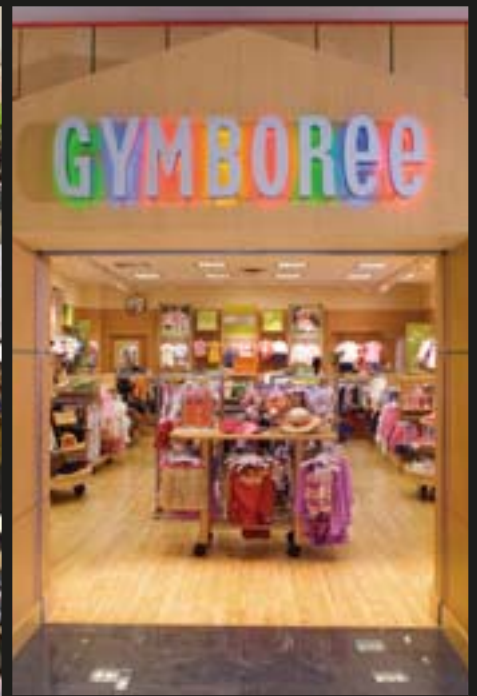




Meadows Mall

LAS VEGAS, NEVADA



Meadows Mall LAS VEGAS, NEVADA

EASY ACCESS, HIGH GROWTH LOCATION

- Meadows Mall is the only regional shopping center serving the north, northwest and southwest residents of Las Vegas, including residents of the upscale Summerlin community in the west.
- Located directly across from the Las Vegas Springs Preserve, a 180-acre historical site featuring museums, gardens, trails and more.
- 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 population is projected to grow to nearly 2.3 million by 2010.
- An average of 8,000 new residents each month, one of the fastest growing populations in the nation. In 2006 there were 96,000 new residents.
- The trade area comprised 906,000 people in over 328,000 households in 2007.
- The trade area population is expected to grow almost 19% by 2012 to over one million people.
- Meadows Mall serves a loyal and well-established residential customer base with strong household incomes.

CONSUMER PURCHASING POWER

- Over 54% of the trade area households have incomes in excess of \$50,000.
- Over 31% of trade area households have incomes in excess of \$75,000.
- 52% of Meadows Mall shoppers have children in their households.

PREFERRED SHOPPING DESTINATION

- Mall sales per square foot have increased by 18% over the past five years.
- Dynamic tenant mix including: Victoria's Secret, New York & Company, Charlotte Russe, Hollister Co., American Eagle Outfitters, Disney Store, The Children's Place and Gymboree.
- Family restrooms complete with lounge, private nursing rooms and baby changing stations.
- Soft seating areas throughout the center featuring leather sofas, chairs, tables and planters.
- Vibrant food court featuring an eclectic mix of dining options and seating for 450.
- Comfortable ambiance created by upgraded floor finishes accented with glass and chrome handrails, decorative tile, lush interior landscaping and a warm color scheme.
- Lively and highly visited children's play area.

MALL INFORMATION

LOCATION

Cross Streets: U.S. 95 and Valley View Boulevard

MARKET

Las Vegas, Nevada

DESCRIPTION

Two-level, enclosed, regional

ANCHORS

Dillard's, JCPenney, Macy's, Sears

TOTAL RETAIL SQUARE FOOTAGE 950,000

PARKING SPACES 4,915

OPENED 1978

EXPANDED 1995

RENOVATED 2003

TRADE AREA PROFILE

2007 POPULATION 906,096

2012 PROJECTED POPULATION 1,074,292

2007 HOUSEHOLDS 328,127

2012 PROJECTED HOUSEHOLDS 388,156

2007 MEDIAN AGE 33.9

2007 AVERAGE HH INCOME \$69,294

2012 PROJECTED AVERAGE HH INCOME \$76,601

5-MILE RADIUS PROFILE

2007 POPULATION 504,409

2012 PROJECTED POPULATION 543,300

2007 HOUSEHOLDS 188,096

2012 PROJECTED HOUSEHOLDS 202,042

2007 MEDIAN AGE 33.6

2007 AVERAGE HH INCOME \$52,950

2012 PROJECTED AVERAGE HH INCOME \$56,732

DAYTIME EMPLOYMENT

3-MILE RADIUS 182,925

5-MILE RADIUS 579,102

SOURCE: CLARITAS, INC.