

# For Lease

4598 E Tropicana Ave  
Las Vegas, NV 89121



- 4,500 SF Free standing building
- Former Blockbuster Video
- Hard corner location
- Signalized intersection

For more information please contact:

## **WARREN KELLOGG & ASSOCIATES**

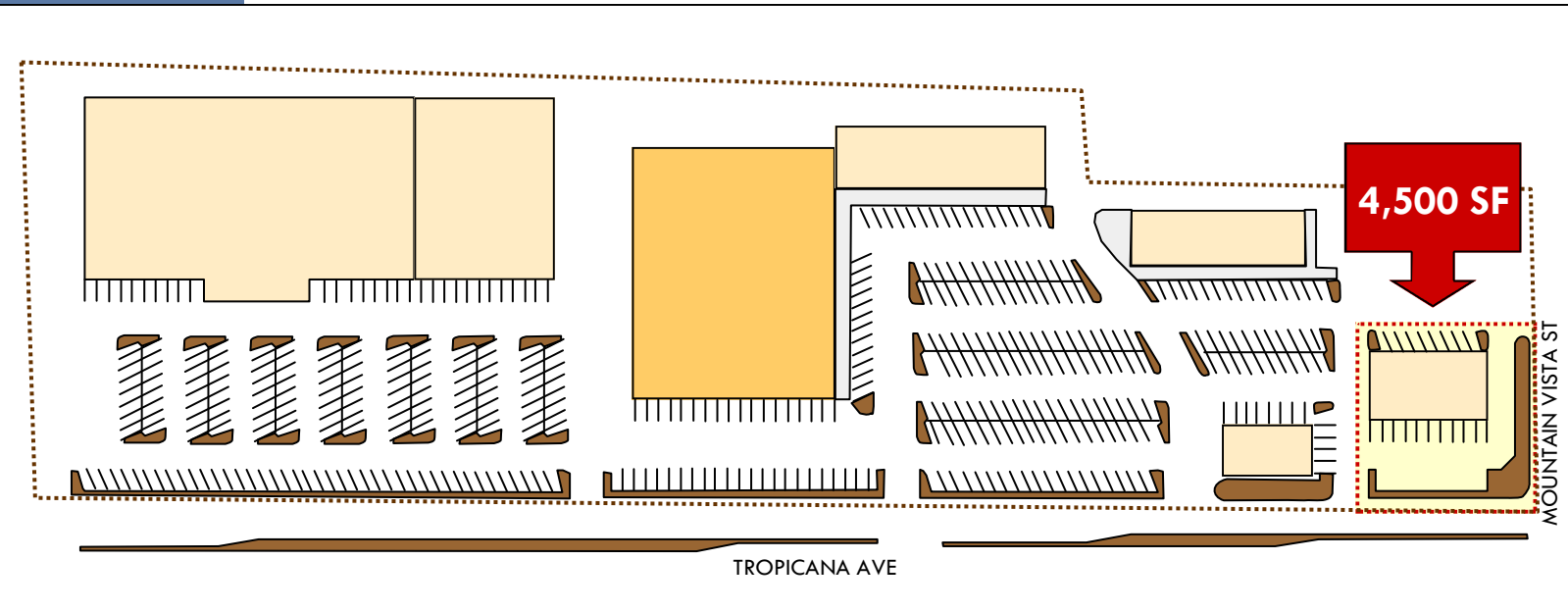
**Jim Hardeman**

702.878.8997

hardeman68@socal.rr.com

# For Lease

4598 E Tropicana Ave  
Las Vegas, NV 89121



- Building Size: 4,500 SF
- Dimensions: 90 x 50 feet
- Year Built: 1978
- Traffic counts: 58,000 cars daily (combined)
- Zoning: General Commercial (C-2)
- APN: 161-20-414-008

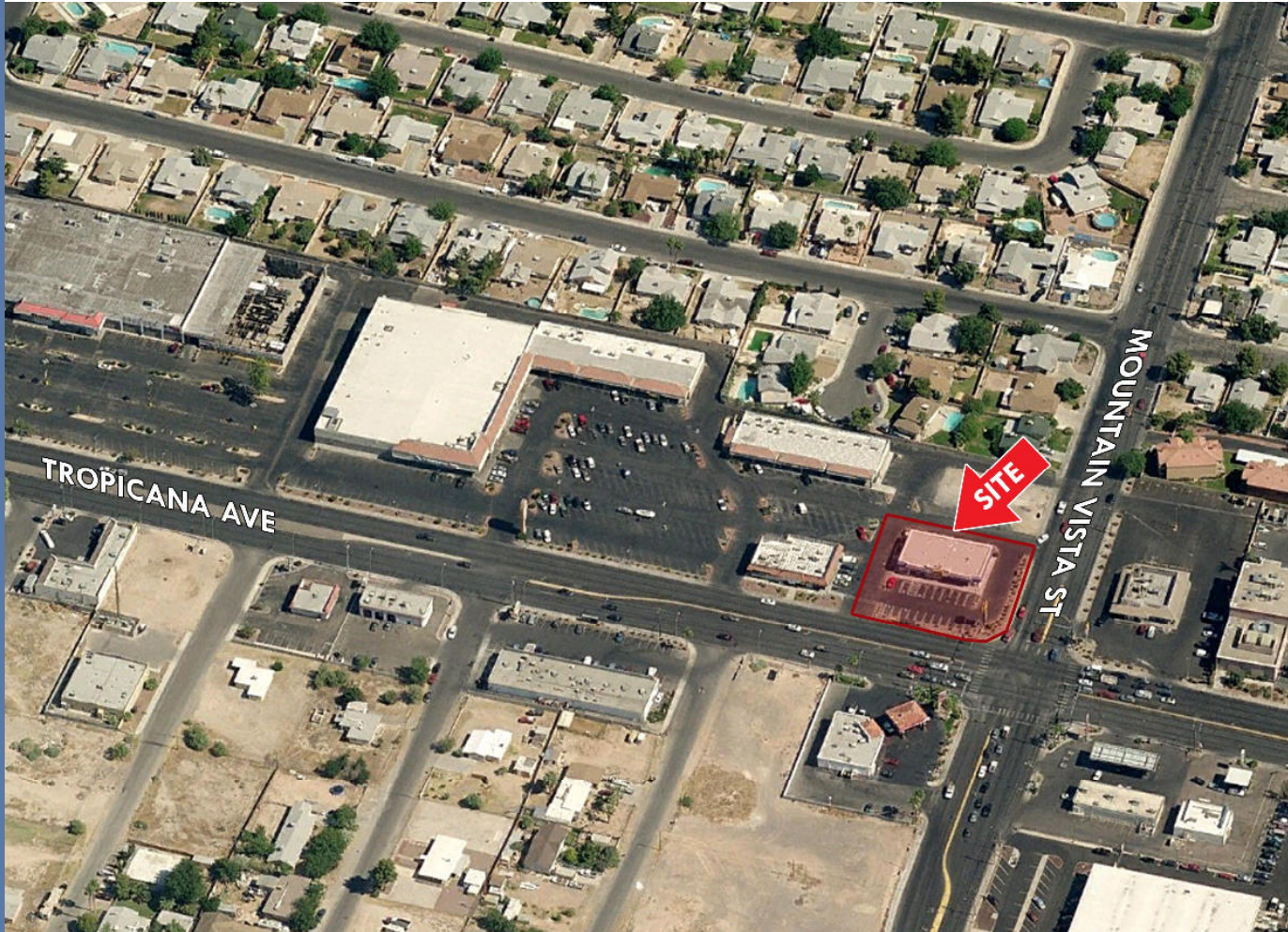
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Las Vegas, NV 89121



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- Hard corner location
- Signalized intersection

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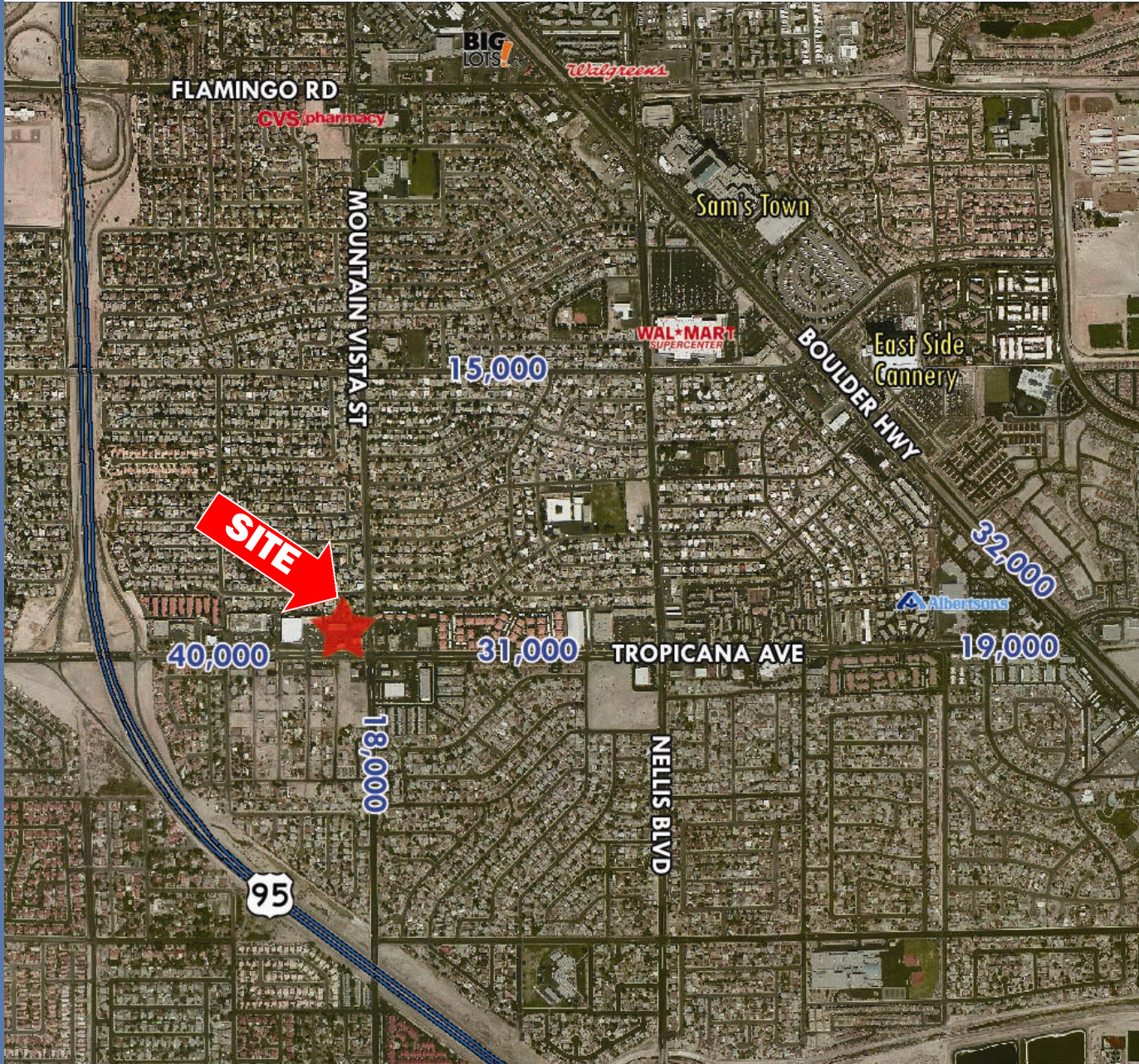
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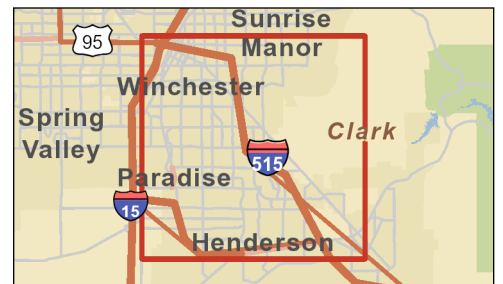
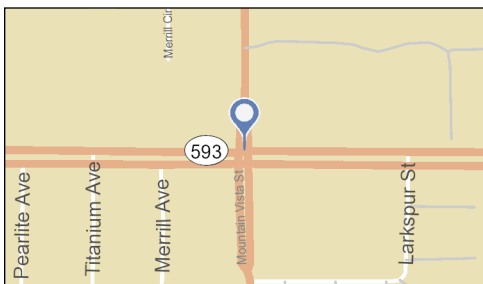
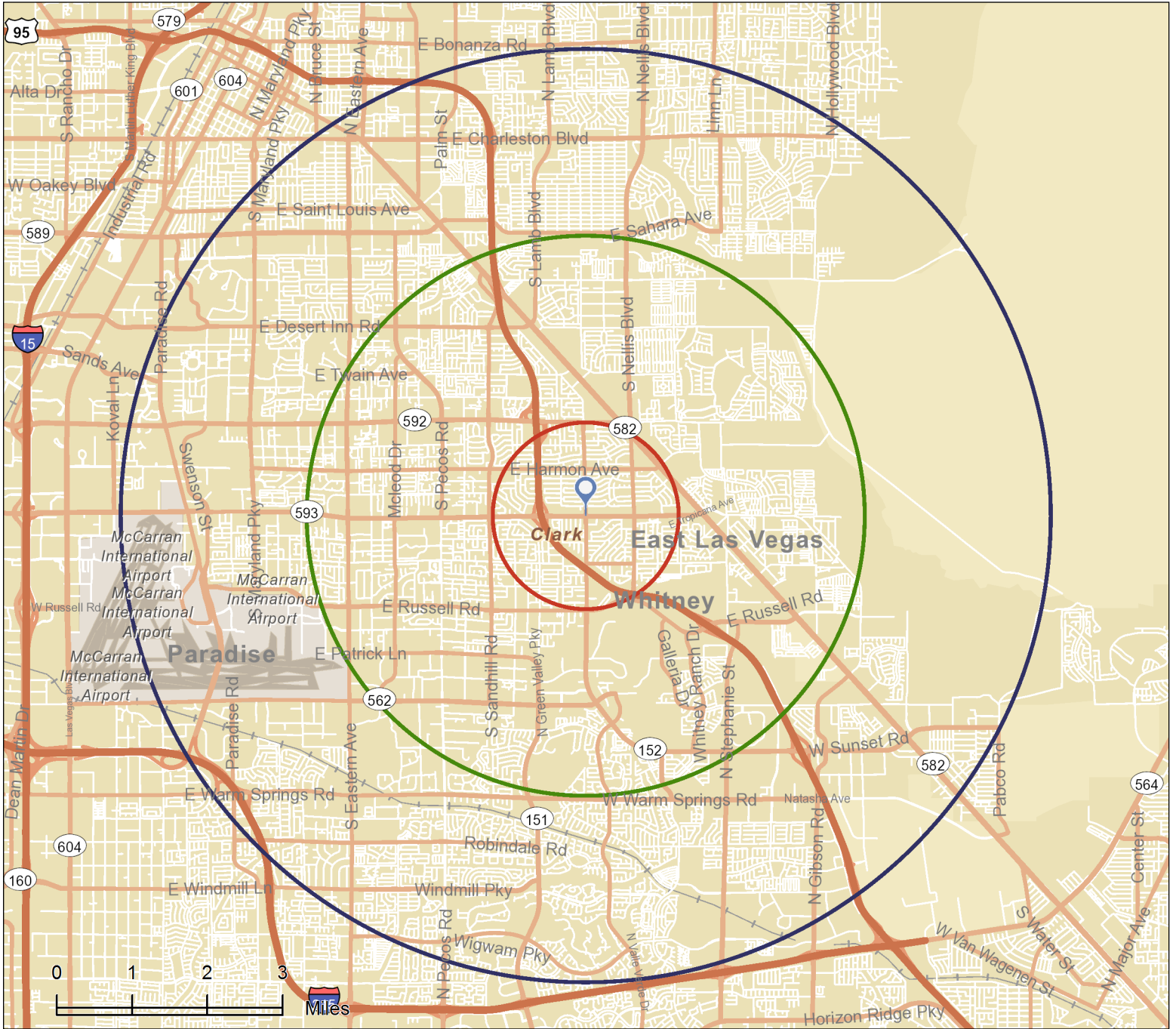
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# Site Map

E Tropicana Ave and Mountain Vista St, Las Vegas, NV,  
 E Tropicana Ave & Mountain Vista St, Las Vegas, NV, 89121  
 Ring: 1, 3, 5 Miles

Latitude: 36.10034  
 Longitude: -115.07322





# Demographic and Income Profile Report

VISTA PLAZA SHOPPING CENTER  
 E TROPICANA AVE & MOUNTAIN VISTA ST, LAS VEGAS, NV, 89121  
 Ring: 1 mile radius

Latitude: 36.100204  
 Longitude: -115.073296

| Summary                       | 2010   | 2011   | 2016   |
|-------------------------------|--------|--------|--------|
| Population                    | 23,356 | 23,477 | 24,283 |
| Households                    | 7,416  | 7,465  | 7,619  |
| Families                      | 5,304  | 5,340  | 5,442  |
| Average Household Size        | 3.15   | 3.14   | 3.18   |
| Owner Occupied Housing Units  | 4,748  | 4,608  | 4,718  |
| Renter Occupied Housing Units | 2,668  | 2,857  | 2,901  |
| Median Age                    | 34.8   | 34.9   | 35.5   |

| Trends: 2011 - 2016 Annual Rate | Area  | State | National |
|---------------------------------|-------|-------|----------|
| Population                      | 0.68% | 1.02% | 0.67%    |
| Households                      | 0.41% | 0.96% | 0.71%    |
| Families                        | 0.38% | 0.92% | 0.57%    |
| Owner HHs                       | 0.47% | 1.10% | 0.91%    |
| Median Household Income         | 3.52% | 3.59% | 2.75%    |

| Households by Income  | 2011   |         | 2016   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 500    | 6.7%    | 458    | 6.0%    |
| \$15,000 - \$24,999   | 621    | 8.3%    | 465    | 6.1%    |
| \$25,000 - \$34,999   | 852    | 11.4%   | 599    | 7.9%    |
| \$35,000 - \$49,999   | 1,356  | 18.2%   | 1,064  | 14.0%   |
| \$50,000 - \$74,999   | 1,852  | 24.8%   | 1,871  | 24.6%   |
| \$75,000 - \$99,999   | 1,070  | 14.3%   | 1,606  | 21.1%   |
| \$100,000 - \$149,999 | 895    | 12.0%   | 1,126  | 14.8%   |
| \$150,000 - \$199,999 | 218    | 2.9%    | 307    | 4.0%    |
| \$200,000+            | 103    | 1.4%    | 124    | 1.6%    |

|                          |          |          |
|--------------------------|----------|----------|
| Median Household Income  | \$53,641 | \$63,758 |
| Average Household Income | \$64,780 | \$74,186 |
| Per Capita Income        | \$20,717 | \$23,404 |

| Population by Age | 2010   |         | 2011   |         | 2016   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
|                   | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 1,693  | 7.2%    | 1,675  | 7.1%    | 1,733  | 7.1%    |
| 5 - 9             | 1,611  | 6.9%    | 1,609  | 6.9%    | 1,640  | 6.8%    |
| 10 - 14           | 1,705  | 7.3%    | 1,709  | 7.3%    | 1,767  | 7.3%    |
| 15 - 19           | 1,862  | 8.0%    | 1,861  | 7.9%    | 1,780  | 7.3%    |
| 20 - 24           | 1,671  | 7.2%    | 1,684  | 7.2%    | 1,670  | 6.9%    |
| 25 - 34           | 3,210  | 13.7%   | 3,229  | 13.8%   | 3,379  | 13.9%   |
| 35 - 44           | 3,462  | 14.8%   | 3,455  | 14.7%   | 3,408  | 14.0%   |
| 45 - 54           | 3,259  | 14.0%   | 3,262  | 13.9%   | 3,094  | 12.7%   |
| 55 - 64           | 2,547  | 10.9%   | 2,599  | 11.1%   | 2,894  | 11.9%   |
| 65 - 74           | 1,480  | 6.3%    | 1,535  | 6.5%    | 1,963  | 8.1%    |
| 75 - 84           | 676    | 2.9%    | 680    | 2.9%    | 749    | 3.1%    |
| 85+               | 179    | 0.8%    | 179    | 0.8%    | 207    | 0.9%    |

| Race and Ethnicity         | 2010   |         | 2011   |         | 2016   |         |
|----------------------------|--------|---------|--------|---------|--------|---------|
|                            | Number | Percent | Number | Percent | Number | Percent |
| White Alone                | 14,159 | 60.6%   | 14,165 | 60.3%   | 13,719 | 56.5%   |
| Black Alone                | 1,356  | 5.8%    | 1,348  | 5.7%    | 1,400  | 5.8%    |
| American Indian Alone      | 215    | 0.9%    | 215    | 0.9%    | 221    | 0.9%    |
| Asian Alone                | 926    | 4.0%    | 913    | 3.9%    | 995    | 4.1%    |
| Pacific Islander Alone     | 163    | 0.7%    | 162    | 0.7%    | 176    | 0.7%    |
| Some Other Race Alone      | 5,302  | 22.7%   | 5,434  | 23.1%   | 6,462  | 26.6%   |
| Two or More Races          | 1,235  | 5.3%    | 1,240  | 5.3%    | 1,309  | 5.4%    |
| Hispanic Origin (Any Race) | 10,776 | 46.1%   | 11,037 | 47.0%   | 12,597 | 51.9%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

February 15, 2012

Made with Esri Business Analyst

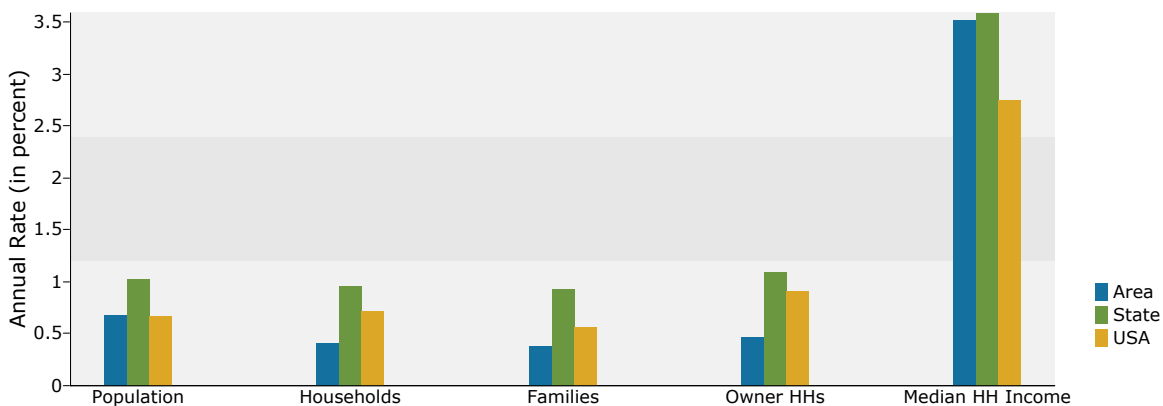


# Demographic and Income Profile Report

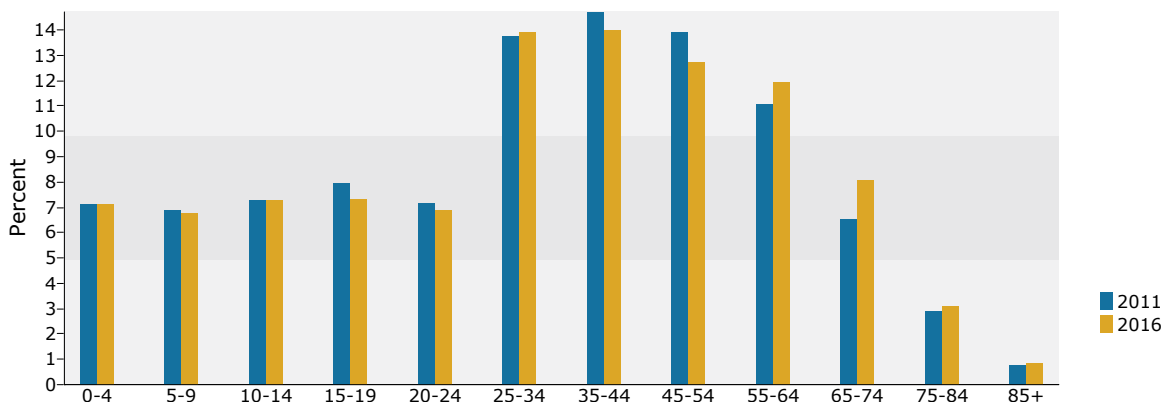
VISTA PLAZA SHOPPING CENTER  
 E TROPICANA AVE & MOUNTAIN VISTA ST, LAS VEGAS, NV, 89121  
 Ring: 1 mile radius

Latitude: 36.100204  
 Longitude: -115.073296

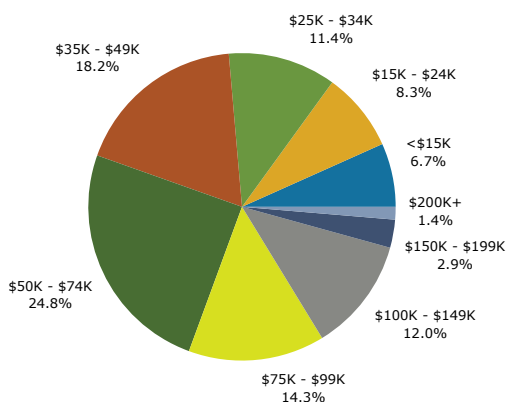
## Trends 2011-2016



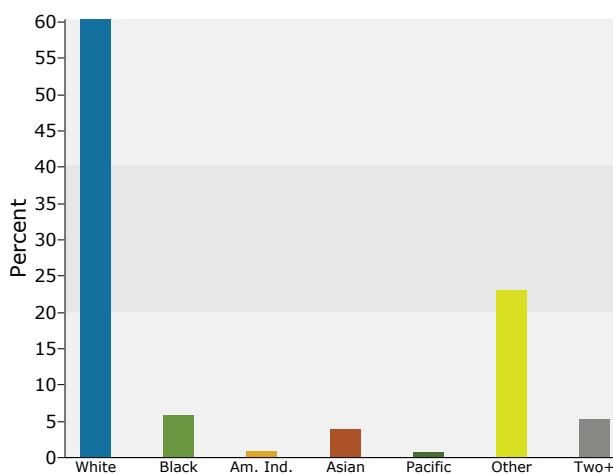
## Population by Age



## 2011 Household Income



## 2011 Population by Race



2011 Percent Hispanic Origin: 47.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

February 15, 2012

Made with Esri Business Analyst



# Demographic and Income Profile Report

VISTA PLAZA SHOPPING CENTER  
 E TROPICANA AVE & MOUNTAIN VISTA ST, LAS VEGAS, NV, 89121  
 Ring: 3 miles radius

Latitude: 36.100204  
 Longitude: -115.073296

| Summary                       | 2010    | 2011    | 2016    |
|-------------------------------|---------|---------|---------|
| Population                    | 160,951 | 162,048 | 168,801 |
| Households                    | 63,670  | 64,088  | 66,159  |
| Families                      | 38,046  | 38,344  | 39,617  |
| Average Household Size        | 2.52    | 2.52    | 2.55    |
| Owner Occupied Housing Units  | 32,705  | 31,472  | 32,816  |
| Renter Occupied Housing Units | 30,965  | 32,616  | 33,344  |
| Median Age                    | 37.1    | 37.2    | 37.9    |

| Trends: 2011 - 2016 Annual Rate | Area  | State | National |
|---------------------------------|-------|-------|----------|
| Population                      | 0.82% | 1.02% | 0.67%    |
| Households                      | 0.64% | 0.96% | 0.71%    |
| Families                        | 0.66% | 0.92% | 0.57%    |
| Owner HHs                       | 0.84% | 1.10% | 0.91%    |
| Median Household Income         | 3.93% | 3.59% | 2.75%    |

| Households by Income  | 2011   |         | 2016   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 6,547  | 10.2%   | 6,379  | 9.6%    |
| \$15,000 - \$24,999   | 7,745  | 12.1%   | 5,875  | 8.9%    |
| \$25,000 - \$34,999   | 8,783  | 13.7%   | 6,505  | 9.8%    |
| \$35,000 - \$49,999   | 11,578 | 18.1%   | 10,006 | 15.1%   |
| \$50,000 - \$74,999   | 13,510 | 21.1%   | 14,492 | 21.9%   |
| \$75,000 - \$99,999   | 7,058  | 11.0%   | 11,040 | 16.7%   |
| \$100,000 - \$149,999 | 5,972  | 9.3%    | 8,030  | 12.1%   |
| \$150,000 - \$199,999 | 1,643  | 2.6%    | 2,357  | 3.6%    |
| \$200,000+            | 1,253  | 2.0%    | 1,474  | 2.2%    |

|                          |          |          |
|--------------------------|----------|----------|
| Median Household Income  | \$45,637 | \$55,335 |
| Average Household Income | \$58,683 | \$68,319 |
| Per Capita Income        | \$23,210 | \$26,764 |

| Population by Age | 2010   |         | 2011   |         | 2016   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
|                   | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 10,666 | 6.6%    | 10,566 | 6.5%    | 10,993 | 6.5%    |
| 5 - 9             | 9,815  | 6.1%    | 9,838  | 6.1%    | 10,098 | 6.0%    |
| 10 - 14           | 9,455  | 5.9%    | 9,490  | 5.9%    | 9,842  | 5.8%    |
| 15 - 19           | 10,309 | 6.4%    | 10,315 | 6.4%    | 9,936  | 5.9%    |
| 20 - 24           | 11,946 | 7.4%    | 12,057 | 7.4%    | 11,962 | 7.1%    |
| 25 - 34           | 23,824 | 14.8%   | 24,016 | 14.8%   | 25,146 | 14.9%   |
| 35 - 44           | 21,713 | 13.5%   | 21,681 | 13.4%   | 21,432 | 12.7%   |
| 45 - 54           | 21,876 | 13.6%   | 21,817 | 13.5%   | 20,571 | 12.2%   |
| 55 - 64           | 19,468 | 12.1%   | 19,847 | 12.2%   | 21,988 | 13.0%   |
| 65 - 74           | 12,754 | 7.9%    | 13,194 | 8.1%    | 16,768 | 9.9%    |
| 75 - 84           | 6,892  | 4.3%    | 6,968  | 4.3%    | 7,514  | 4.5%    |
| 85+               | 2,235  | 1.4%    | 2,257  | 1.4%    | 2,549  | 1.5%    |

| Race and Ethnicity         | 2010   |         | 2011   |         | 2016   |         |
|----------------------------|--------|---------|--------|---------|--------|---------|
|                            | Number | Percent | Number | Percent | Number | Percent |
| White Alone                | 98,070 | 60.9%   | 98,278 | 60.6%   | 96,170 | 57.0%   |
| Black Alone                | 14,943 | 9.3%    | 14,935 | 9.2%    | 15,799 | 9.4%    |
| American Indian Alone      | 1,336  | 0.8%    | 1,341  | 0.8%    | 1,375  | 0.8%    |
| Asian Alone                | 11,366 | 7.1%    | 11,312 | 7.0%    | 12,701 | 7.5%    |
| Pacific Islander Alone     | 1,322  | 0.8%    | 1,315  | 0.8%    | 1,464  | 0.9%    |
| Some Other Race Alone      | 25,517 | 15.9%   | 26,406 | 16.3%   | 32,174 | 19.1%   |
| Two or More Races          | 8,397  | 5.2%    | 8,463  | 5.2%    | 9,118  | 5.4%    |
| Hispanic Origin (Any Race) | 52,760 | 32.8%   | 54,508 | 33.6%   | 63,864 | 37.8%   |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

February 15, 2012

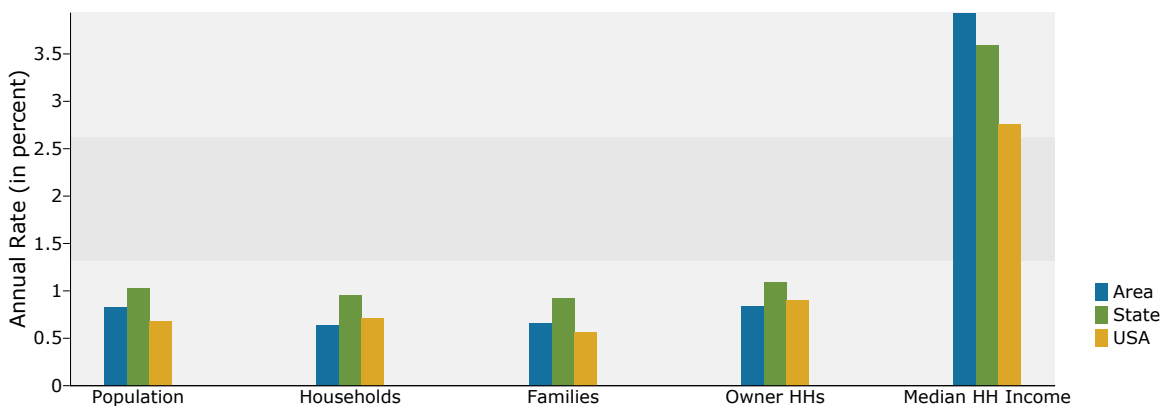
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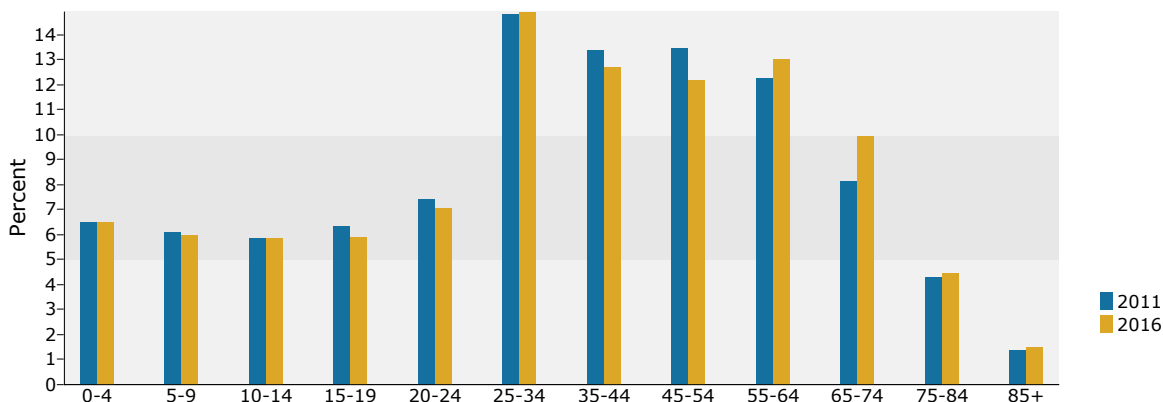
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 Ring: 3 miles radius

Latitude: 36.100204  
 Longitude: -115.073296

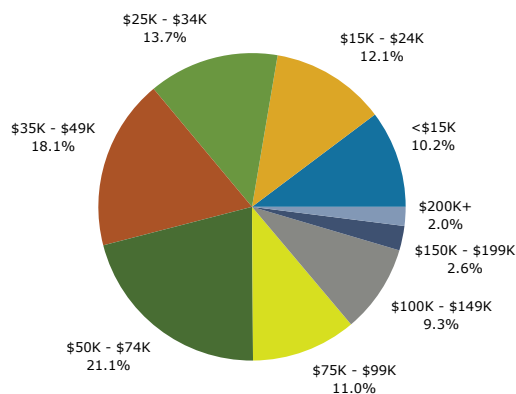
## Trends 2011-2016



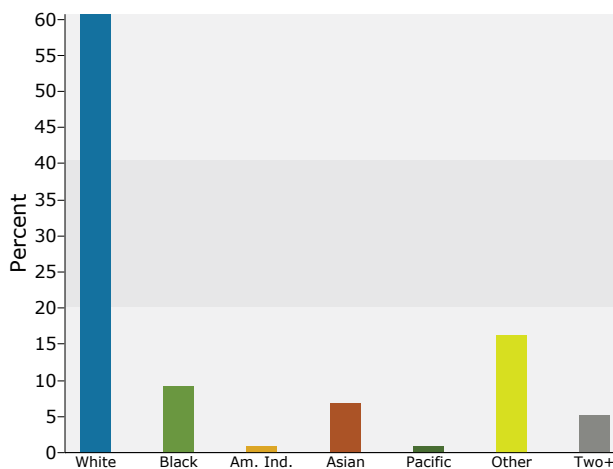
## Population by Age



## 2011 Household Income



## 2011 Population by Race



2011 Percent Hispanic Origin: 33.6%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



# Demographic and Income Profile Report

VISTA PLAZA SHOPPING CENTER  
 E TROPICANA AVE & MOUNTAIN VISTA ST, LAS VEGAS, NV, 89121  
 Ring: 5 miles radius

Latitude: 36.100204  
 Longitude: -115.073296

| Summary                         | 2010    | 2011    | 2016     |
|---------------------------------|---------|---------|----------|
| Population                      | 399,188 | 401,610 | 418,530  |
| Households                      | 151,621 | 152,344 | 157,221  |
| Families                        | 91,310  | 91,923  | 94,871   |
| Average Household Size          | 2.61    | 2.62    | 2.64     |
| Owner Occupied Housing Units    | 73,596  | 70,844  | 73,719   |
| Renter Occupied Housing Units   | 78,025  | 81,501  | 83,502   |
| Median Age                      | 35.6    | 35.7    | 36.3     |
| Trends: 2011 - 2016 Annual Rate | Area    | State   | National |
| Population                      | 0.83%   | 1.02%   | 0.67%    |
| Households                      | 0.63%   | 0.96%   | 0.71%    |
| Families                        | 0.63%   | 0.92%   | 0.57%    |
| Owner HHs                       | 0.80%   | 1.10%   | 0.91%    |
| Median Household Income         | 4.01%   | 3.59%   | 2.75%    |

| Households by Income     | 2011     |         | 2016     |         |
|--------------------------|----------|---------|----------|---------|
|                          | Number   | Percent | Number   | Percent |
| <\$15,000                | 18,026   | 11.8%   | 17,983   | 11.4%   |
| \$15,000 - \$24,999      | 19,525   | 12.8%   | 15,166   | 9.6%    |
| \$25,000 - \$34,999      | 20,382   | 13.4%   | 15,330   | 9.8%    |
| \$35,000 - \$49,999      | 25,271   | 16.6%   | 21,828   | 13.9%   |
| \$50,000 - \$74,999      | 30,968   | 20.3%   | 32,920   | 20.9%   |
| \$75,000 - \$99,999      | 16,214   | 10.6%   | 24,951   | 15.9%   |
| \$100,000 - \$149,999    | 14,626   | 9.6%    | 19,370   | 12.3%   |
| \$150,000 - \$199,999    | 4,207    | 2.8%    | 5,976    | 3.8%    |
| \$200,000+               | 3,126    | 2.1%    | 3,697    | 2.4%    |
| Median Household Income  | \$44,752 |         | \$54,464 |         |
| Average Household Income | \$58,367 |         | \$67,752 |         |
| Per Capita Income        | \$22,403 |         | \$25,718 |         |

| Population by Age | 2010   |         | 2011   |         | 2016   |         |
|-------------------|--------|---------|--------|---------|--------|---------|
|                   | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 27,364 | 6.9%    | 27,074 | 6.7%    | 28,220 | 6.7%    |
| 5 - 9             | 25,727 | 6.4%    | 25,768 | 6.4%    | 26,526 | 6.3%    |
| 10 - 14           | 25,443 | 6.4%    | 25,548 | 6.4%    | 26,623 | 6.4%    |
| 15 - 19           | 27,932 | 7.0%    | 27,993 | 7.0%    | 27,212 | 6.5%    |
| 20 - 24           | 30,134 | 7.5%    | 30,438 | 7.6%    | 30,405 | 7.3%    |
| 25 - 34           | 59,574 | 14.9%   | 59,931 | 14.9%   | 62,838 | 15.0%   |
| 35 - 44           | 55,614 | 13.9%   | 55,524 | 13.8%   | 55,154 | 13.2%   |
| 45 - 54           | 55,587 | 13.9%   | 55,498 | 13.8%   | 52,618 | 12.6%   |
| 55 - 64           | 45,639 | 11.4%   | 46,530 | 11.6%   | 51,844 | 12.4%   |
| 65 - 74           | 27,069 | 6.8%    | 27,999 | 7.0%    | 35,844 | 8.6%    |
| 75 - 84           | 14,488 | 3.6%    | 14,643 | 3.6%    | 15,932 | 3.8%    |
| 85+               | 4,617  | 1.2%    | 4,663  | 1.2%    | 5,313  | 1.3%    |

| Race and Ethnicity         | 2010    |         | 2011    |         | 2016    |         |
|----------------------------|---------|---------|---------|---------|---------|---------|
|                            | Number  | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 235,765 | 59.1%   | 236,353 | 58.9%   | 231,880 | 55.4%   |
| Black Alone                | 36,615  | 9.2%    | 36,360  | 9.1%    | 37,923  | 9.1%    |
| American Indian Alone      | 3,232   | 0.8%    | 3,244   | 0.8%    | 3,330   | 0.8%    |
| Asian Alone                | 29,251  | 7.3%    | 28,985  | 7.2%    | 32,208  | 7.7%    |
| Pacific Islander Alone     | 2,839   | 0.7%    | 2,824   | 0.7%    | 3,139   | 0.8%    |
| Some Other Race Alone      | 70,831  | 17.7%   | 73,060  | 18.2%   | 87,749  | 21.0%   |
| Two or More Races          | 20,654  | 5.2%    | 20,785  | 5.2%    | 22,300  | 5.3%    |
| Hispanic Origin (Any Race) | 146,873 | 36.8%   | 151,253 | 37.7%   | 174,717 | 41.7%   |

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

February 15, 2012

Made with Esri Business Analyst

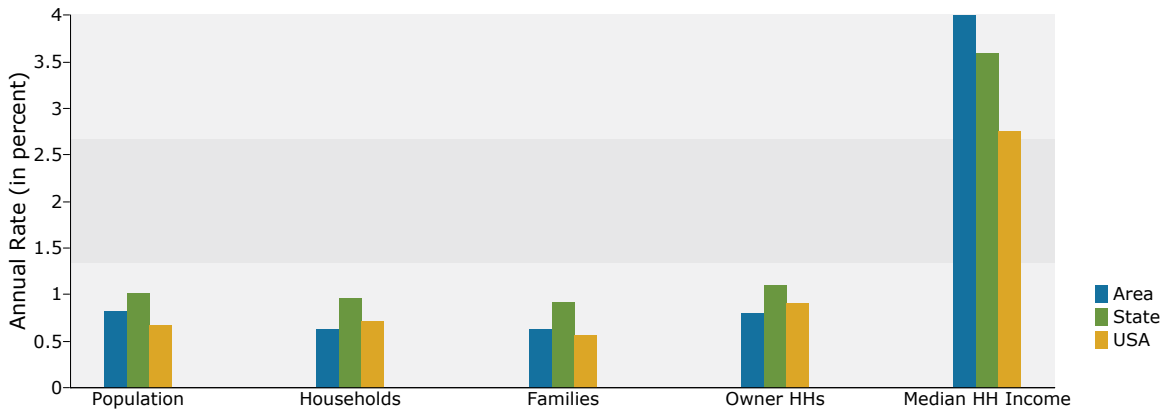


# Demographic and Income Profile Report

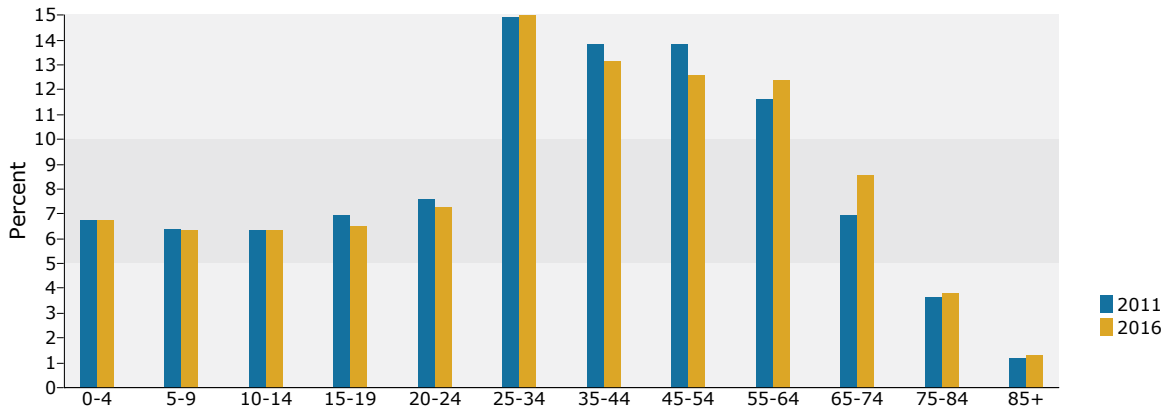
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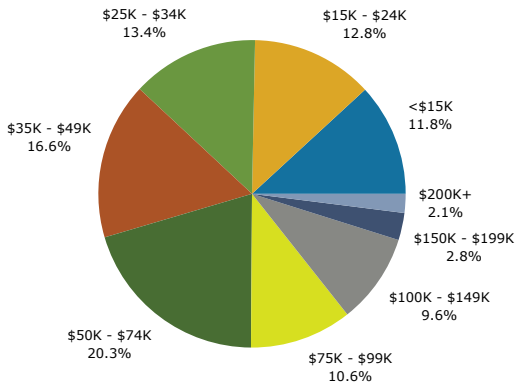
## Trends 2011-2016



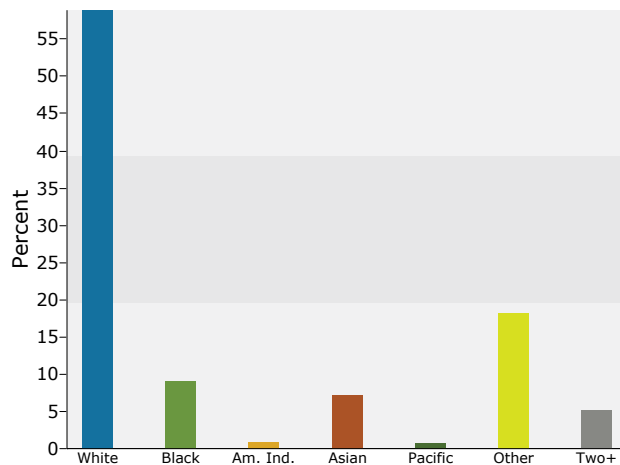
## Population by Age



## 2011 Household Income



## 2011 Population by Race



2011 Percent Hispanic Origin: 37.7%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.