

Retail For Lease

# 4670 TROPICANA

Las Vegas, NV 89121

Listed By:

Colliers

AVAILABLE  
±11,110 SF



FRONTAGE NEAR HIGH TRAFFIC INTERSECTION

# 4670 E. TROPICANA AVE.

Listed By:



## LISTING SNAPSHOT

Lease Rate

**\$1.50 PSF NNN**

Space Available

**±11,110 SF**



## PROPERTY HIGHLIGHTS

- **End-Cap Retail:** Adjacent to Pep Boys Auto Service featuring open retail space with 1 grade level roll up door
- **Excellent Access:** Positioned along E. Tropicana Ave. with ±56,000 VPD
  - Located less than 0.5-miles to the US-95 Freeway (±161,000 VPD)
- **Ample Parking:** On-site parking with plenty of spaces for tenants and their customers
- **Proximity to Key Locations:** Only 4-miles to Harry Reid International Airport and Henderson Hospital (303 beds)
- **Dense Residential Area:** ±70,000 homes and a daytime population of over 161,000 within a 3-mile radius
- **Strong Daily Traffic Drivers:** National co-tenants include Cardenas Grocery, US Postal Service, 7-Eleven, Carl's Jr., Sherwin Williams and more!

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2024 Population</b>	24,372	177,096	430,741
<b>2024 Average Household Income</b>	\$77,683	\$77,962	\$79,103
<b>2024 Households</b>	8,081	69,776	168,142

## Leasing Experts

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## VICINITY MAP

The trade area consists of ±430,741 residents with an average household income of ±\$79,103 within a 5-mile radius.



Daytime Population

418,454



Median Age

38



Medium Home Value

\$374,415

### Nearby Amenities ±5-Mile Radius

- 1 Sam Boyd Stadium (40,000 seats)  
- 3.6 miles
- 2 Sam's Town (646 rooms)  
- 1.5 miles
- 3 Henderson Hospital (303 beds)  
- 3.7 miles
- 4 Harry Reid International Airport  
- 4.4 miles
- 5 Boulder Station (300 rooms)  
- 2.7 miles
- 6 Arizona Charlie's (258 rooms)  
- 1.7 miles
- 7 Ullom Elementary School (627 students)  
- 0.7 miles
- 8 Woodbury Middle School (907 students)  
- 1.6 miles



4670 E. TROPICANA AVE.

TRADE AREA MAP



■ = Power Centers   ■ = Neighborhood Retail   ■ = Schools   ■ = Subject

4670 E. TROPICANA AVE.

WEST FACING AERIAL



4670 E. TROPICANA AVE.

SOUTHEAST FACING AERIAL



SITE PLAN



PLANS & AERIALS

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**Malan + Marcello Investment Team**

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