

# VISTA PLAZA

±1,107 -2,400 SF AVAILABLE

*Lena* Centers

4500 - 4598 E Tropicana Ave  
Las Vegas, NV 89121



**±736.8K  
ANNUAL  
VISITS\***

\*Source: Placer.ai 2024

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# PROPERTY HIGHLIGHTS

**VISTA PLAZA**  
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Las Vegas, NV 89121

## ± 1,107 - 2,400 SF AVAILABLE

- Cardenas Market anchored shopping center with over 736.8K annual visits
- The shopping center has great visibility and exposure along Tropicana Ave
- High traffic intersection with over 24,300 cars daily along Tropicana Ave
- Easy access to US95/US11 freeway via Tropicana Ave on/off ramp

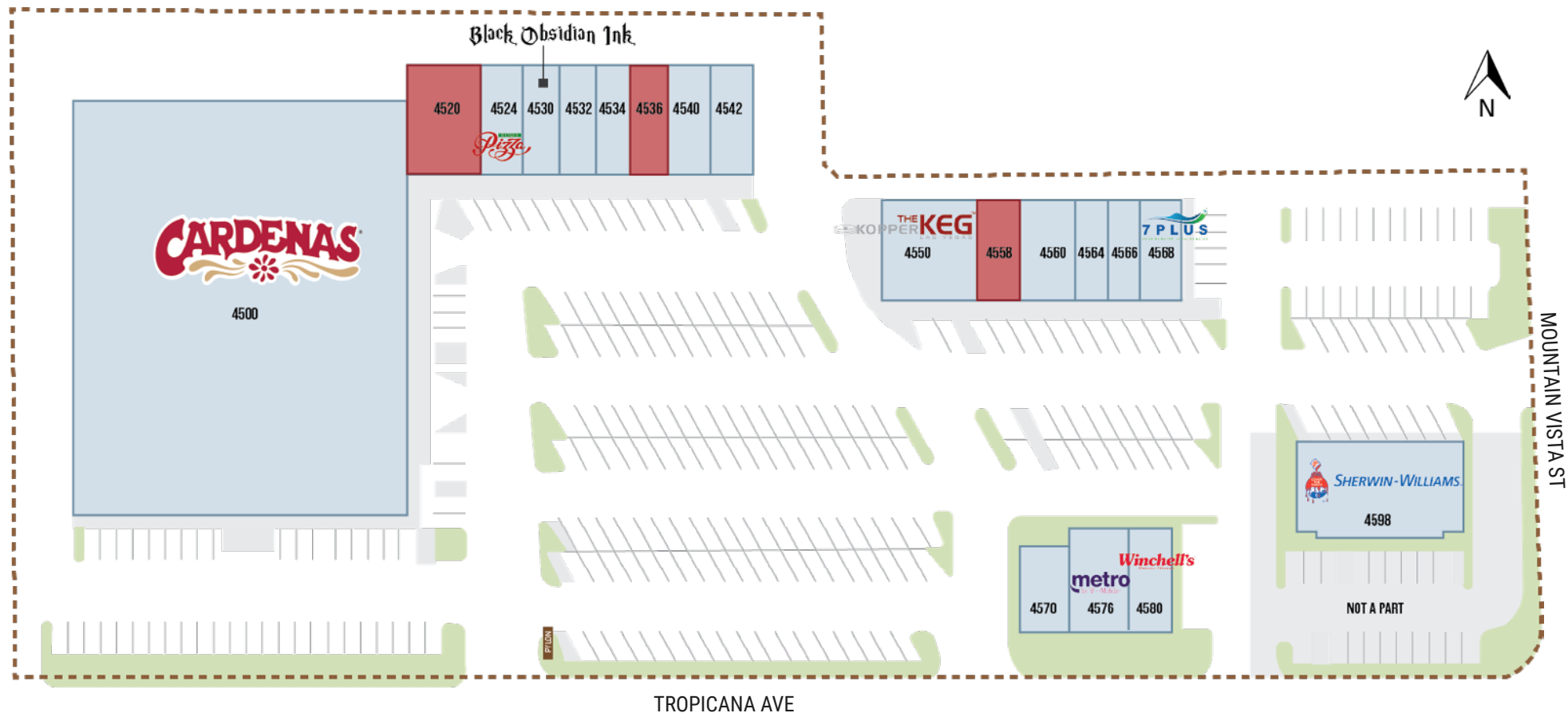
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📍 **COMMERCIAL GENERAL (C-G)**  
ZONING



# PROPERTY SITE PLAN

**VISTA PLAZA**  
4500 - 4598 E Tropicana Ave  
Las Vegas, NV 89121



| Suite       | Tenant                  | Size (SF)    |
|-------------|-------------------------|--------------|
| 4500        | Cardenas Markets #27    | 43,562       |
| <b>4520</b> | <b>AVAILABLE</b>        | <b>2,400</b> |
| 4524        | Roma Pizza              | 1,405        |
| 4530        | Black Obsidian Ink      | 1,265        |
| 4532        | A-Abana Insurance       | 1,265        |
| 4534        | Mi Pueblito Hair Design | 1,255        |
| <b>4536</b> | <b>AVAILABLE</b>        | <b>1,270</b> |
| 4540        | Magic Nails             | 1,060        |
| 4542        | Star Dental             | 1,500        |

| Suite       | Tenant                      | Size (SF)    |
|-------------|-----------------------------|--------------|
| 4550        | Kopper Keg Tavern           | 3,030        |
| <b>4558</b> | <b>AVAILABLE</b>            | <b>1,107</b> |
| 4560        | Q Mall Fashion              | 1,937        |
| 4564        | Deep Beauty Spa             | 982          |
| 4566        | Silver Smoke Shop           | 982          |
| 4568        | 7 Plus Water & Alkaline     | 1,107        |
| 4570        | China Kitchen Restaurant    | 1,539        |
| 4576        | Metro by T-Mobile           | 1,568        |
| 4580        | Winchell's Donut House #480 | 1,232        |



# TRADE AREA AERIAL

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# AREA DEMOGRAPHICS



## POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 25,530 | 182,157 | 439,876 |



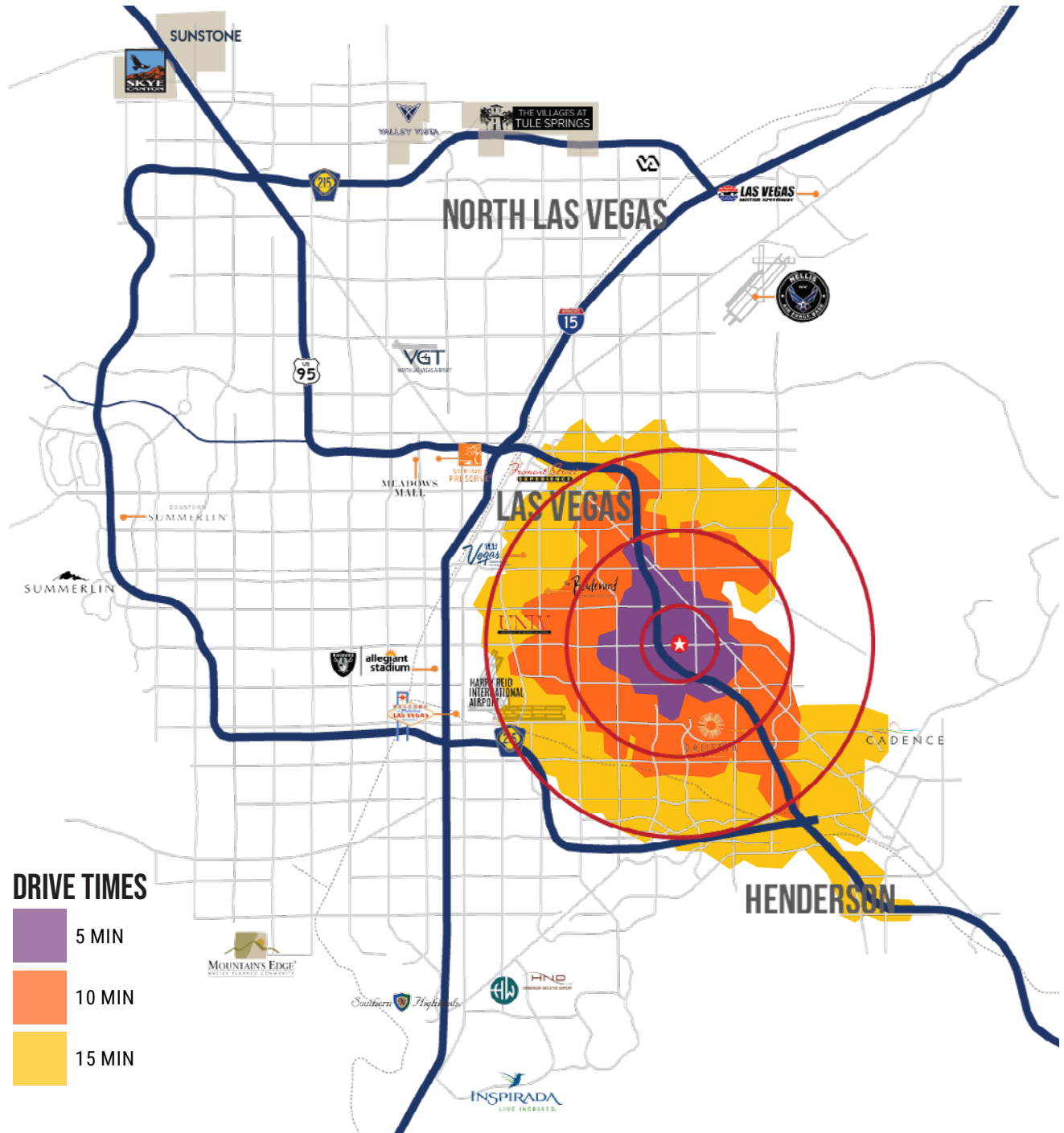
## AVERAGE HOUSEHOLD INCOME

| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$79,206 | \$73,561 | \$76,482 |



## TRAFFIC COUNTS

| Tropicana Ave | Mountain Vista St |
|---------------|-------------------|
| 24,300 VPD    | 15,300 VPD        |



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Source:  
SitesUSA 2024  
TRINA, NV DOT 2022



## VISTA PLAZA

4500 - 4598 E TROPICANA AVE  
LAS VEGAS, NV 89121



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# CALL US FOR MORE INFO

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