

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**

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[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)

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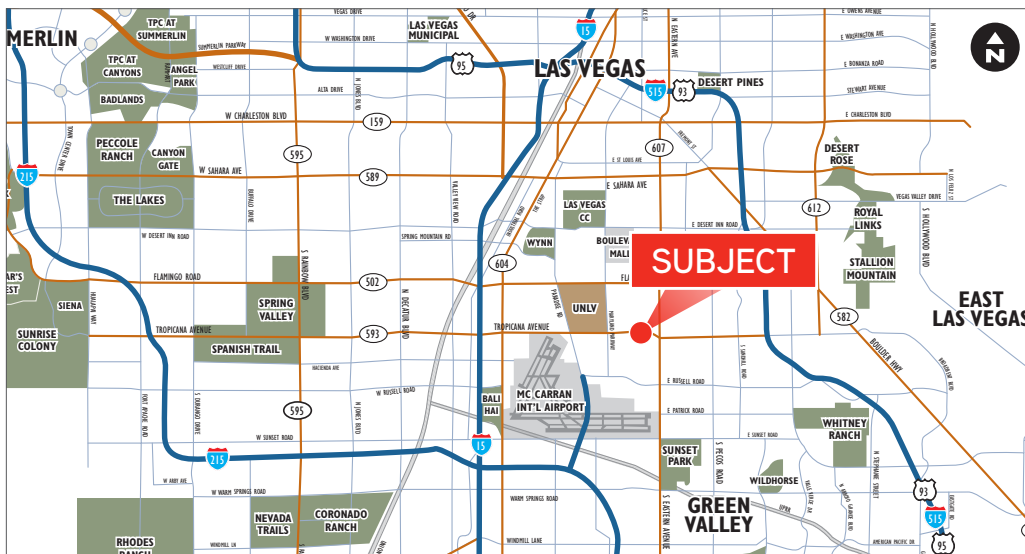
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## PROPERTY HIGHLIGHTS

- AMPLE PARKING
- NEWLY RENOVATED CENTER
- LOCATED AT THE CORNER OF TROPICANA AVENUE AND EASTERN AVENUE
- JOIN 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



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
Claritas 2015			

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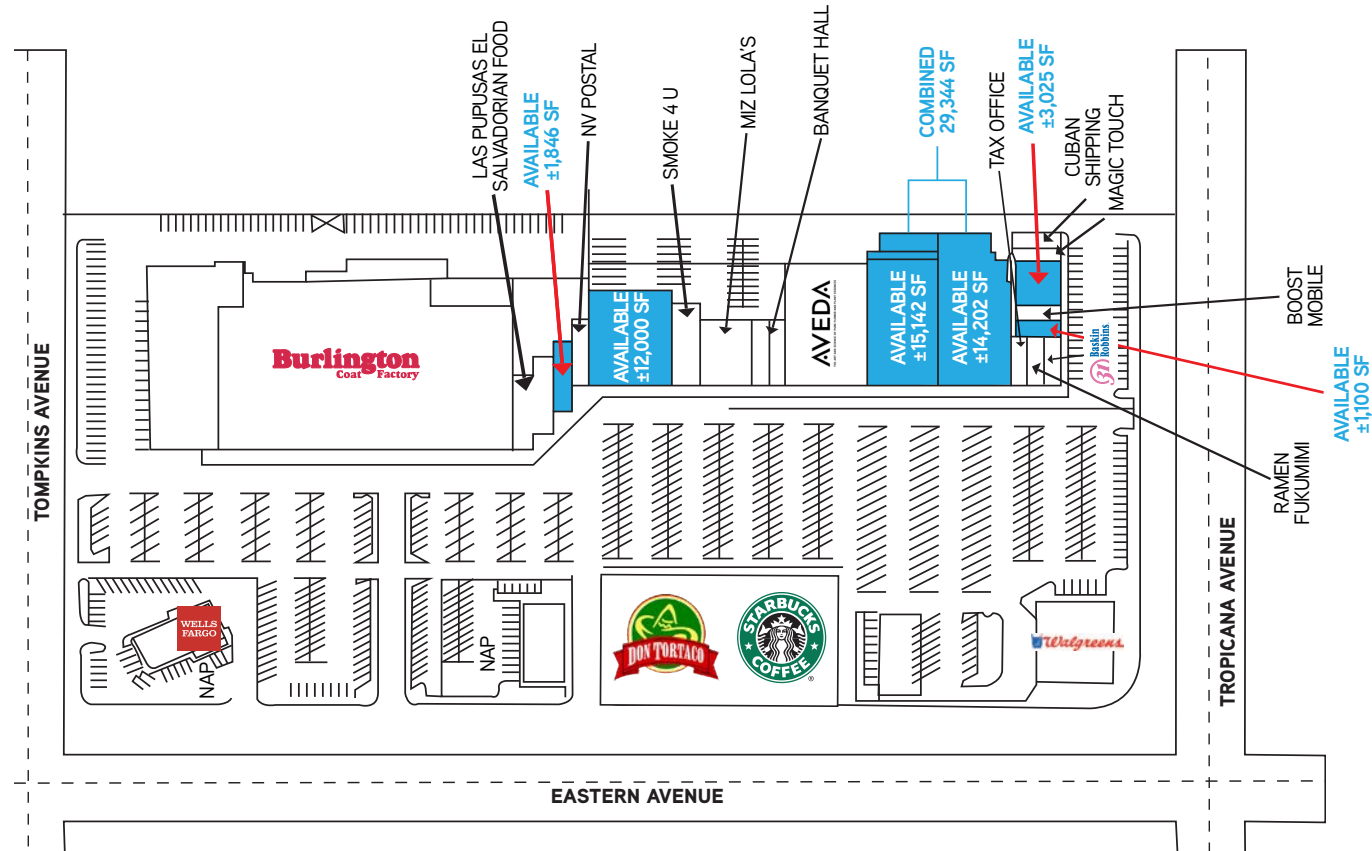
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## SITE PLAN



SUITE #	SQUARE FOOT	RENT
4860-A	15,142 SF	\$0.75 - \$0.99 NNN
4860-B	14,202 SF	\$0.75 - \$0.99 NNN
4840	12,000 SF	\$0.75 - \$0.99 NNN
2470-C	3,025 SF	\$0.75 - \$0.99 NNN

SUITE #	SQUARE FOOT	RENT
4860-A&B	29,344 SF	\$0.75 - \$0.99 NNN
4780	1,846 SF	\$0.75 - \$0.99 NNN
2470-A	1,100 SF	\$1.25 NNN

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## PROPERTY PHOTOS



PREVIOUSLY A SAVE-A-LOT



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