



EXISTING SPACE
4,146 - 84,443 SF
 MEADOWS MALL
 4300 Meadows Lane | Las Vegas, NV 89107
ANCHOR, SHOP SPACE, & PROPOSED PADS



US 95 | 206,000 VPD

VALLEY VIEW BLVD | 16,000 VPD

MEADOWS LN

FALLAS
 FIRST PLACE TO SHOP... FIRST PLACE TO SAVE

**MULTI-FAMILY
 334 UNITS**

SHOPPERS WORLD

ROI
 Commercial Real Estate
 roicre.com

JCPenney

curacao

**BOWLING & AMUSEMENT
 ROUND 1**

CONTACT US



DAN ADAMSON
 702.550.4934
 dan@roicre.com
 Lic # B.0026992.CORP

EDWARD LEHARDT
 702.550.4169
 edward@roicre.com
 Lic # S.0180688

CHRIS WALDBURGER
 702.483.3683
 chris@roicre.com
 Lic # S.0190814

**SERITAGE
 GROWTH PROPERTIES**

leasing@seritage.com
 646-457-4169

Meadows Mall is a regional shopping center with a dynamic mix of tenants

4300 Meadows Lane
Las Vegas, NV 89107

4,146 - 84,443 SF

- 65,717 SF anchor space located on the upper grade
- 18,726 SF Ground level space next to high performing Round1. Space is divisible down to 4,146 SF
- Building can be expanded to 30,000 SF with two (2) retail outparcels available
- Meadows Mall draws 4.19 million visitors per year
(Source: Placer.ai)
- Great visibility along US 95 with exposure to over 200K cars daily
- Approx. 711 parking spaces (4.9 per 1,000 SF)
- Directly across from the Springs Preserve with over 290,000 yearly visits
- Other traffic generators in the area include:
 - Cox Communications - 2,700 employees
 - Nevada Power - 1,433 employees
 - College of Southern Nevada - 35,000 student
 - Southern NV Health District - 844,000 vaccines administered and 1,800 patient visits/month

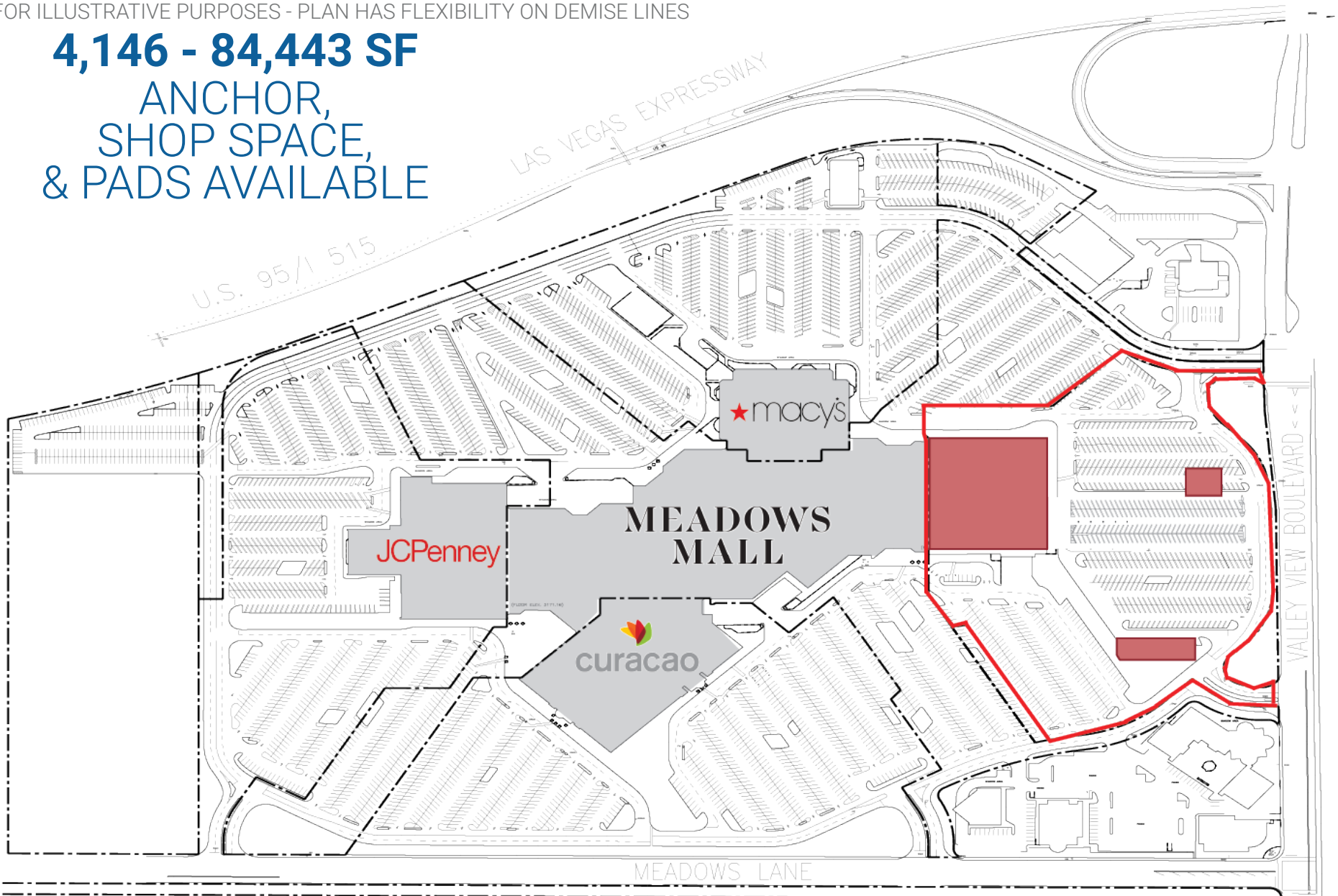


PROPERTY SITE PLAN

4300 Meadows Lane
Las Vegas, NV 89107

FOR ILLUSTRATIVE PURPOSES - PLAN HAS FLEXIBILITY ON DEMISE LINES

4,146 - 84,443 SF
ANCHOR,
SHOP SPACE,
& PADS AVAILABLE

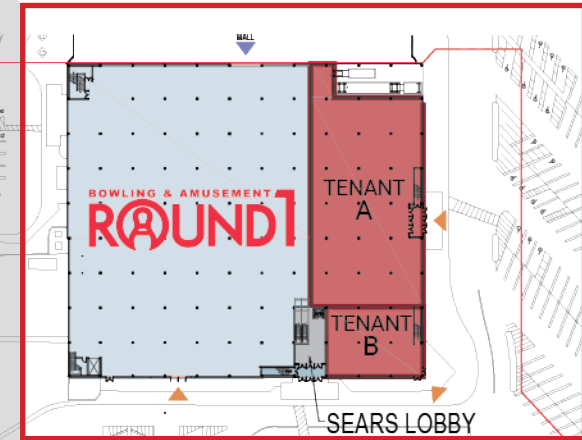
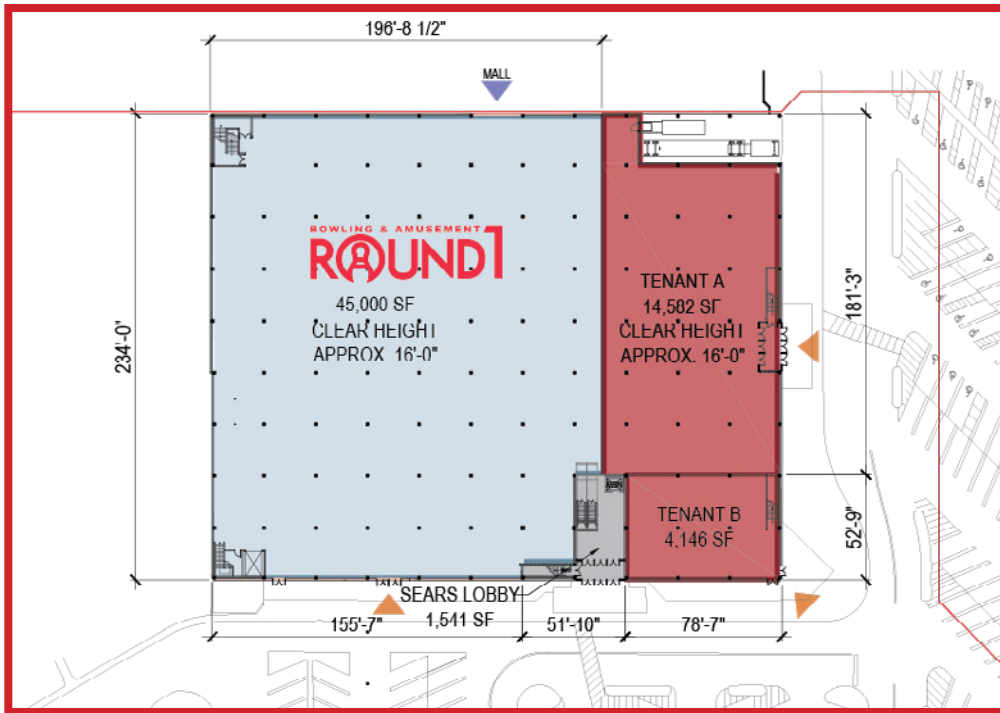


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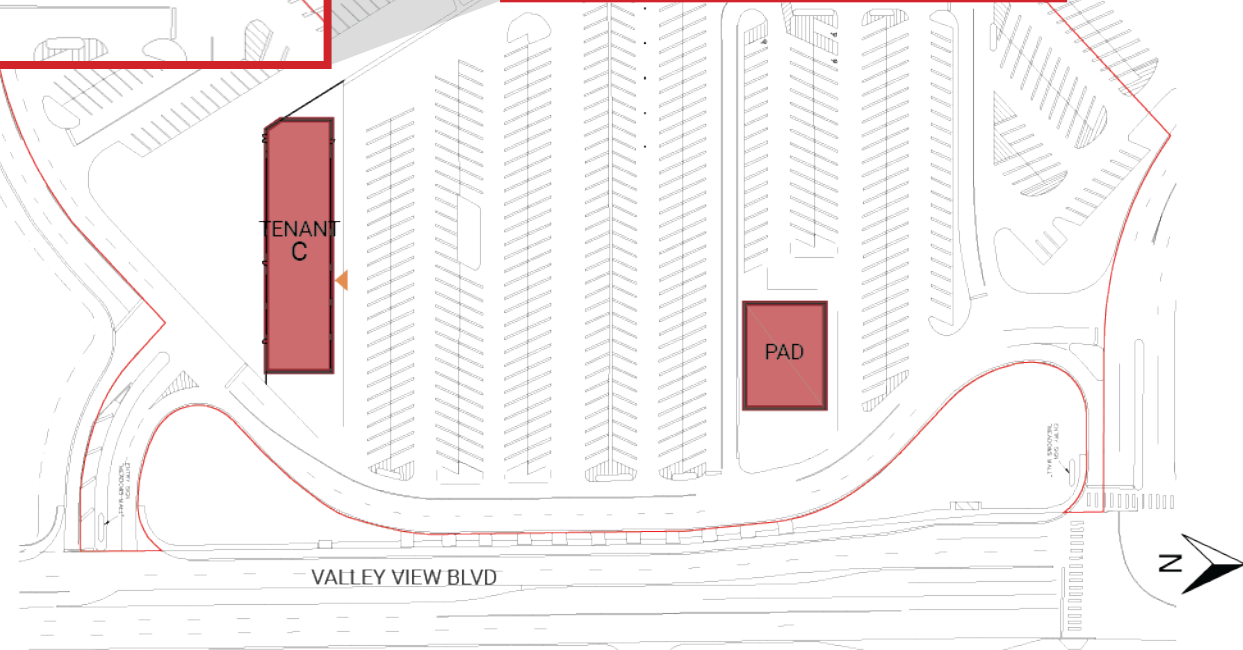
PROPERTY SITE PLAN

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18,726 SF GROUND FLOOR (Divisible)

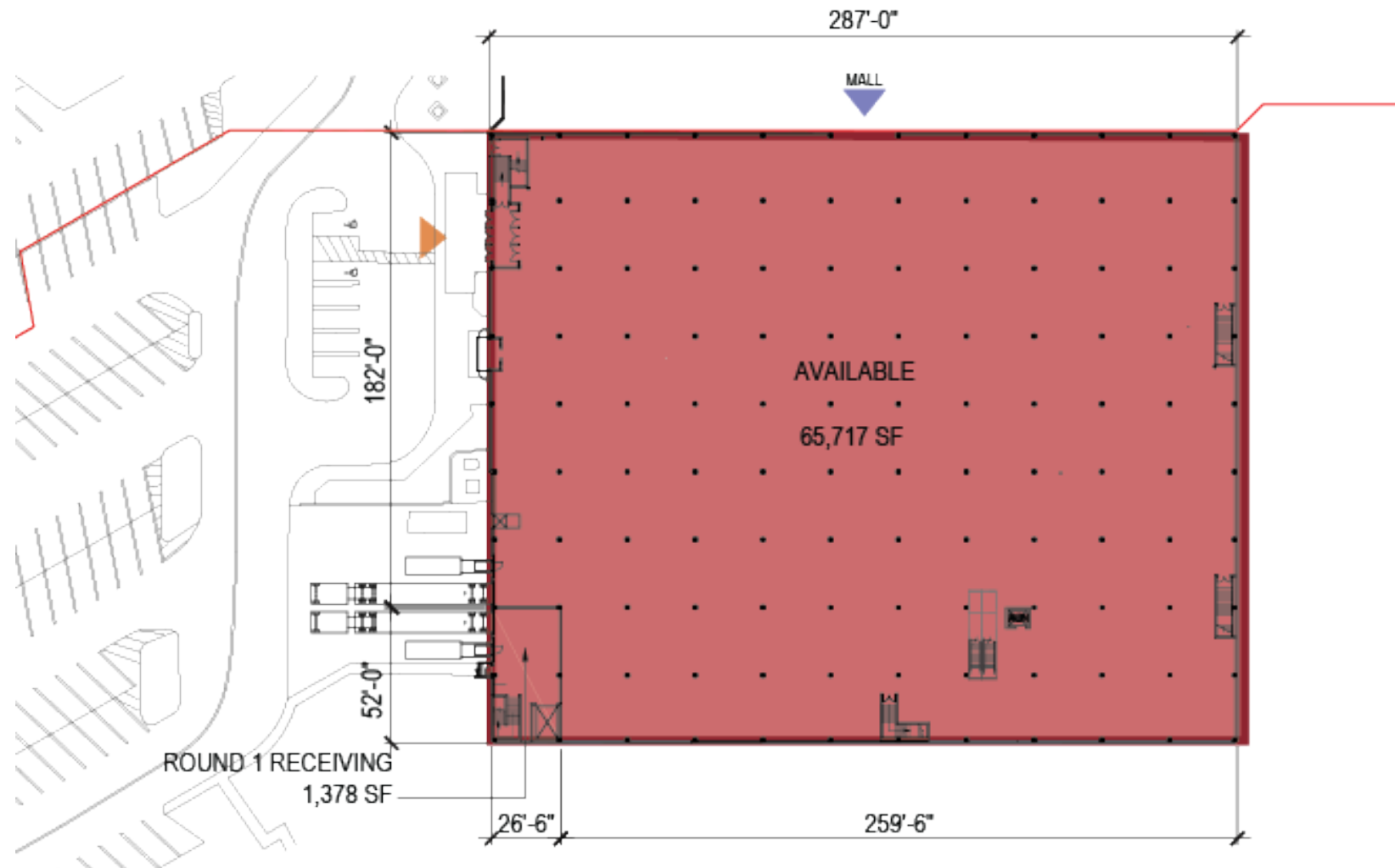


SUITE	TENANT	SIZE (SF)
100	Round1	45,000
A	AVAILABLE	14,582
B	AVAILABLE	4,146
C	AVAILABLE	9,964 (Flexible in size)
PAD	AVAILABLE	5,119 (Flexible in size & location)



FOR ILLUSTRATIVE PURPOSES - PLAN HAS FLEXIBILITY ON DEMISE LINES

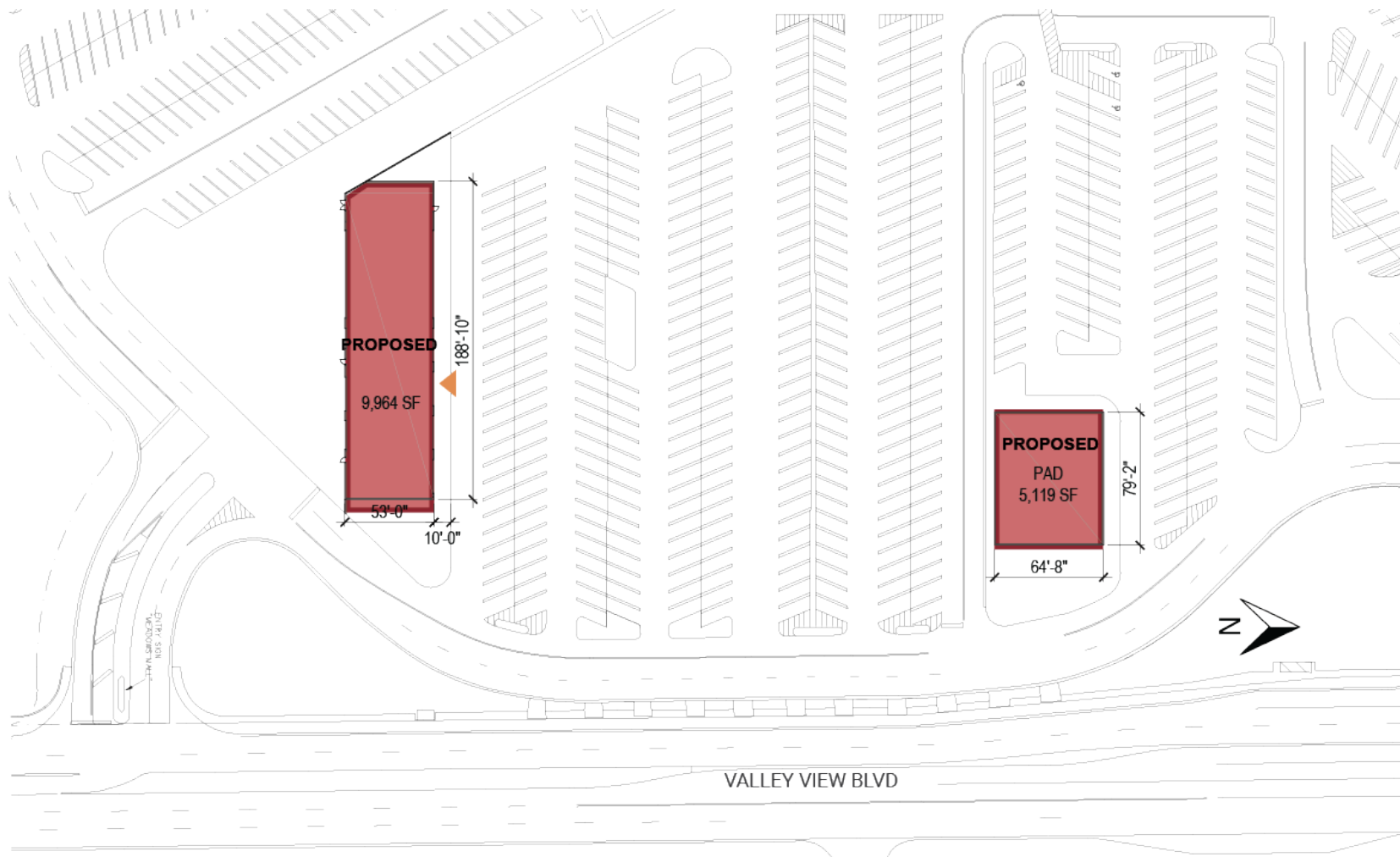
65,717 SF
ANCHOR
Upper Grade Level



FOR ILLUSTRATIVE PURPOSES - PLAN HAS FLEXIBILITY ON DEMISE LINES

PADS AVAILABLE

5,119 - 9,964 SF
Size & Location Flexible



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles	15 Min	30 Min
15,243	180,975	511,177	518,973	1,821,460



AVERAGE HOUSEHOLD INCOME

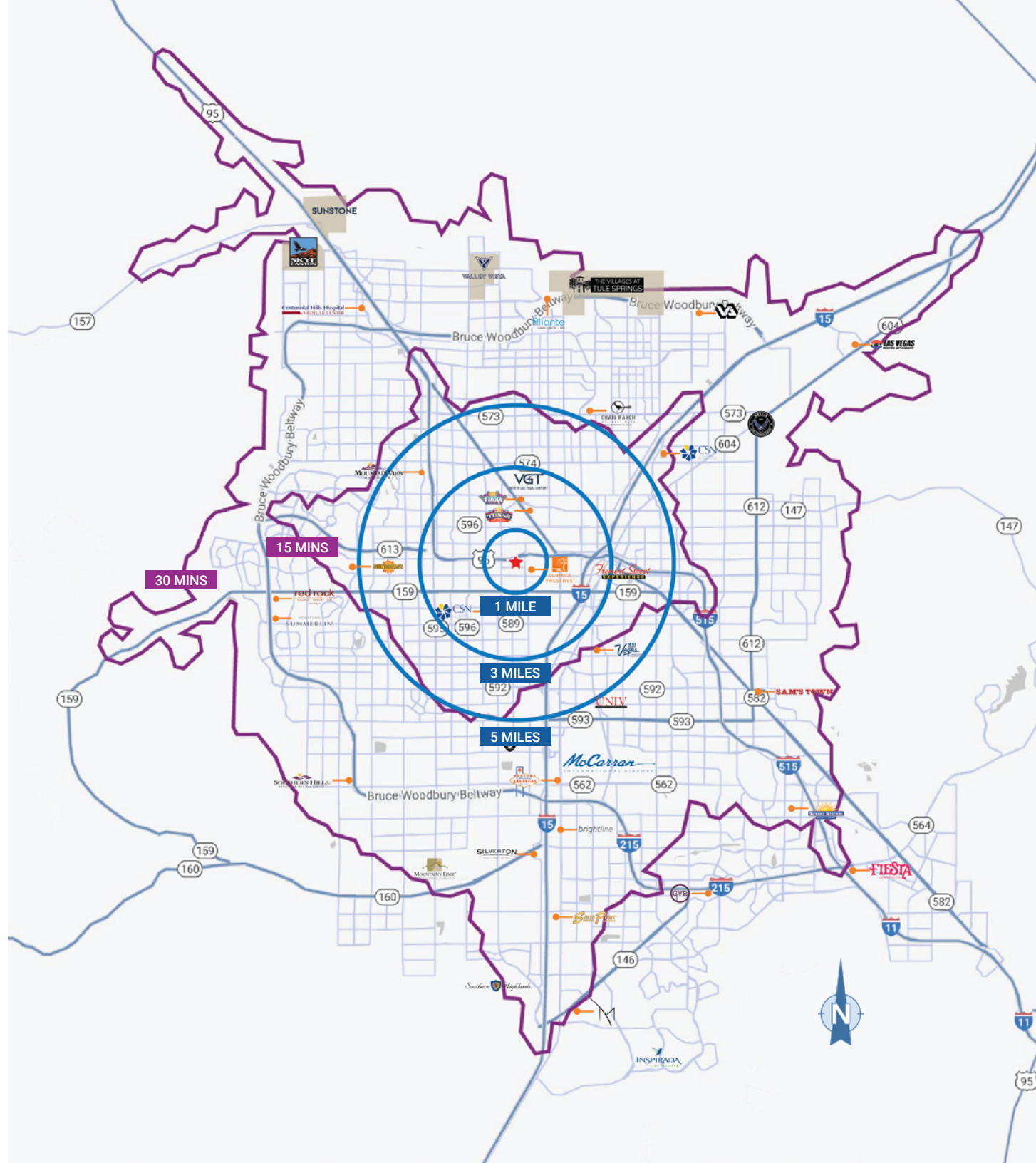
1 Mile	3 Miles	5 Miles	15 Min	30 Min
\$69,139	\$60,529	\$61,398	\$68,092	\$81,444



TRAFFIC COUNTS

US 95 - 206,000 VPD
 Decatur Blvd - 48,500 VPD

Source:
 SitesUSA 2021
 TRINA, NV DOT 2020



TRADE AREA AERIAL

4300 Meadows Lane
Las Vegas, NV 89107






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Las Vegas, NV 89107

Retail at Meadows Mall



www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO

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