

FOR LEASE

TROPICANA EAST SHOPPING CENTER

RESTAURANT
SPACE AVAILABLE
FOR IMMEDIATE
OCCUPANCY

Burlington
LADIES • MEN'S • KIDS • BABY HOME • COATS

4840 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89121

 **CUSHMAN &
WAKEFIELD**

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

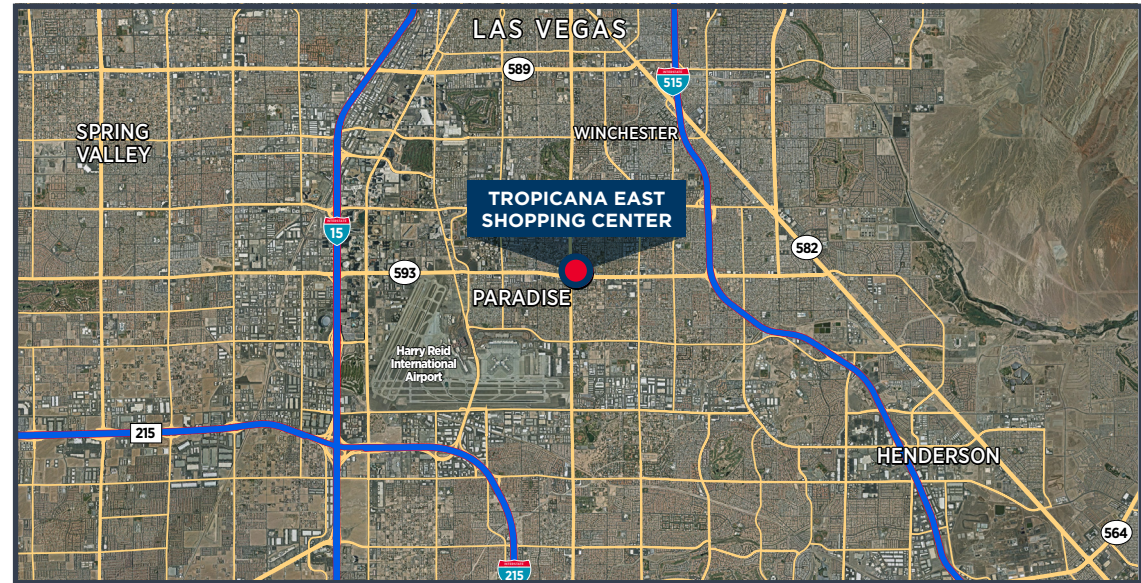
Asking rent: \$1.75

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

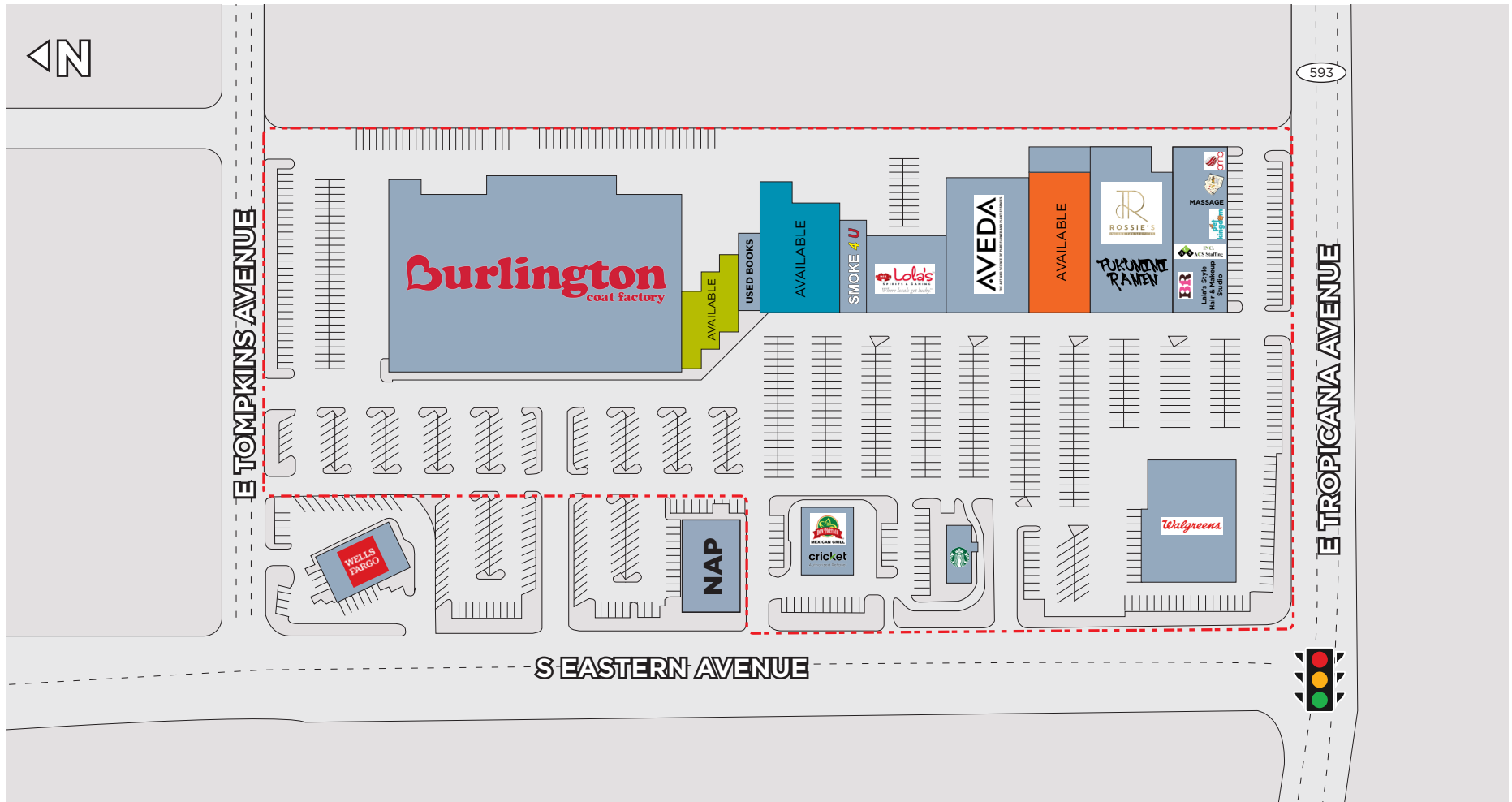
LOCATION MAP



AMENITIES MAP



SITE PLAN



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

PROPERTY PHOTOS



TROPICANA EAST SHOPPING CENTER

4840 SOUTH EASTERN AVENUE
LAS VEGAS, NEVADA 89121

CONTACT

Scot Marker

Director - Retail

Direct: +1 702 688 6890

Mobile: +1 702 592 5030

Fax: +1 702 796 7920

scot.marker@cushwake.com

NV License S. 0034109

6725 Via Austi Pkwy, Suite 275
Las Vegas, NV 89119

cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.