



FOR LEASE - \$0.75-\$1.25 PSF (\$0.22 NNN'S)



TROPICANA EAST SHOPPING CENTER

4860 SOUTH EASTERN AVENUE, LAS VEGAS, NV 89119



±29,344 TOTAL COMBINABLE SF

Steve Neiger, CCIM
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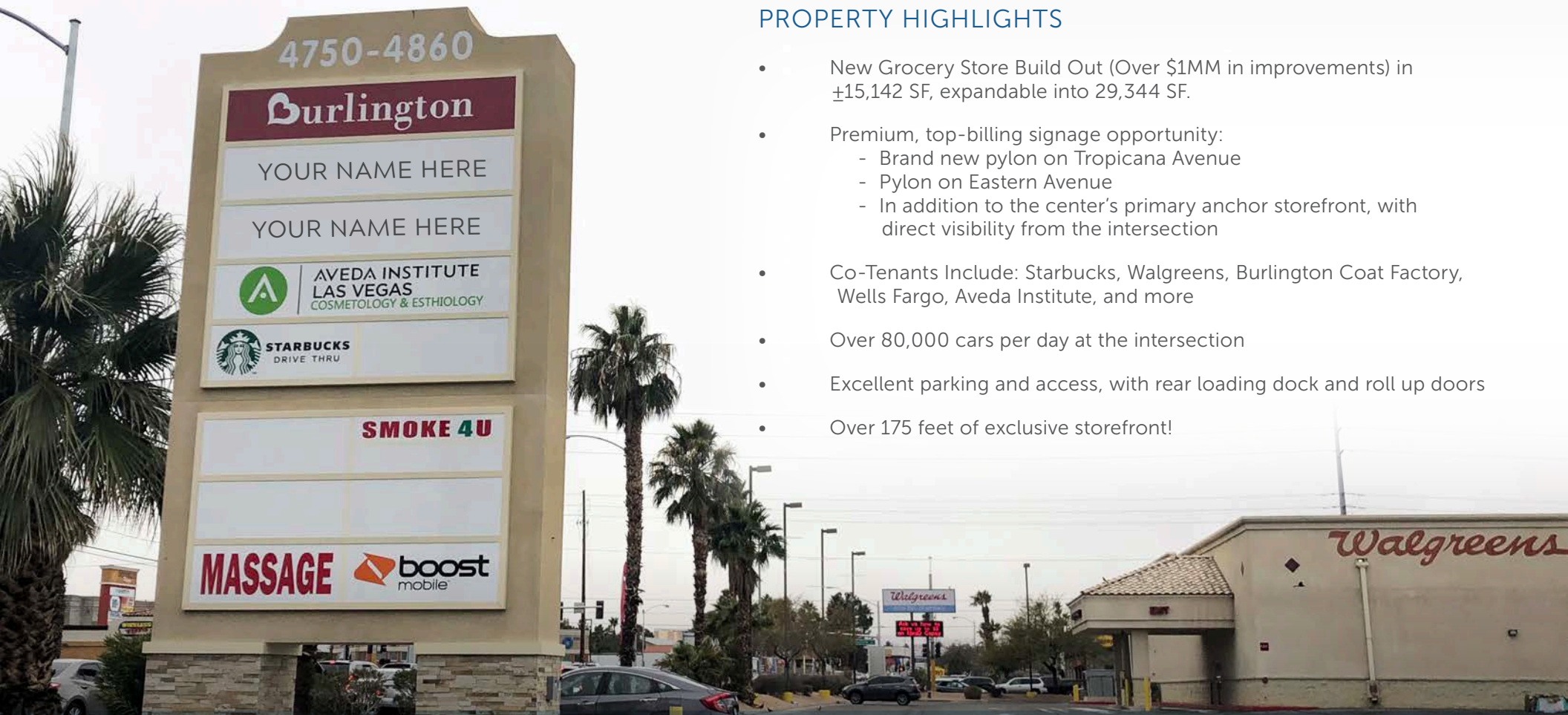
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PROPERTY HIGHLIGHTS

- New Grocery Store Build Out (Over \$1MM in improvements) in ±15,142 SF, expandable into 29,344 SF.
- Premium, top-billing signage opportunity:
 - Brand new pylon on Tropicana Avenue
 - Pylon on Eastern Avenue
 - In addition to the center's primary anchor storefront, with direct visibility from the intersection
- Co-Tenants Include: Starbucks, Walgreens, Burlington Coat Factory, Wells Fargo, Aveda Institute, and more
- Over 80,000 cars per day at the intersection
- Excellent parking and access, with rear loading dock and roll up doors
- Over 175 feet of exclusive storefront!



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DEMOGRAPHICS *Claritas 2015*

	1 MILE	3 MILES	5 MILES
POPULATION	27,325	159,997	438,786
INCOME	\$39,067	\$39,956	\$42,095
HOUSING	13,019	75,657	199,349
AVG. HH INCOME	\$52,389	\$54,593	\$59,742

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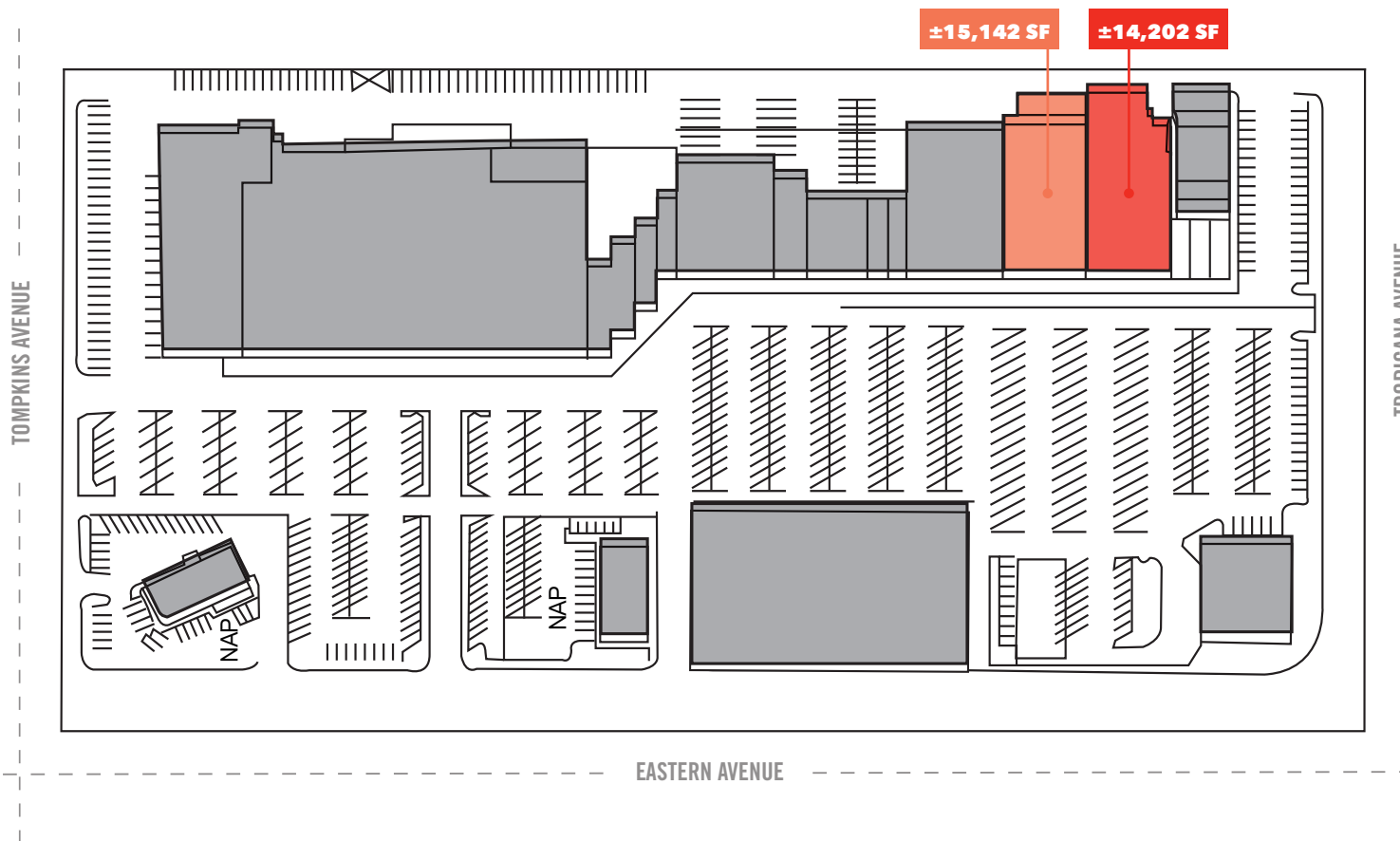
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