

**FOR LEASE - 8,000+ SF**



**4440 E Tropicana Ave, Las Vegas, Nevada 89121**

**J.A. KENNEDY**  
REAL ESTATE COMPANY

# Property Overview

## Details

- + 8,000 sq ft unit available
- APN# 161-20-415-002 (portion of)
- Site Address – 4440 E Tropicana Ave, Las Vegas, Nevada 89107
- Property situated on the SWC of S Decatur Blvd and Alta Rd. 0.4 miles south of I-11.

## Ask Price

- \$1.50 psf
- \$0.40 psf CAM (estimate)

## Highlights

- The Retail/Flex space offers an exceptional opportunity to establish your brand in one of East Las Vegas' most active and densely populated trade corridors.
- Property sits within 5 miles of over 400,000 households and multiple commercial shopping centers.
- Highly visible location in a high traffic area with over 35,000 AADT on E Tropicana Ave.

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Tropicana Ave

Boulder Highway

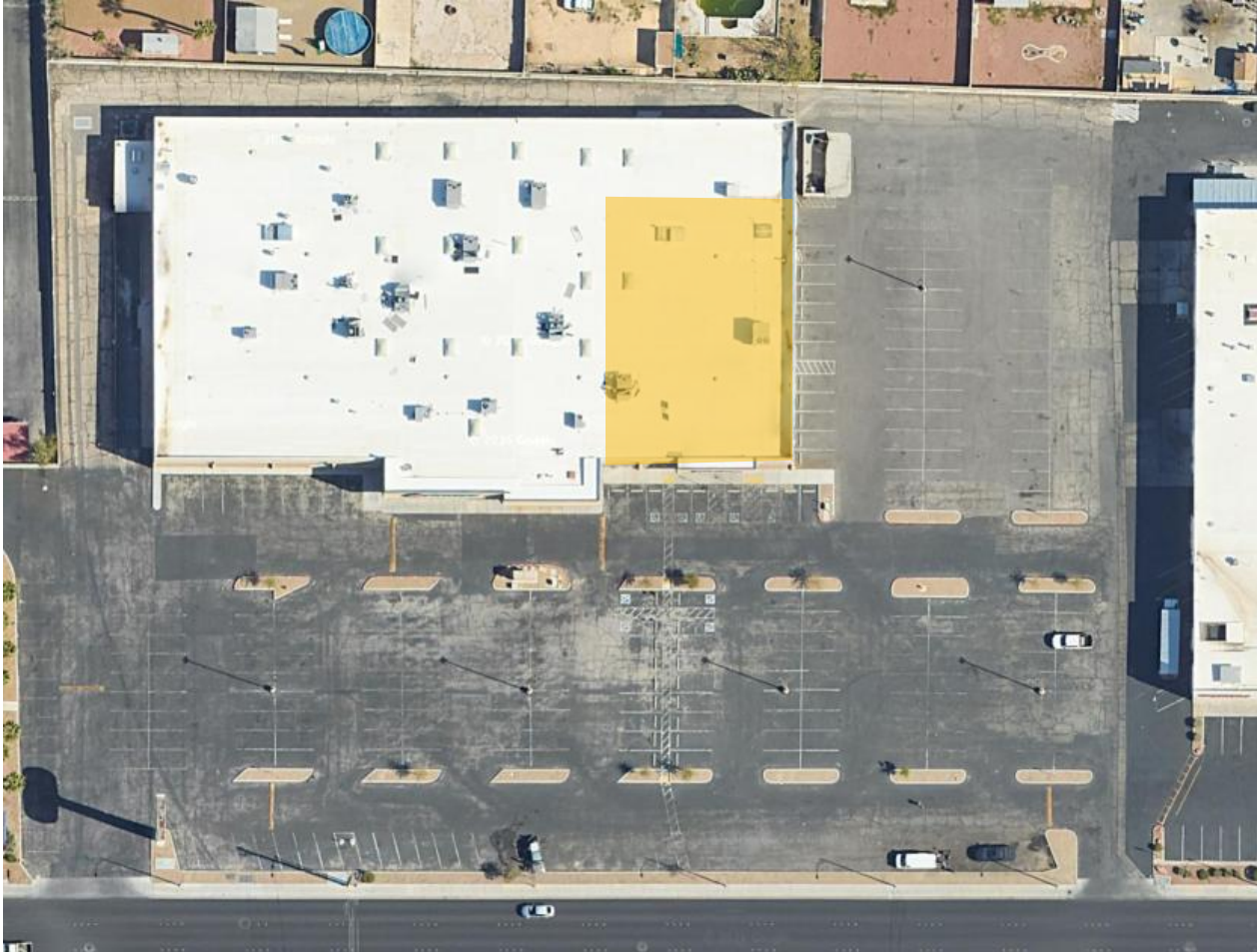
Decatur Blvd

**Subject  
Property**

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# Available Space



## Available Space

<b>Suite:</b>	<b>B</b>
<b>Total SF:</b>	+ - 8,000
<b>Lease Rate:</b>	\$1.50 psf
<b>CAM (est):</b>	\$0.40 psf

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# Contact

**J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.**

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

**Matthew J. Nelson CCIM, CLS**  
P 702.405.3112  
[mnelson@jakrec.com](mailto:mnelson@jakrec.com)  
BS.2691

J.A. Kennedy Real Estate Co.  
3755 Breakthrough Way #250  
Las Vegas, Nevada 89135  
P 702.304.8383 F 702.304.1622

**John M. Meyer**  
P 702.405.3108  
[jmeyer@jakrec.com](mailto:jmeyer@jakrec.com)  
S.198157



# J.A. KENNEDY

REAL ESTATE COMPANY

3755 Breakthrough Way, Suite 250  
Las Vegas, Nevada 89135

702.304.8383 Fax 702.304.1622

[info@jakennedyrealestate.com](mailto:info@jakennedyrealestate.com)

[www.jakennedyrealestate.com](http://www.jakennedyrealestate.com)

