



FOR LEASE

Former Fitness Center

4440 E Tropicana Ave. Las Vegas, NV 89121



**AVISON
YOUNG**

ROI
Commercial Real Estate

PROPERTY OVERVIEW ►

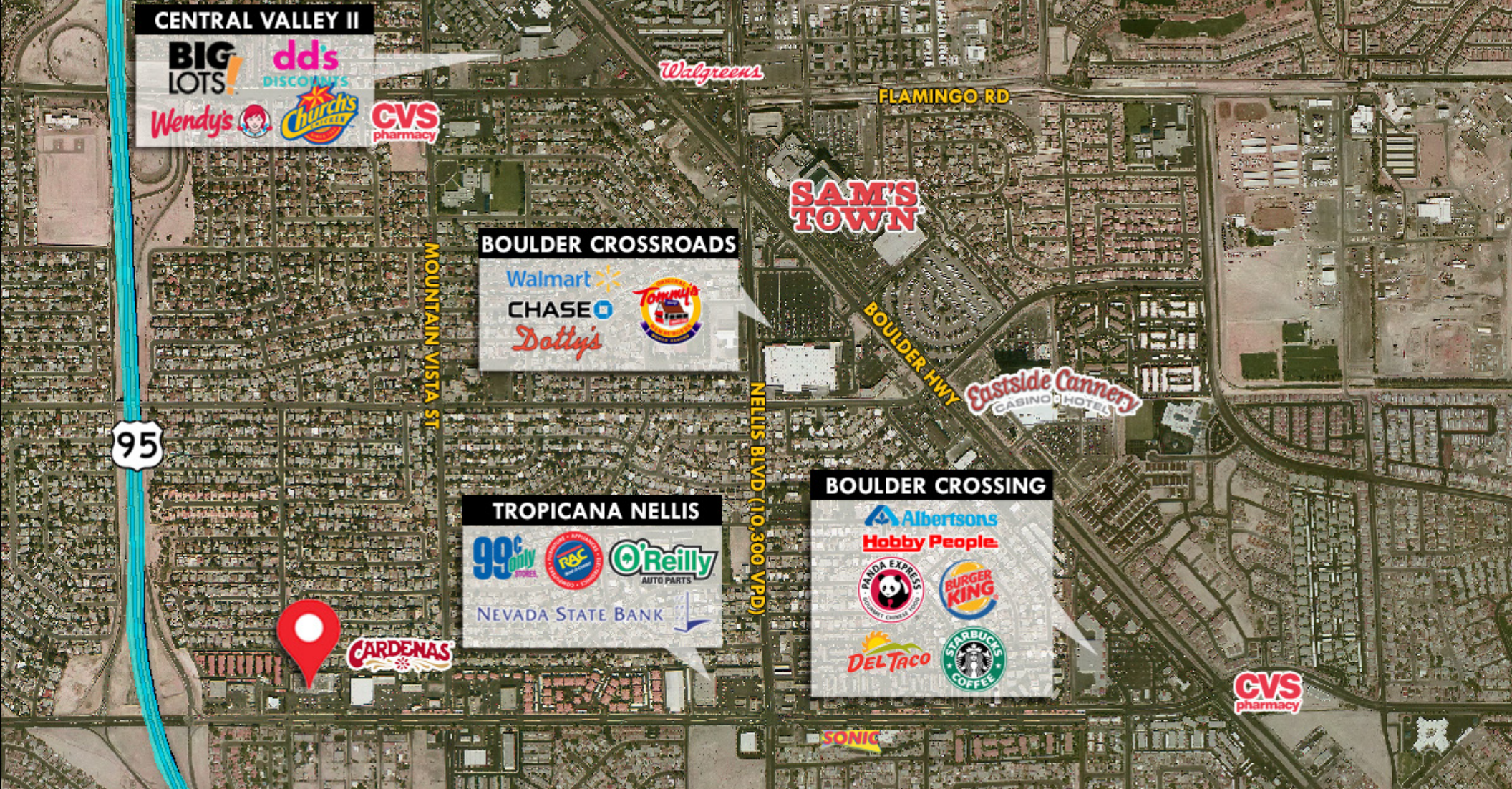
Location


This property is situated within the East Las Vegas submarket having the address of 4440 East Tropicana Avenue, Las Vegas, Nevada, located on Tropicana Avenue West of Mountain Vista Street and offers easy access to US-95. This property is adjacent to Cardenas Market with close proximity to several national retailers including Walmart Supercenter, 7-Eleven, Pep Boys Auto Parts & Service, The UPS Store, US Bank, 99 Cents Only, Dollar Loan Center, Del Taco, and Jack in the Box.

- Less than 1/4 mile from US 95
- Dense Infill Area: Over 22,000 residents live within a (1) mile radius and over 164,000 residents live within a (3) mile radius
- Popular local area: Cardenas Market, popular Mexican grocery store, open next door to the property
- Excellent street exposure on Tropicana
- Traffic Count on Tropicana is 39,000 VPD

Address:	4440 E Tropicana Ave, Las Vegas, NV 89121
Square Feet:	±39,212 SF
Year Built:	1979; Completely Renovated in 2018
Renovations:	Roof replaced in September 2014, approx cost of \$150,000
Assessor Parcel #:	161-20-401-006 (A portion of)
Zoning:	C-2 (General Commercial)





 **TRAFFIC COUNT**
39,000 VPD
On Tropicana Avenue

DEMOGRAPHICS ▶

Population	1 mile	3 mile	5 mile
2019 Total Population	24,844	176,230	435,488
2024 Projection	26,185	188,223	463,768

HOUSEHOLDS ▶

2019 Households	7,770	68,736	162,572
2024 Projection	26,185	188,223	463,768
Median Household Income	\$53,037	\$47,874	\$47,851
Average Household Income	\$63,647	\$62,346	\$64,279





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