

BEST IN THE WEST

NEC Lake Mead and Rainbow Boulevards

Las Vegas • Nevada



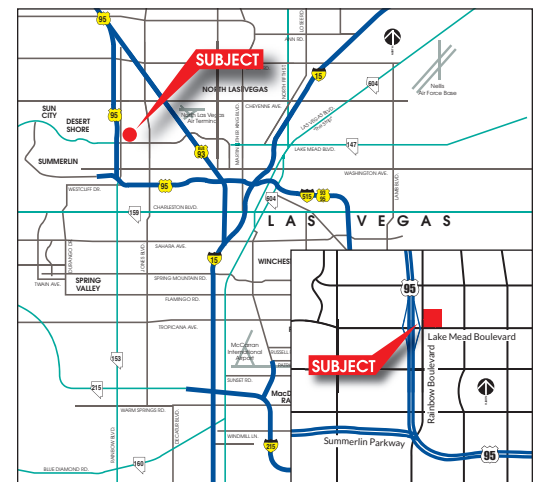
PROJECT FEATURES

- 465,000 gross leasable square feet
- Anchored by Best Buy, DSW, Pet Smart, Bed Bath & Beyond, Ulta, Marshalls, TJ Maxx, Old Navy
- Excellent ingress and egress with freeway visibility from I-95 (159,000 VPD)
- Immediately adjacent to Summerlin master-planned community
- At the intersection of Rainbow Blvd and Lake Mead (59,000 VPD)



AREA FEATURES

- 439,100 population within a 5-mile radius
- \$70,871 average household income
- Median Age: 43
- Over 180,000 employees



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