

# Former Walgreens

2400 E Tropicana Ave | Las Vegas, NV 89121



**FOR SUBLEASE**

## AVAILABLE

+/-13,905 SF

## LOT SIZE

1.5 AC

## YEAR BUILT

1997

## PRICE - MOD GROSS

\$225,000/Yr

## PRICE/SF

\$13.30/SF

## LEASE EXPIRATION

09/01/2028

## DESCRIPTION

- All transactions are subject to Walgreens real estate committee approval
- Located at the hard corner of a infill retail intersection
- Strong retail corridor with low vacancy
- Rent includes taxes but Tenant maintains the building and lot

## TRAFFIC COUNTS

E Tropicana Ave

39,500 VPD

S Eastern Ave

34,000 VPD

Year: 2023 | Source: NVDOT

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	26,048	154,325	422,999
Daytime Population	26,137	244,928	694,178
Avg. Household Income	\$72,411	\$72,401	\$77,678
Estimated Households	11,317	65,748	175,277

Year: 2024 | Source: Esri

## CONTACT

**Tami Lord**

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NV #B-1001815



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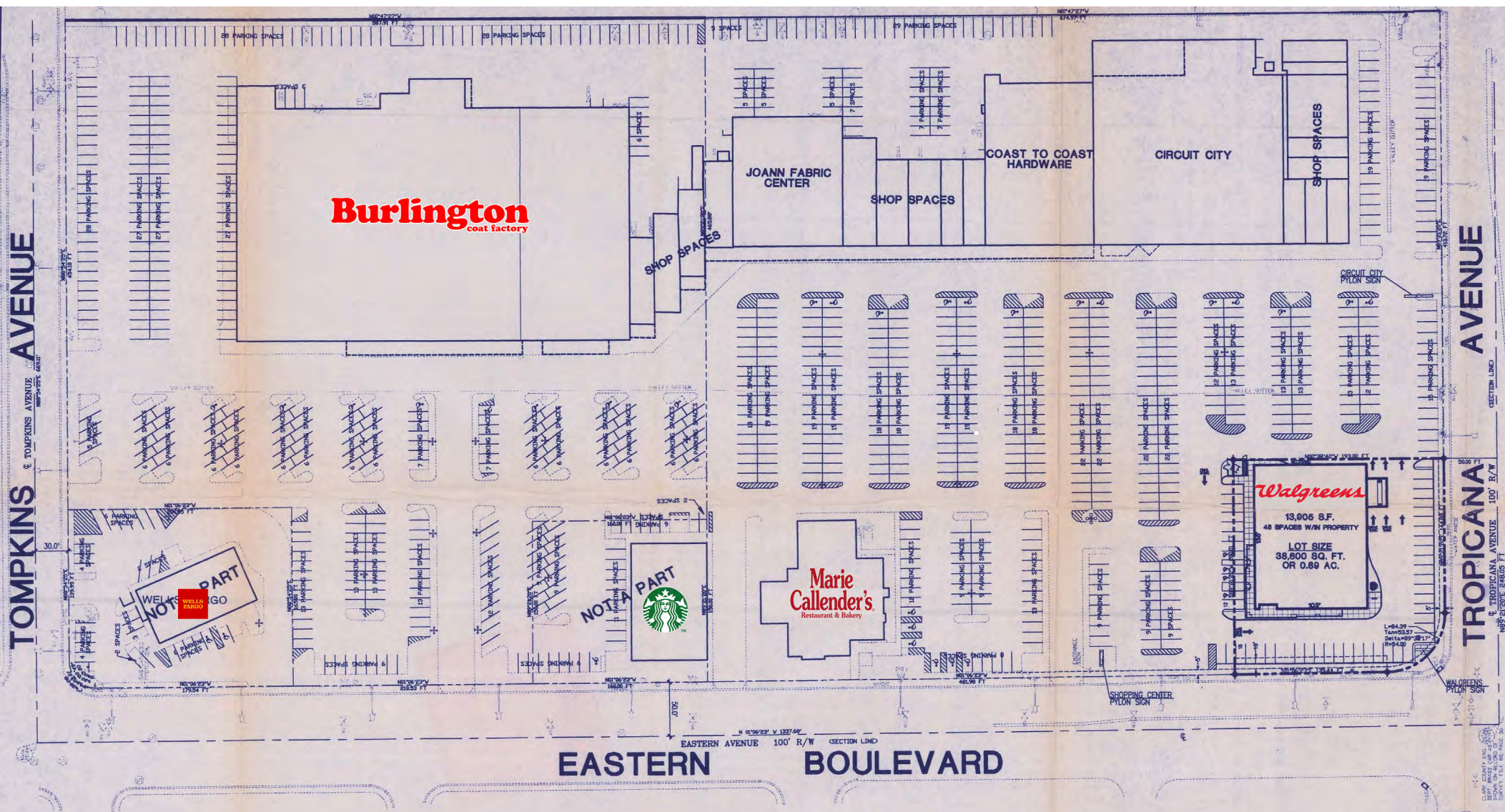
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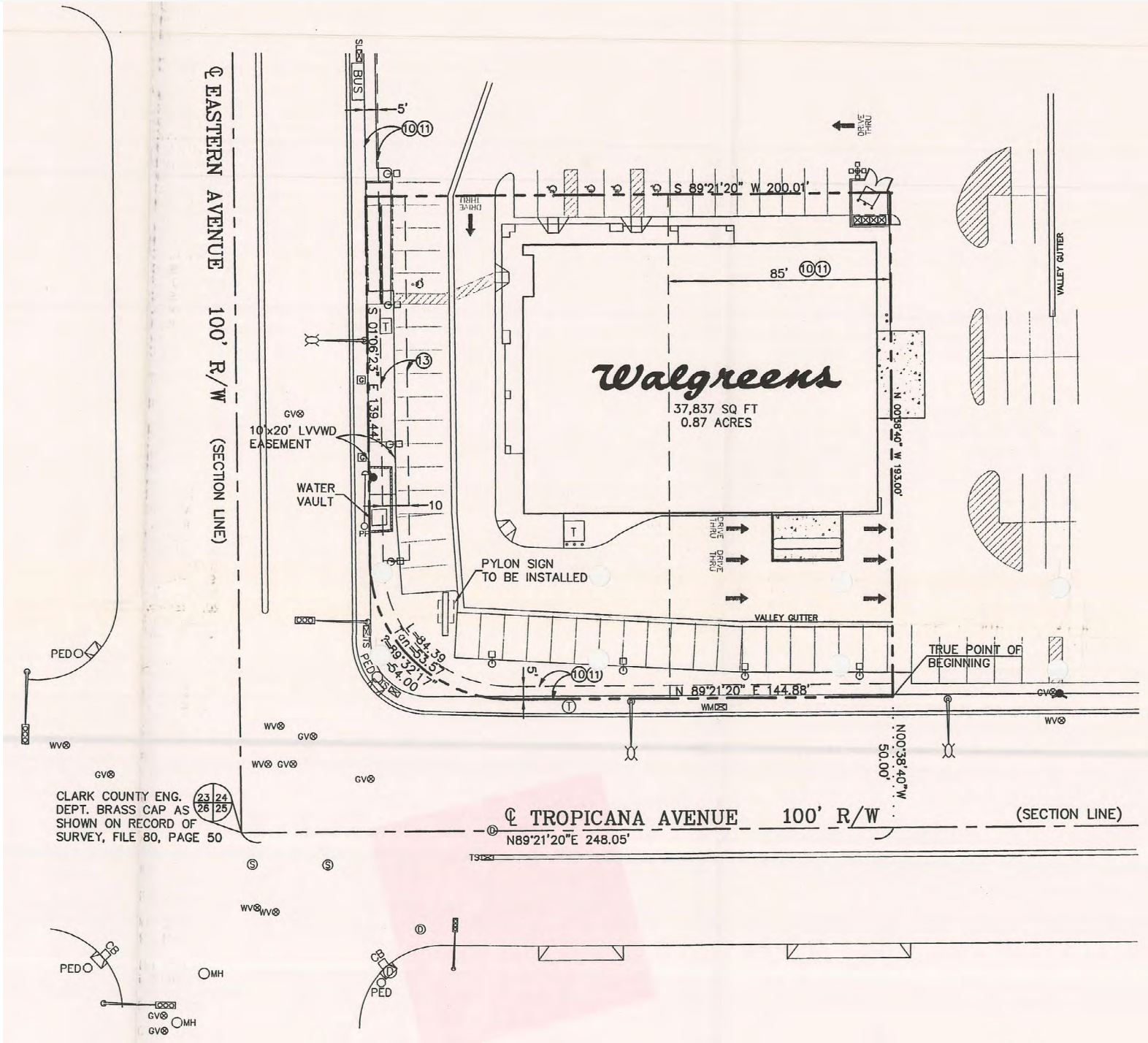
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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

26,048	26,137	\$72,411	11,317
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

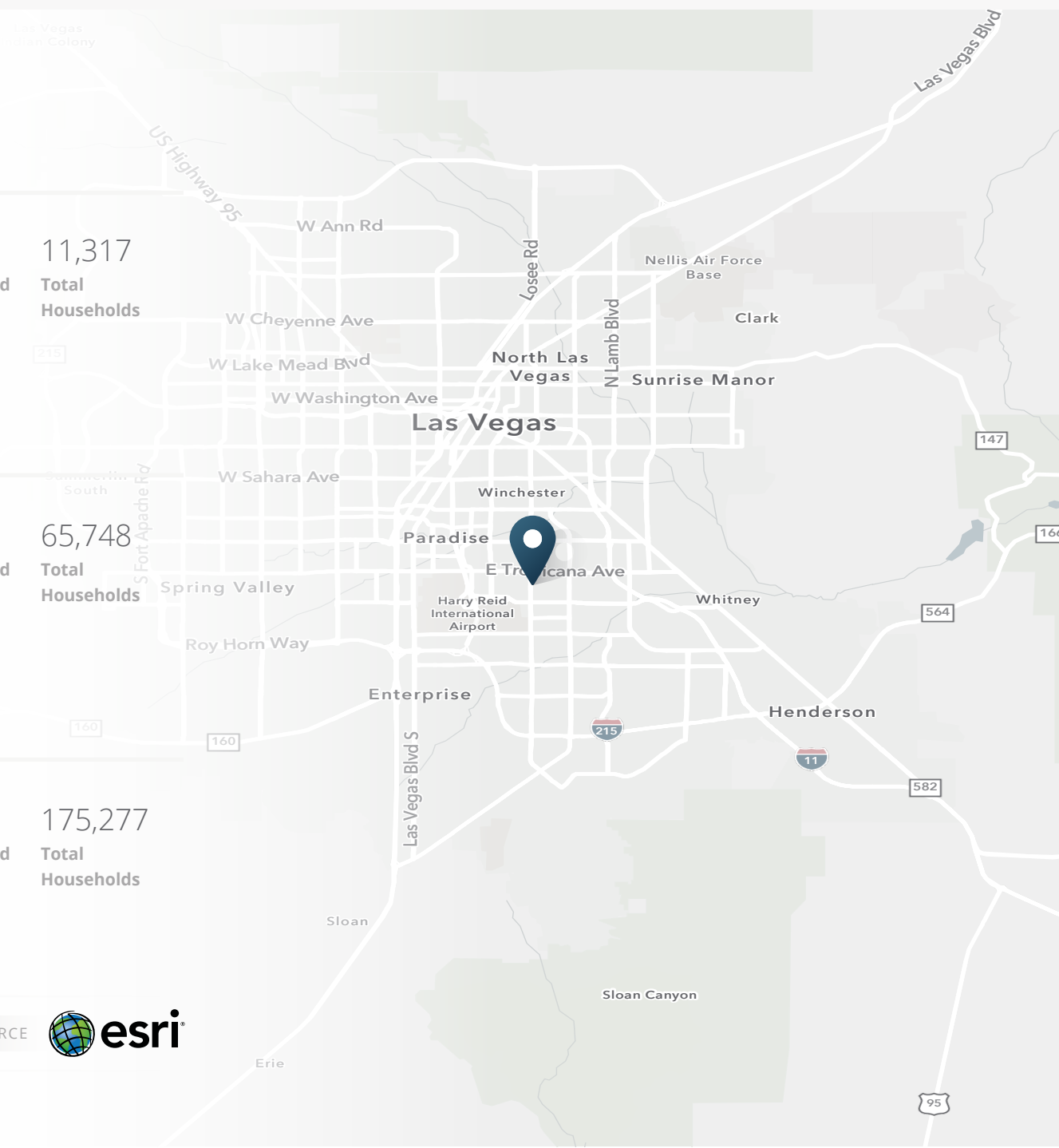
154,325	244,928	\$72,401	65,748
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

422,999	694,178	\$77,678	175,277
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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