

MEADOWS MALL

LAS VEGAS, NEVADA



EASY-ACCESS, HIGH-GROWTH LOCATION

- Meadows Mall is a regional shopping center serving the North, Northwest and West Central residents of Las Vegas.
- Located directly across from the Springs Preserve, a 180-acre cultural and historical institution that features museums, including the Nevada State Museum, galleries, outdoor events, colorful botanical gardens and an interpretive trail system through a scenic wetland habitat.
- Conveniently located off the heavily traveled U.S. 95 with freeway visibility and access from the recently expanded Valley View Boulevard exit.
- Nearly 2 million residents live within the metropolitan area.
- The trade area comprised 936,070 people in over 335,158 households in 2012.
- Meadows Mall serves a loyal and well-established residential customer base with strong household incomes.

CONSUMER PURCHASING POWER

- 34.8% of Meadows Mall shoppers are in households earning \$75,000 or more per year.
- 18.7% of Meadows Mall shoppers are in households earning \$100,000 or more per year.
- 53.2% of Meadows Mall shoppers have children in their households.

Source: Scarborough Research

PREFERRED SHOPPING DESTINATION

- The top three performing categories for the center are teen apparel, women's accessories/specialty and jewelry.
- The dynamic tenant mix includes The Body Shop, ALDO, Cotton On, PacSun, Aéropostale, Rainbow, Victoria's Secret, New York & Company, Kay Jewelers, Hallmark, Charlotte Russe, Hollister Co., The Disney Store, The Children's Place, Gymboree and XXI Forever. Meadows Mall welcomed six new stores in 2012, including G by Guess, Express, Kids Foot Locker, Coffee Bean & Tea Leaf, The Body Shop and Tasti D. Lite.
- Family restrooms complete with lounge, private nursing rooms and baby changing stations.
- Vibrant food court featuring an eclectic mix of dining options and seating for 450.
- Lively and highly visible children's play area sponsored by The Las Vegas Review-Journal, the city's largest daily newspaper.
- Centrally located and neighbors many schools, adding to the high volume of foot traffic and appeal of this regional center. With 266 schools, 244,684 students and 14,000 teachers, Clark County School District (CCSD) is the 5th largest district in the country.
- Directly adjacent the Springs Preserve, a 180-acre non-gaming attraction commemorating Las Vegas' dynamic history and providing a vision for a sustainable future that attracts hundreds of visitors weekly.

MALL INFORMATION

LOCATION: Cross streets: U.S. 95 and Valley View Boulevard
MARKET: Las Vegas, Nevada
DESCRIPTION: Two-level, enclosed, regional center
ANCHORS: Dillard's, Macy's, JCPenney, Sears
TOTAL RETAIL SQUARE FOOTAGE: 945,000
PARKING SPACES: 4,915
OPENED: 1978
EXPANDED: 1995
RENOVATED: 2003

TRADE AREA PROFILE

2013 POPULATION 936,070
2018 PROJECTED POPULATION 961,040
2013 HOUSEHOLDS 335,158
2018 PROJECTED HOUSEHOLDS 343,741
2013 MEDIAN AGE 35.8
2013 AVERAGE HOUSEHOLD INCOME \$62,432
2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$57,968

5 - MILE RADIUS

2013 POPULATION 459,625
2018 PROJECTED POPULATION 450,474
2013 HOUSEHOLDS 169,549
2018 PROJECTED HOUSEHOLDS 167,560
2013 MEDIAN AGE 35.8
2013 AVERAGE HOUSEHOLD INCOME \$47,285
2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$43,394

DAYTIME EMPLOYMENT

3 - MILE RADIUS 145,310
5 - MILE RADIUS 471,579

Source: Nielsen

