

FOR LEASE

WATCH DRONE VIDEO



PROPERTY DETAILS

2222 - 2340 East Tropicana Avenue
Las Vegas, NV 89119

- 4,000 SF Tavern Entitled Pad with Frontage in Eastern (Available March 2028)
- 60,128 SF Anchor Space Available
- 82,000 Cars Per Day Through Intersection
- Anchor, Shop, and Pad Space Available

Nearby Areas:

- 1 Mile West to UNLV, 2.5 Miles West to Las Vegas Strip
- 1.5 Miles Southwest to Harry Reid International Airport
- 0.5 Miles East to Walmart, Sprouts, and Sam's Club
- 6 Schools Within 1.5 Miles

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » **27,469**
3 MILE » **155,314**
5 MILE » **429,615**



EST. HOUSEHOLDS

1 MILE » **12,272**
3 MILE » **68,060**
5 MILE » **182,028**



EST. AVERAGE HH INCOME

1 MILE » **\$74,499**
3 MILE » **\$80,917**
5 MILE » **\$87,408**

NEWMARK



MOUNTAIN WEST

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FULL SERVICE

COMMERCIAL REAL ESTATE

241 West Charleston Blvd, Ste 103

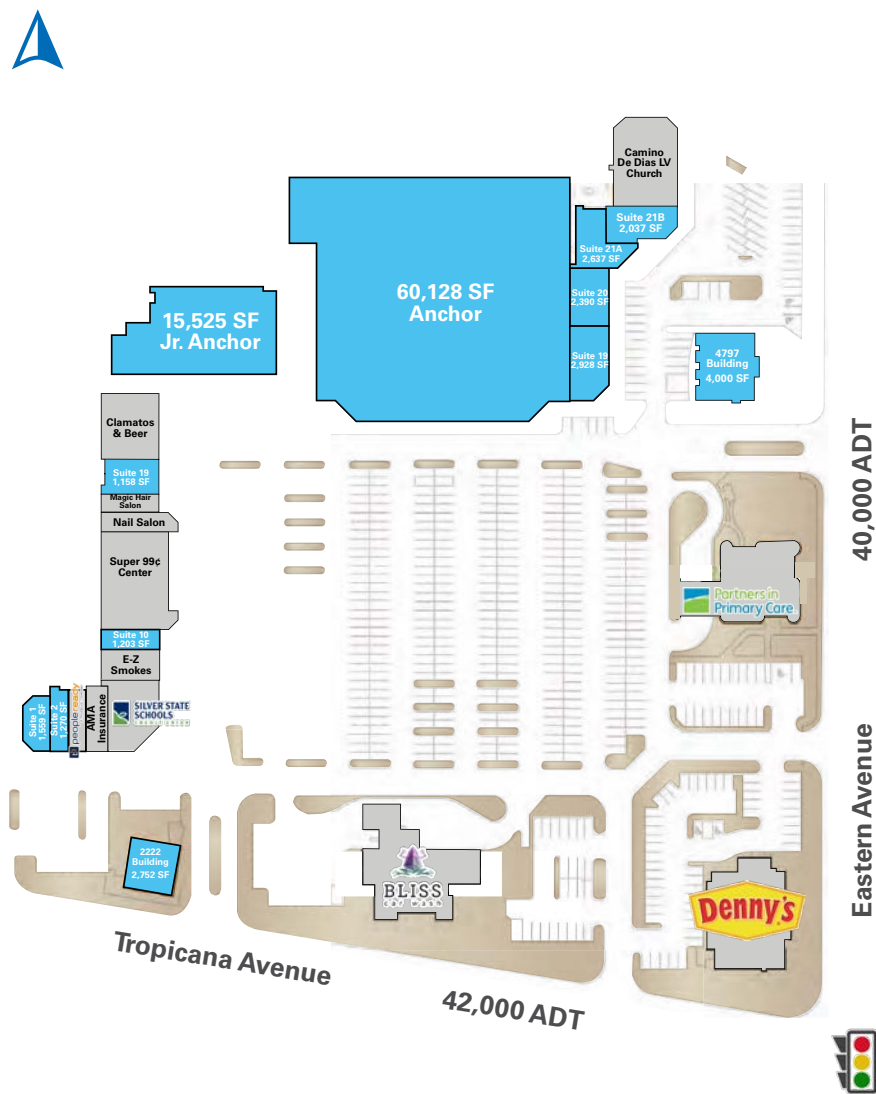
Las Vegas, NV 89102

Office 702.374.0211

www.newmarkmw.com

RENAISSANCE CENTER EAST

SITE PLAN



SUITE	TENANT	SIZE
1	AVAILABLE	1,559
2	AVAILABLE	1,270
	PeopleReady	1,300
	AMA Insurance	1,300
	Silver State Schools CU	2,936
	E-Z Smokes	1,844
10	AVAILABLE	1,203
	Super 99c Center	8,796
	Nail Salon	1,209
	Magic Hair Salon	1,158
19	AVAILABLE	1,158
	Canelo's Mariscos & Beer	4,776
Jr. Anchor	AVAILABLE	15,525
Anchor	AVAILABLE	60,128
19	AVAILABLE	2,928
32	AVAILABLE	2,390
21A	AVAILABLE	2,037
21B	DND	2,940
	Camino De Dias LV Church	5,806
4797	AVAILABLE MARCH 2028	4,000
	Partners in Primary Care	6,003
	Denny's	6,000
	City National Bank	6,792
2222	VACANT PAD BUILDING	2,752

Building Type: Anchored Retail Center

Space Available: +/-1,158- 60,128 SF

Lease Rate: \$2.50/SF NNN

NNN: \$0.67/SF

Zoning: CG Commercial General (Clark County)

Traffic Counts: ± 82,000 cars per day

Cross Streets: NWC of Tropicana Ave. & Eastern Ave.

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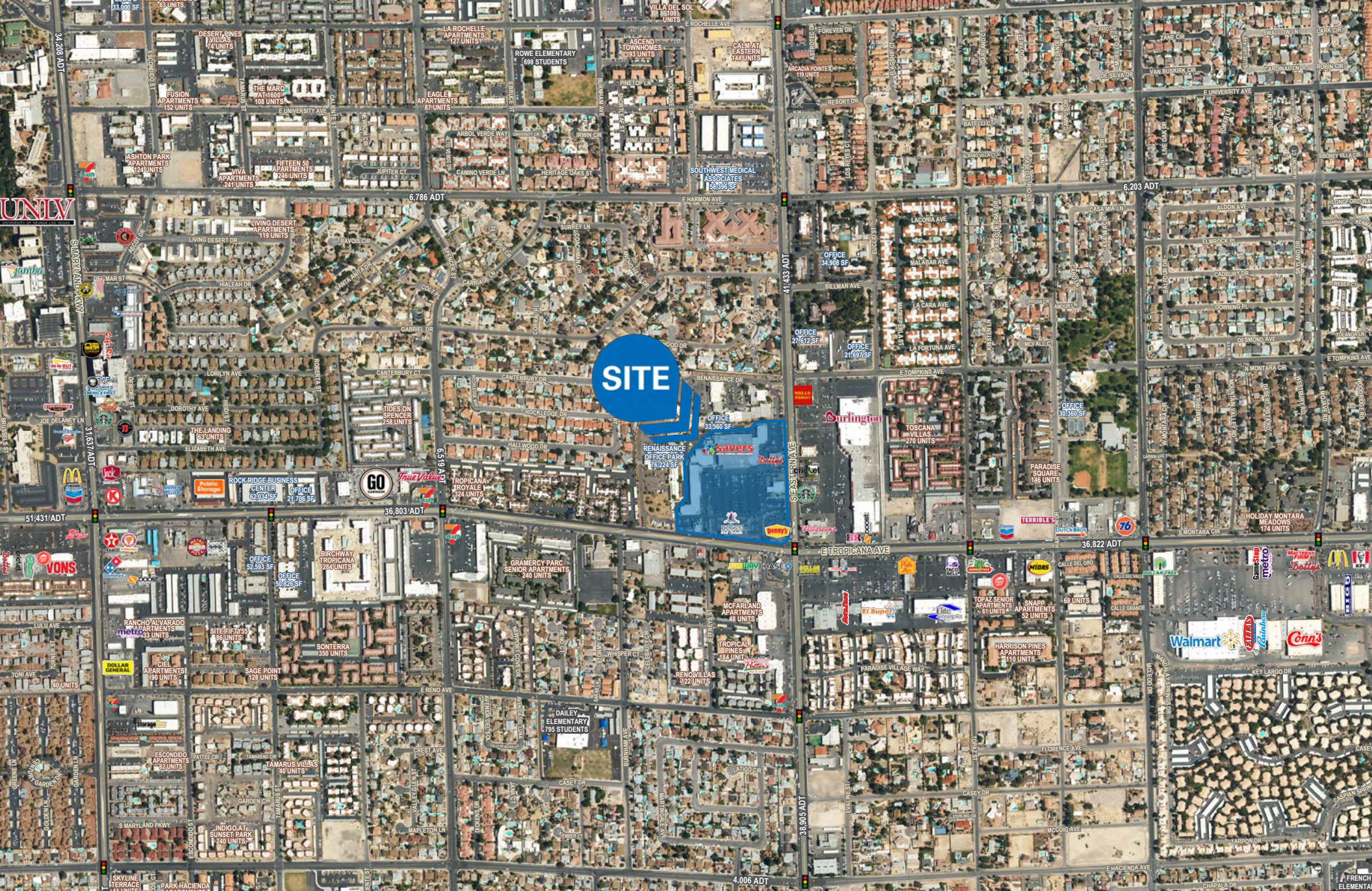
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