

# 50,846 SF

ANCHOR SPACE AVAILABLE FOR SALE

# 4510

Meadows Lane  
Las Vegas, NV 89107

LOMA VISTA PLAZA



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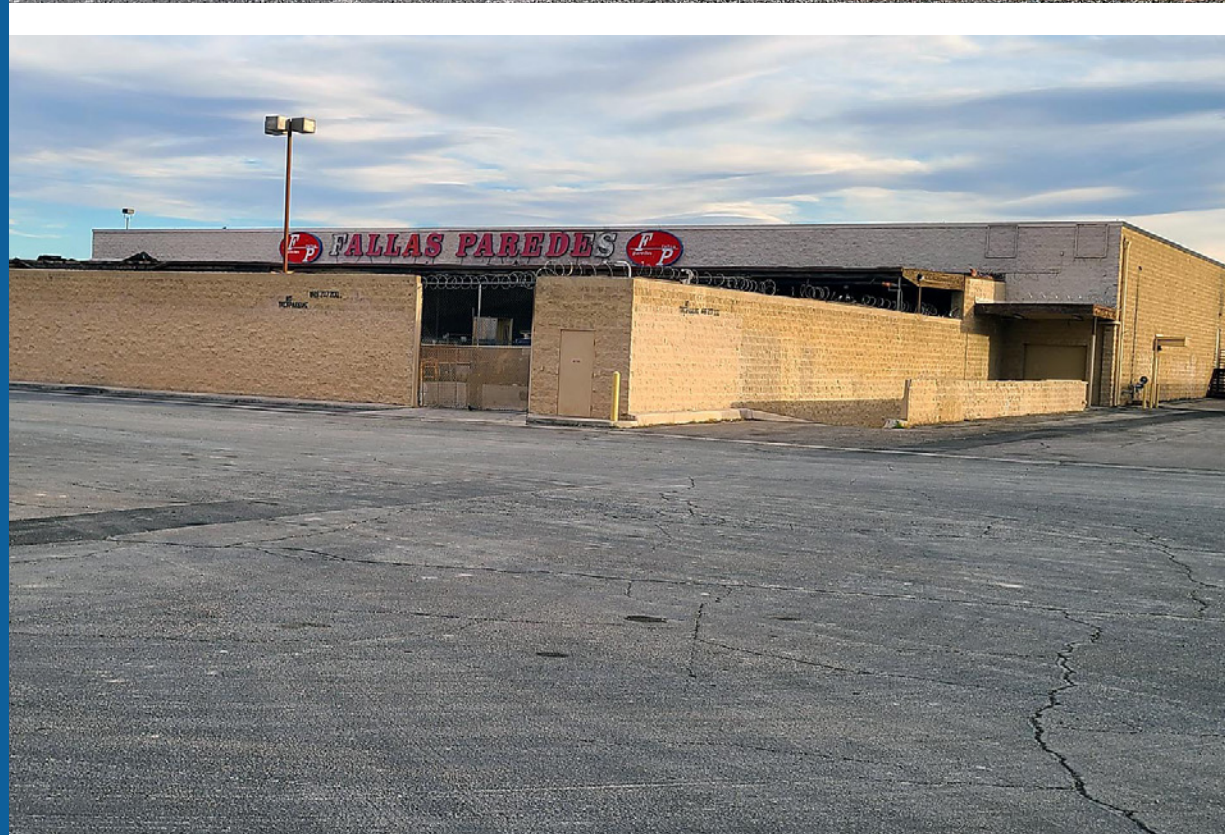
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Las Vegas, NV 89107**

LOMA VISTA PLAZA

## **50,846 SF ANCHOR SPACE**

- Property located at Loma Vista Plaza anchored by high volume Cardenas Market
- Property is within the Meadows Mall trade area and is designated as part of City of Las Vegas Opportunity Zones
- Excellent freeway visibility and rear building signage
- Meadows Mall draws 4.19 million visitors per year (Source: Placer.ai)
- Neighboring tenants include Cardenas Market, Shopper's World
- The property has multiple access points and over 175 linear feet of frontage on Meadows Lane and easy access to US-95
- 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 - 1,800 patient visits/month
- Adjacent to newly opened 344 unit multi-family theAPEX@meadows



# PROPERTY SITE PLAN

4510 Meadows Lane  
Las Vegas, NV 89107

**50,846 SF**  
ANCHOR SPACE  
FOR SALE



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
21,976	183,528	494,280



## AVERAGE HOUSEHOLD INCOME

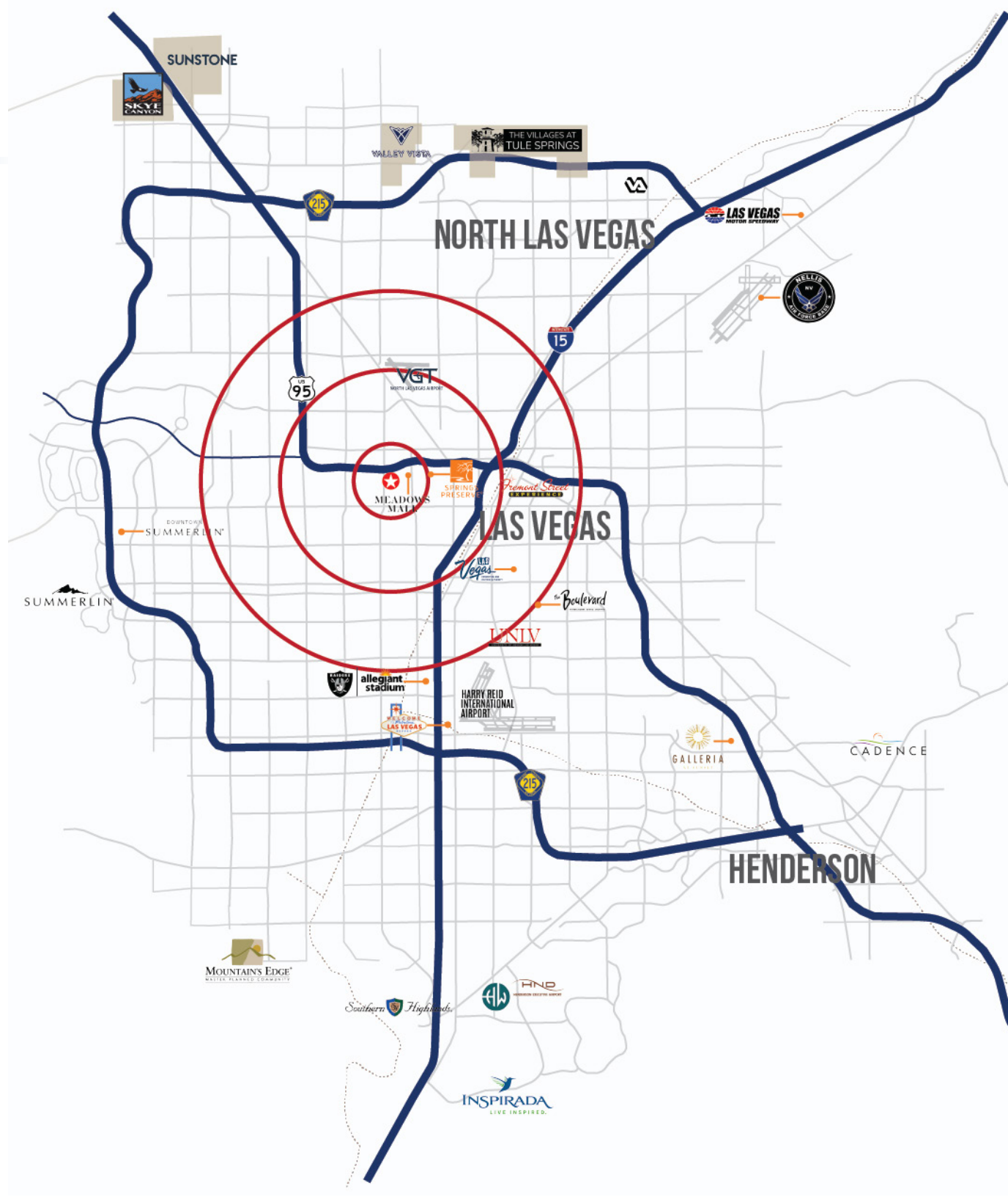
1 Mile	3 Miles	5 Miles
\$64,041	\$76,430	\$76,433



## TRAFFIC COUNTS

Decatur Blvd	US 95
50,000 VPD	226,000 VPD

Source:  
SitesUSA 2024  
TRINA, NV DOT 2023



# TRADE AREA AERIAL

4510 Meadows Lane  
Las Vegas, NV 89107



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate





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# Retail at Loma Vista Plaza



[www.roicre.com](http://www.roicre.com)

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## CALL US FOR MORE INFO

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