

LUCESCU REALTY

is pleased to announce the disposition of

\$67,250,000

SHADOW MOUNTAIN MARKETPLACE - Las Vegas, Nevada



Offering Highlights

- LUCESCU REALTY exclusively represented the interest of the Seller and procured the Buyer.
- An Approximate 201,044 Square Foot Portion of a 359,444 Square Foot Grocery-Anchored, Community Center Anchored by Costco (NAP), Seafood City Grocery, Walgreens, Best Buy and Ashley Furniture.
- Offering included all of the Major tenants, all the inline shops, and all six (6) of the freestanding, single tenant, out pads.
- 98.9% leased; More than 84% regional and national chain tenants in the total Gross Leasable Area.
- Favorable Trade Area Demographics. Within a 3 mile radius the Estimated Population is 126,340 and the Average Household Income within a 1-mile radius is \$87,076.
- Highly Visible and Easily Accessible. Located at the Northwest Quadrant of the 215 Beltway and North Decatur Boulevard, with more than 1,200 feet of frontage along the 215 Beltway.



**LUCESCU
REALTY**

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