

THOMAS WAGENER, CCIM  
SENIOR VICE PRESIDENT  
NRE LICENSE#BS.1001520  
702.765.8896  
[TWAGENER@GATSKICOMMERCIAL.COM](mailto:TWAGENER@GATSKICOMMERCIAL.COM)

CRAIG SUMMERS  
VICE PRESIDENT  
NRE LICENSE#S.0077796  
702.487.9811  
[CRAIG@GATSKICOMMERCIAL.COM](mailto:CRAIG@GATSKICOMMERCIAL.COM)

  
GATSKI  
COMMERCIAL  
REAL ESTATE SERVICES



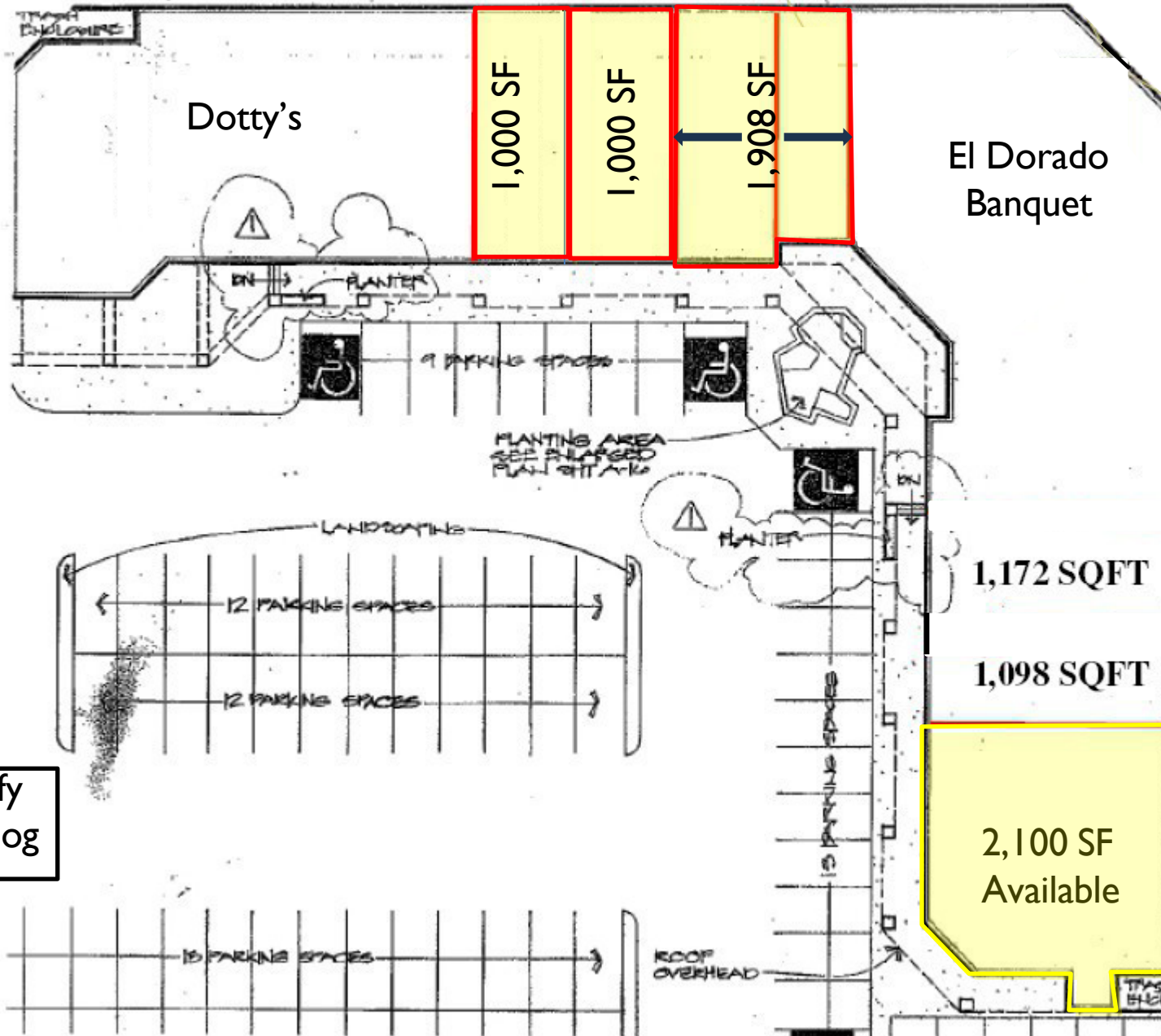
## HIGH VALLEY RETAIL CENTER

4310 E. TROPICANA AVENUE | LAS VEGAS, NV 89121



# HIGH VALLEY RETAIL CENTER

SITEPLAN



*\*For First 6 months*

- Suite 2: 1,000 SF
- Suite 3: 1,000 SF
- Suite 4-5: 1,908 SF Restaurant Space
- Suite 12-14: 2,100 SF Former Dollar Center

## CONTACT:

THOMAS WAGENER, CCIM  
SENIOR VICE PRESIDENT

NRE LICENSE # BS.1001520

702.765.8896

[TWAGENER@GATSKICOMMERCIAL.COM](mailto:TWAGENER@GATSKICOMMERCIAL.COM)

CRAIG SUMMERS

VICE PRESIDENT

NRE LICENSE # S.0077796

702.487.9811

[CRAIG@GATSKICOMMERCIAL.COM](mailto:CRAIG@GATSKICOMMERCIAL.COM)





**\$70,328**  
AVERAGE  
HOUSEHOLD  
INCOME: 5 MILE

**164,893**  
TOTAL  
HOUSEHOLDS:  
5 MILE

**EXCELLENT  
LOCATION**

**54,050**  
TRAFFIC  
VOLUME (2022)  
E.TROPICANA  
AVE./S. SANTA  
BARBARA ST.

**\$4.5 BILLION**  
TOTAL SPECIFIED  
CONSUMER  
SPENDING: 5 MILE

**TROPICANA AVENUE**



POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	21,154	171,619	433,997
2028 Population	21,286	172,885	438,742
5 Year Growth	1.7%	2.5%	2.3%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,883	67,372	164,250
2028 Household Projection	6,917	67,747	165,917
Average Household Income (2023)	\$78,743	\$70,316	\$70,328



# MARKET REPORT

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
641K	823K	5.1%	7.0%

Current Quarter	RBA	Vacancy Rate	Asking Rent
Power Center	13,243,909	3.5%	\$31.35
Neighborhood Center	42,732,533	6.7%	\$26.16
Strip Center	11,390,480	6.8%	\$25.17
General Retail	41,290,175	3.2%	\$29.33
Malls	9,829,243	5.8%	\$77.04
East Las Vegas	5,787,225	3.5%	\$23.31
Annual Trends	12 Month	Historical Average	Forecast Average

Vacancy Change (YOY)	-0.2%	7.3%	5.3%
Net Absorption SF	832 K	1,437,490	697,250

## CURRENT INDUSTRY GROWTH



LEISURE & HOSPITALITY  
2.91%



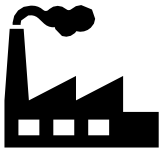
OTHER SERVICES  
0.63%



PROFESSIONAL &  
BUSINESS SERVICES  
4.89%



INFORMATION  
-3.50%



MANUFACTURING  
3.18%

Disclaimer: No warranty or representation, expressed or implied, is made as to the accuracy of the information stated within this marketing piece - an independent due diligence study should be conducted.



