

FOR LEASE > \$0.75-\$1.25 PSF (NNN \$0.32 PSF)

TROPICANA EAST SHOPPING CENTER



4840 SOUTH EASTERN AVENUE :: LAS VEGAS, NEVADA 89121



STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

CHRIS CLIFFORD

+1 702 277 0390

chris.clifford@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

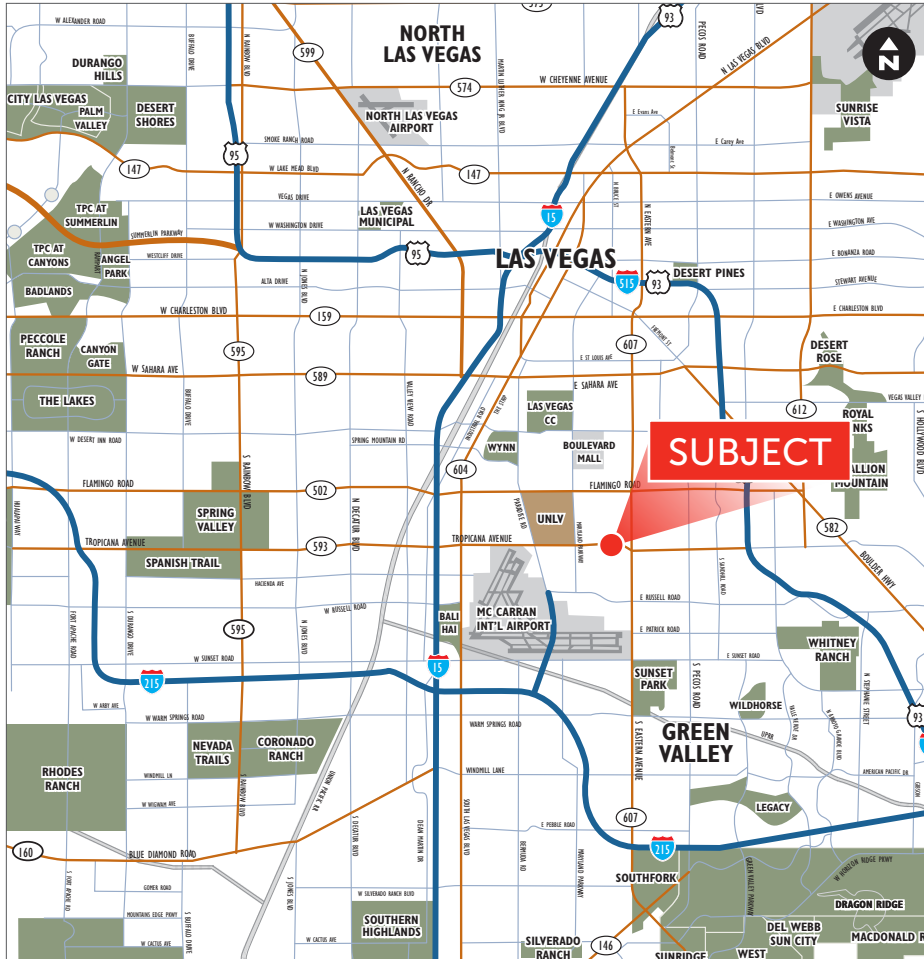
T +1 702 735 5700

www.colliers.com/lasvegas

FOR LEASE > \$0.75-\$1.25 PSF (NNN \$0.32 PSF)

TROPICANA EAST SHOPPING CENTER

4840 SOUTH EASTERN AVENUE :: LAS VEGAS, NEVADA 89121



PROPERTY HIGHLIGHTS

- Ample parking for any use
- Newly renovated center
- Located at the corner of Tropicana Avenue and Eastern Avenue
- Join Starbucks, Miz Lola's Gaming and Spirits, Walgreens, Aveda Institute of Las Vegas, and Burlington Coat Factory
- Highly visible and easy access
- Traffic counts: 82,000 cars per day

STEVE NEIGER
+1 702 592 7187
steve.neiger@colliers.com

BRETT RATHER
+1 702 575 1645
brett.rather@colliers.com

CHRIS CLIFFORD
+1 702 277 0390
chris.clifford@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas

DEMOGRAPHICS	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
HOUSEHOLDS	12,139	68,967	180,833



(36,000 VPD)

(46,000 VPD)

EASTERN AVENUE

TROPICANA AVENUE

STEVE NEIGER
 +1 702 592 7187
 steve.neiger@colliers.com

BRETT RATHER
 +1 702 575 1645
 brett.rather@colliers.com

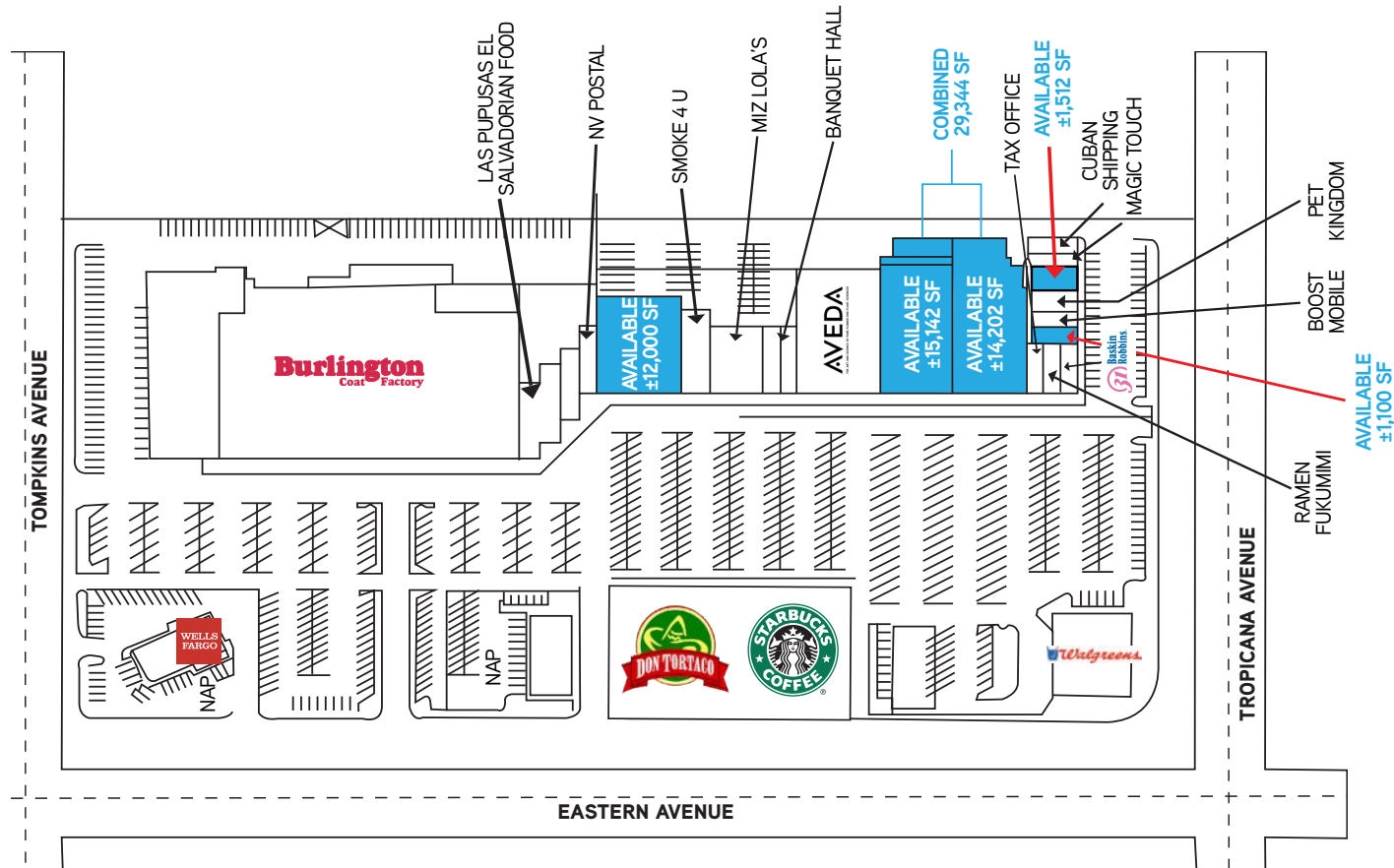
CHRIS CLIFFORD
 +1 702 277 0390
 chris.clifford@colliers.com

3960 Howard Hughes Parkway, Suite 150
 Las Vegas, NV 89169
 T +1 702 735 5700
 www.colliers.com/lasvegas

FOR LEASE > \$0.75-\$1.25 PSF (NNN \$0.32 PSF)

TROPICANA EAST SHOPPING CENTER

4840 SOUTH EASTERN AVENUE :: LAS VEGAS, NEVADA 89121



SUITE #	SQUARE FOOT	RENT
4860-A	15,142 SF	\$0.75 - \$0.99 NNN
4860-B	14,202 SF	\$0.75 - \$0.99 NNN
4860-A&B	29,344 SF	\$0.75 - \$0.99 NNN

SUITE #	SQUARE FOOT	RENT
4840	12,000 SF	\$0.75 - \$0.99 NNN
2470-A	1,100 SF	\$1.25 NNN
2470-D	1,512 SF	\$1.25 NNN

STEVE NEIGER
+1 702 592 7187
steve.neiger@colliers.com

BRETT RATHER
+1 702 575 1645
brett.rather@colliers.com

CHRIS CLIFFORD
+1 702 277 0390
chris.clifford@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas

FOR LEASE > \$0.75-\$1.25 PSF (NNN \$0.32 PSF)

TROPICANA EAST SHOPPING CENTER

4840 SOUTH EASTERN AVENUE :: LAS VEGAS, NEVADA 89121



PROPERTY PHOTOS



PREVIOUSLY A SAVE-A-LOT



STEVE NEIGER
+1 702 592 7187
steve.neiger@colliers.com

BRETT RATHER
+1 702 575 1645
brett.rather@colliers.com

CHRIS CLIFFORD
+1 702 277 0390
chris.clifford@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas