

FOR LEASE

# TROPICANA EAST SHOPPING CENTER

RESTAURANT  
SPACE AVAILABLE  
FOR IMMEDIATE  
OCCUPANCY



4840 SOUTH EASTERN AVENUE  
LAS VEGAS, NEVADA 89121





# FOR LEASE

## PROPERTY HIGHLIGHTS

Join Tropicana East's newest tenants Starbucks and Save A Lot Grocery

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: 89,000 cars per day

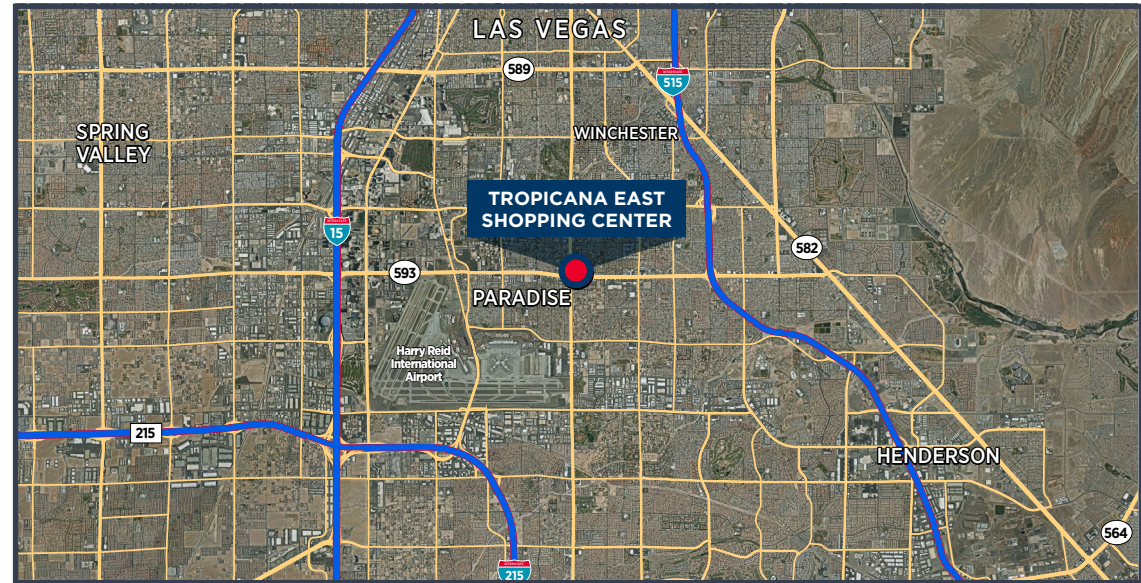
Asking rent: \$1.75

## 2023 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	26,532	155,113	420,178
Household	11,772	65,920	173,526
Families	5,535	32,450	92,794
Ave. Household Size	2.24	2.33	2.40
Owner Occupied Housing Units	3,458	23,028	71,327
Renter Occupied Housing Units	8,314	42,892	102,199
Median Age	40.1	39.9	39.7
Median Household Income	\$41,348	\$43,034	\$45,986
Average Household Income	\$61,992	\$64,974	\$71,031

### 2023 Summary

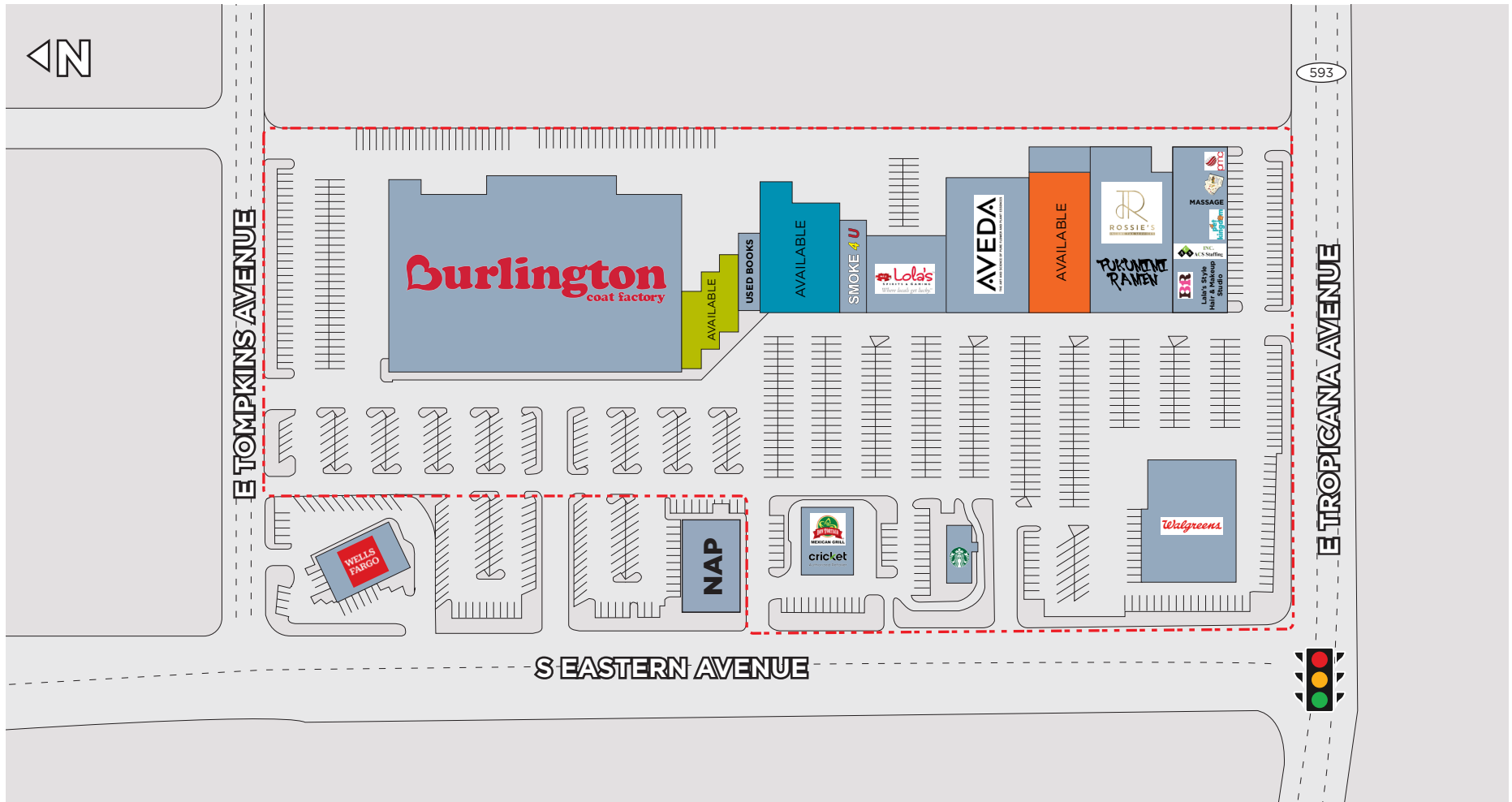
## LOCATION MAP



## AMENITIES MAP



# SITE PLAN



- AVAILABLE ±5,538 SF
- AVAILABLE ±12,000 SF
- AVAILABLE ±15,000 SF



# PROPERTY PHOTOS

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## CONTACT

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