

4670 E. TROPICANA AVE.





LISTING SNAPSHOT

\$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

	3-Mile	5-Mile
24,372	177,096	430,741
\$77,683	\$77,962	\$79,103
8,081	69,776	168,142
	\$77,683	\$77,683 \$77,962

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

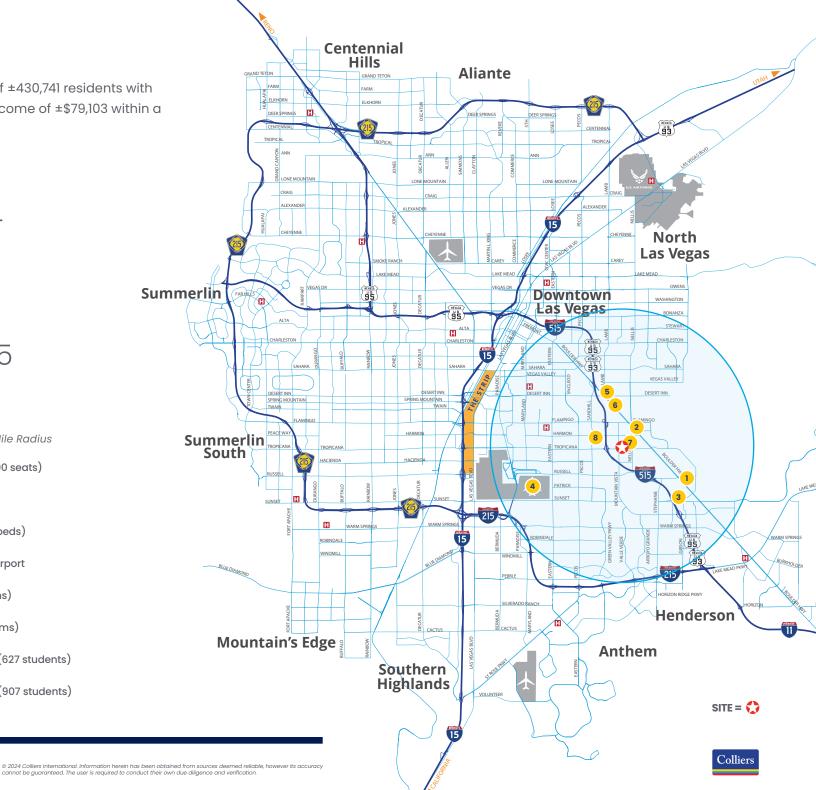


Medium Home Value

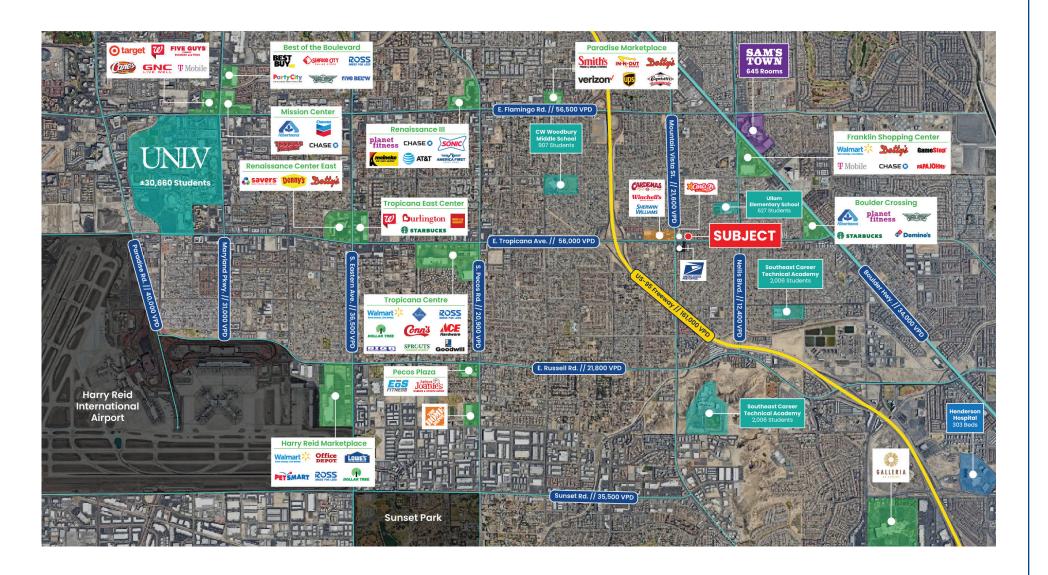
\$374,415

Nearby Amenities ±5-Mile Radius

- Sam Boyd Stadium (40,000 seats) 3.6 miles
- Sam's Town (646 rooms)
- Henderson Hospital (303 beds)
- Harry Reid International Airport 4.4 miles
- Boulder Station (300 rooms) - 2.7 miles
- Arizona Charlie's (258 rooms)
- Ullom Elementary School (627 students)
- Woodbury Middle School (907 students)



TRADE AREA MAP







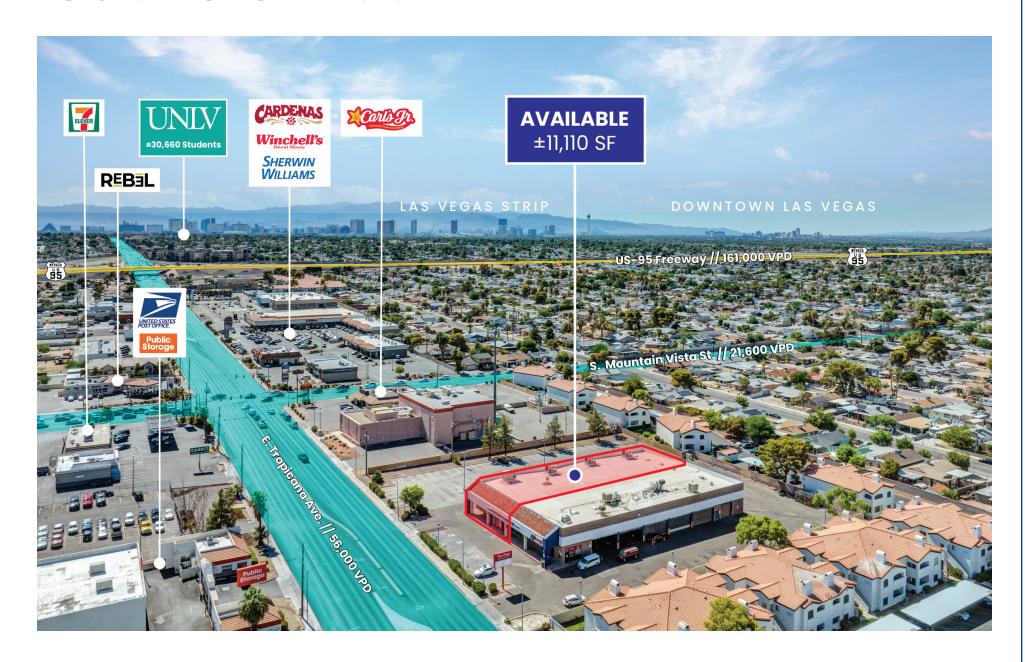
= Neighborhood Retail

= Schools

= Subject



WEST FACING AERIAL



4670 E. TROPICANA AVE.

SOUTHEAST FACING AERIAL





SITE PLAN

S. Mountain Vista St. // 21,600 VPD





E. Tropicana Ave. // 56,000 VPD

PLANS & AERIALS

4670 E. TROPICANA AVE.





Malan + Marcello Investment Team

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Listed By:

