



FOR SALE  
2.94 ACRES  
LAS VEGAS, NV

# MEADOWS BUSINESS CENTER



**CORNERSTONE**  
COMMERCIAL REAL ESTATE SERVICES

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of CORNERSTONE COMPANY and is confidential. It is the property of CORNERSTONE COMPANY, and reproduction of any portion without the written consent of CORNERSTONE COMPANY is strictly prohibited.



# 2.94 ACRES

Sunrise Children's  
Foundation WIC -

Surgical Weight  
Control Center

Meadows Business Center  
3800 Meadows Lane  
Las Vegas, NV 89107

**Assessor's Parcel Number (APN)**

139-31-510-021

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Meadows Ln

Meadows Ln

Blvd

S Valley View Blvd

3800

# 2.94 ACRES

## OVERVIEW

Cornerstone Company, on behalf of the owner, is pleased to present an opportunity to purchase Meadows Business Center, a +/- 29,000 SF office and retail center built in 1980. The asset is located on the northwest corner of Meadows Lane and Valley View Blvd, which is adjacent to the Meadows Mall and Springs Preserve. This provides easy access to the property due to its proximity to the Valley View exit on US 93/95. This dynamic property provides close proximity to Downtown Las Vegas, the Strip, Las Vegas Medical District, and neighboring suburban areas such as Summerlin and Centennial Hills. The property is currently 83% leased with national credit tenants such as Great Clips and Northvista Hospital.

<b>INCOME:</b>	\$291,985.23 (Annual)
<b>ZONING:</b>	C-1 Limited Commercial
<b>JURISDICTION:</b>	City of Las Vegas
<b>SIZE:</b>	28,954 Square Feet of Rentable Space
<b>ACREAGE:</b>	2.94 Acres
<b>OCCUPANCY:</b>	83%
<b>PARCEL NUMBERS:</b>	139-31-510-021
<b>SALES PRICE:</b>	\$5,995,000
<b>PRICE PER PSF:</b>	\$207

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# AERIALS



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# SURROUNDING AREAS

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Some of the surrounding business include:

## **The The Meadows Mall**

General Growth Property that is 1,200,000 sq ft mall

## **Springs Preserve**

180 acre property that includes botanical gardens, museum galleries, concert venues, and walking trails.





# CORNERSTONE

COMMERCIAL REAL ESTATE SERVICES

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