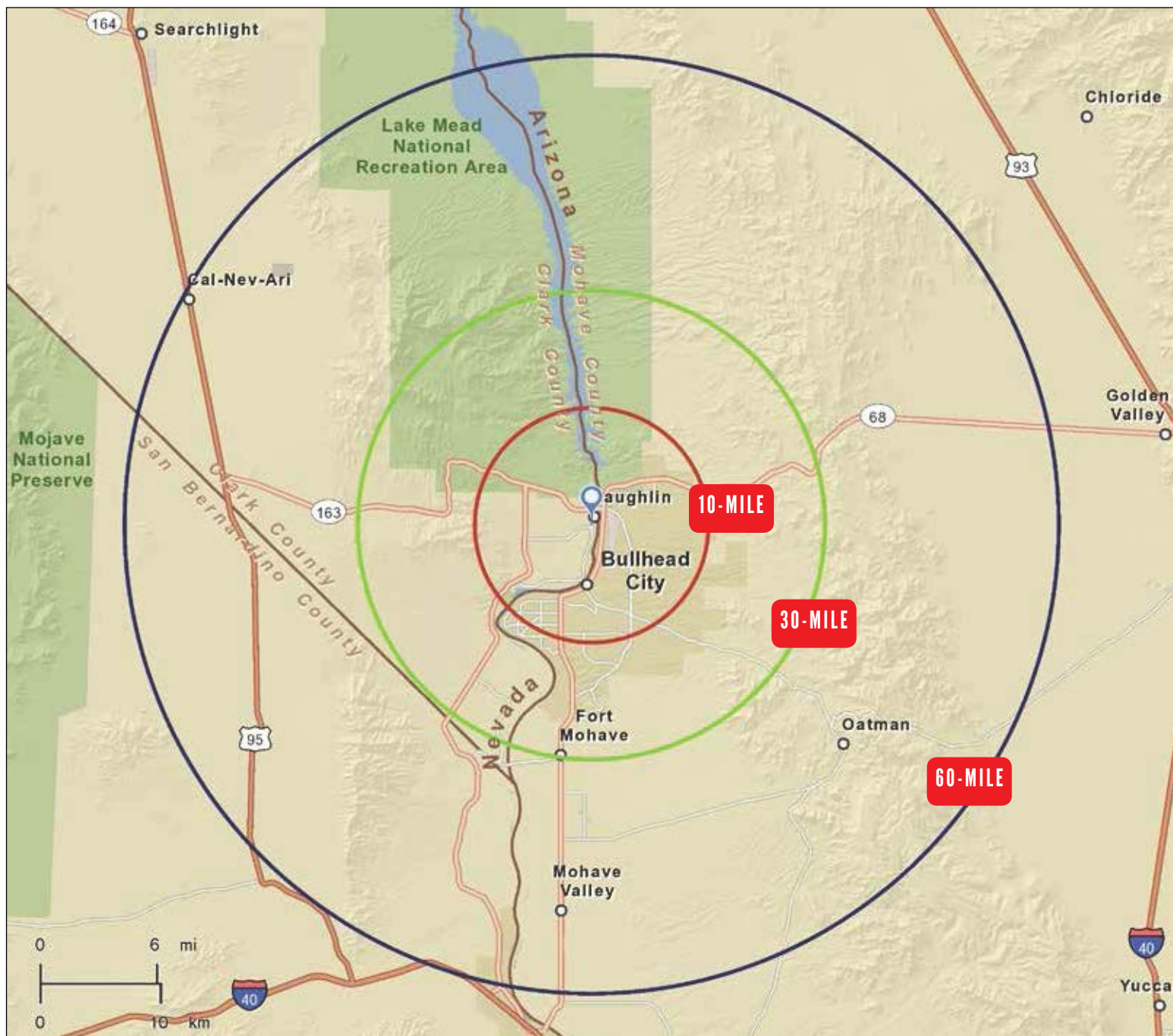
(Clark County, Nevada Official Page)

Government Incentive Programs

Nevada is ranked one of the top three places in the U.S. to operate a business because of its tax advantages:

- No corporate income tax
- No taxes on corporate shares
- No franchise tax
- No personal income tax
- Nominal annual fees to incorporate
- Nevada corporations may purchase, hold, sell or transfer shares of its own stock
- Nevada corporations may issue stock for capital, services, personal property, or real estate including leases and options. The directors may determine the value of any of these transactions, and their decision is final.
- No franchise tax on income
- No inheritance or gift tax
- No unitary tax
- No estate tax
- Competitive sales and property tax rates
- Minimal employer payroll tax-0.7% of gross wages with deductions for employer paid health insurance

SITE DETAIL: SHOPPERS MILE COVERAGE MAP



DEMOGRAPHIC AND INCOME COMPARISON PROFILE

DEMOGRAPHICS	10-MI.	30-MI	60-MI.
2021 Population	58,967	104,517	243,934
2021 Households	25,723	43,655	104,314
2021 Average Income	\$57,609	\$57,648	\$65,083

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Over 50 locations and 14 million square feet of opportunities.



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