

FOR LEASE
TROPICANA EAST
SHOPPING CENTER

4840 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89121



RESTAURANT SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY

FOR LEASE

PROPERTY HIGHLIGHTS

- Burlington-anchored neighborhood retail center
- Recently renovated with enhanced curb appeal
- Prime corner location at Tropicana Avenue & Eastern Avenue
- Join Starbucks, Aveda Institute of Las Vegas, Miz Lola's Gaming & Spirits, and Burlington
- Strong visibility with excellent frontage along Tropicana Avenue
- Multiple points of ingress/egress with convenient access
- Dense, established trade area with consistent daily traffic
- Surrounded by national retailers, dining, and service uses
- Traffic counts ±89,000 vehicles per day

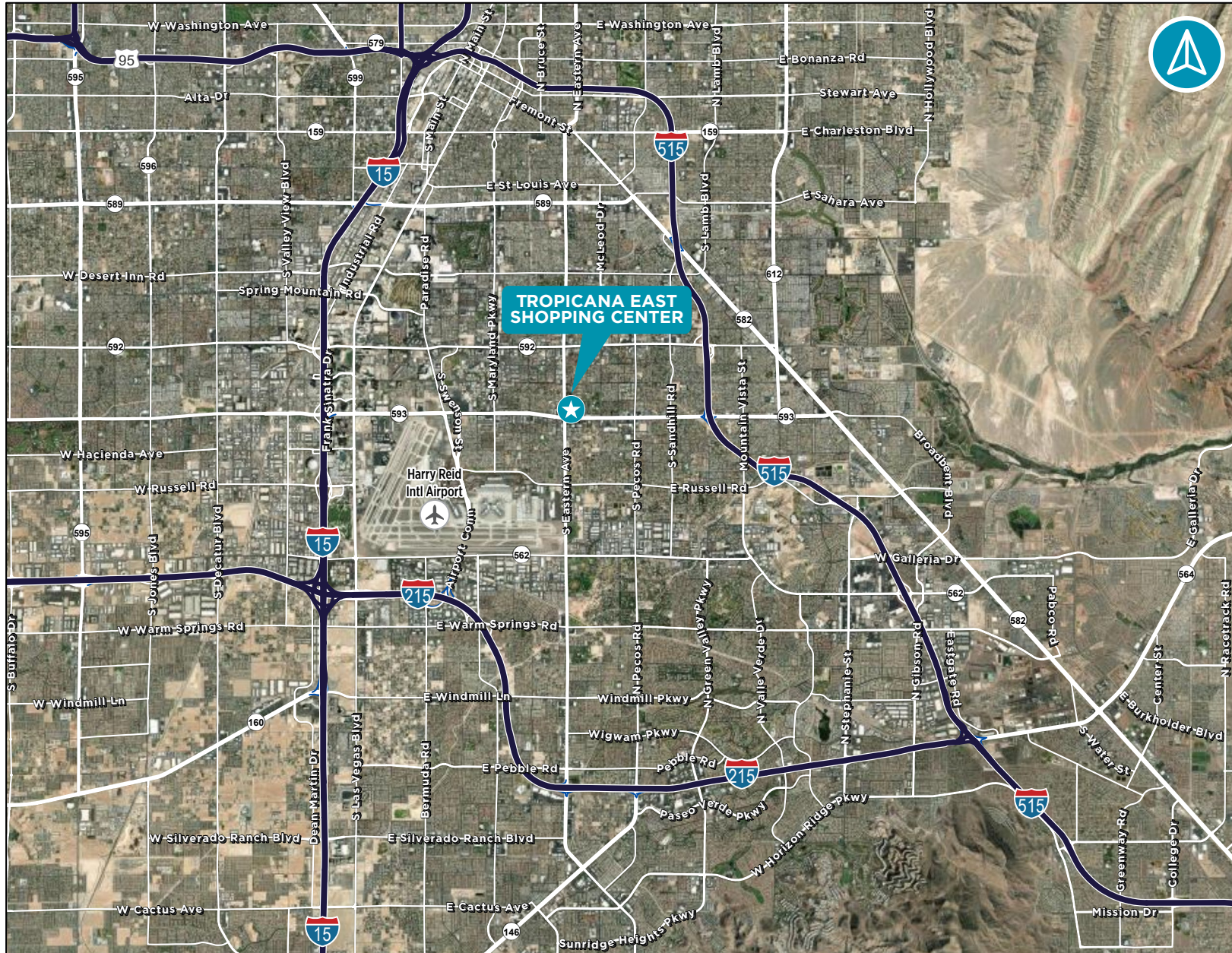
2025 DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,462	247,203	680,688
Household	11,276	68,326	178,065
Families	5,372	33,382	94,750
Ave. Household Size	2.23	2.31	2.38
Owner Occupied Housing Units	3,952	24,221	74,757
Renter Occupied Housing Units	59.9%	57.8%	51.8%
Median Age	39.5	38.9	39.5
Median Household Income	\$56,718	\$55,964	\$60,405
Average Household Income	\$77,075	\$76,856	\$82,970

2025 Summary



LOCATION MAP



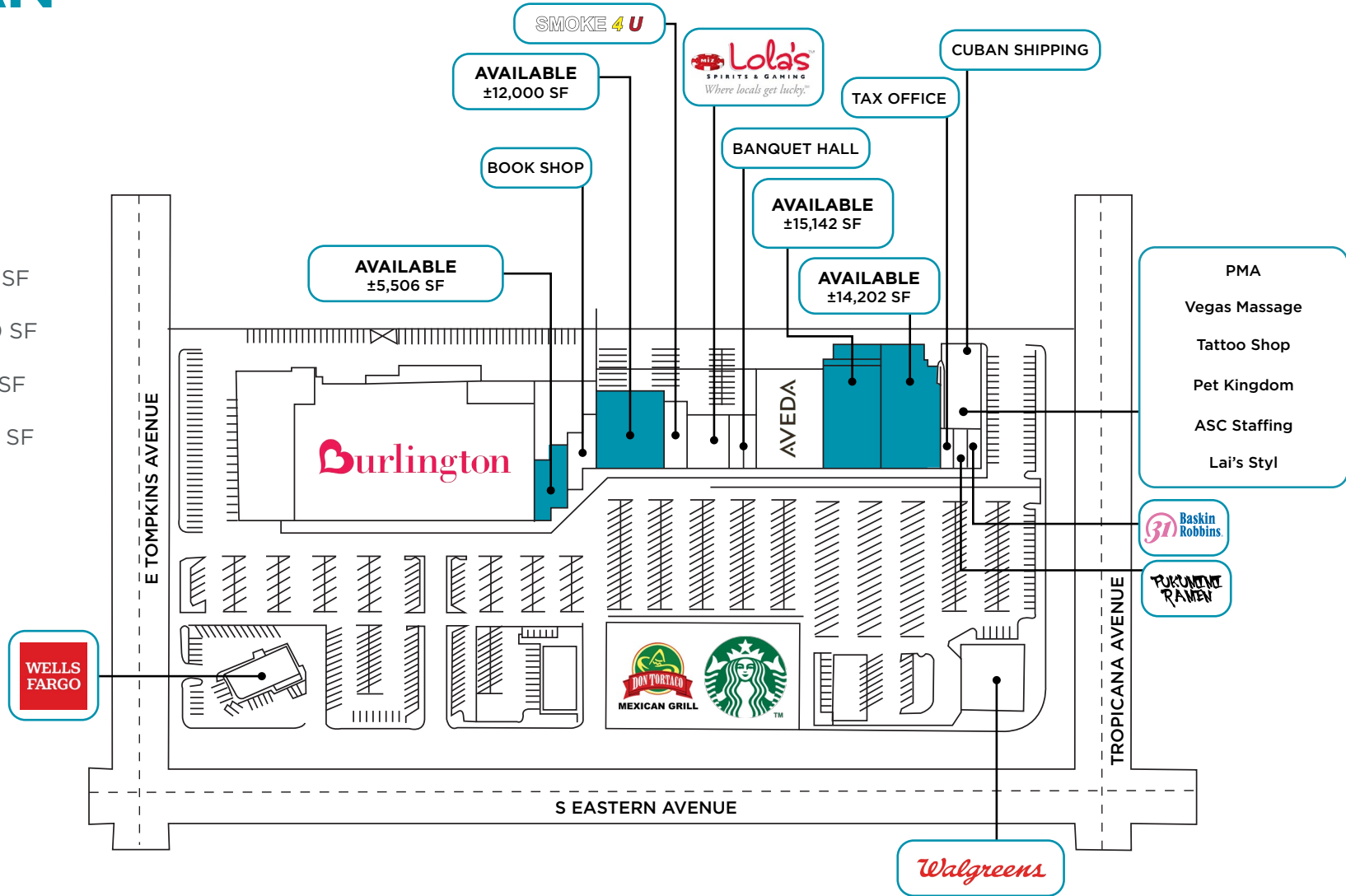
AMENITIES MAP



SITE PLAN



- AVAILABLE ±5,506 SF
- AVAILABLE ±12,000 SF
- AVAILABLE ±15,142 SF
- AVAILABLE ±14,202 SF



SUITE #	SF
4780 	±5,506 SF
4840	±12,000 SF
4860-A	±15,142 SF
4860-B (additional)	±14,202 SF

TENANT INFO

Suite #	Tenant	SF
2470-A	Lai's Style LLC	1,100
2470-B	ACS Staffing Group, LLC	1,128
2470-C	Shang Mi LLC	1,512
2470-D	Kats Like Us, Inc.	1,513
2470-E	Vegas Massage, LLC	869
2470-F	Premier Multiservice Agency, LLC	1,200
4750	Burlington Coat Factory	80,410
4780	VACANT 	5,506
4790	Famous Books	2,100
4840	VACANT	12,000

Suite	Tenant	SF
4842	Bhajan Sidhu dba Smoke 4 U	2,400
4844	Miz Lala's Spirits & Gaming #5, LLC	2,440
4850	Casal Institute of Nevada, LLC dba Aveda Institute	5,293
4856	Casal Institute of Nevada, LLC dba Aveda Institute	15,000
4860	Soarees Inc. dba Baskin Robbins	1,200
4860-B	First Oriental, Inc.	1,200
4860-C	Santana Family Incorporated	1,191
4860-A	VACANT	15,142
4860-B (additional)	VACANT	14,202
CELL1	SBA Towers IX, LLC - Site #NV4730-A-O	767

PROPERTY PHOTOS





CONTACT

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A photograph of the exterior of a Burlington Home & Coats store. The building is a single-story commercial structure with a light beige stucco finish and a green horizontal band. The entrance is supported by several square columns with stone-textured bases. A large, three-dimensional sign for "Burlington" is mounted on the wall, with "HOME & COATS" in smaller letters below it. Below the main sign, there are smaller signs for "LADIES", "MENS", "KIDS", and "BABY". The sky is clear blue, and the foreground shows a parking lot with a red curb.

Burlington
HOME & COATS
LADIES · MENS · KIDS · BABY