

4860 S Eastern Ave
Las Vegas, NV 89121

NEC Tropicana & Eastern Ave

SUBLEASE
±14,202 SF

Join these tenants:



Busy intersection with daily traffic counts in excess of 50,000 cars daily

Signage available on exterior of building

APN: 162-24-401-012

Zoning: C-2 (General Commercial)

Other retailers in the area include:
Albertsons, OfficeMax, King Ranch Market,
Ultimate Electronics, 99 Cents Only



	1 Mile	3 Mile	5 Mile
Population	25,706	160,094	428,051
Ave HH Income	\$52,027	\$54,637	\$57,706
Households	11,113	67,752	171,372
Traffic Counts			
Tropicana Ave	48,000 cars daily		
Eastern Ave	37,000 cars daily (Source: NV DoT 2010)		

FOR MORE INFORMATION:

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Suite 100
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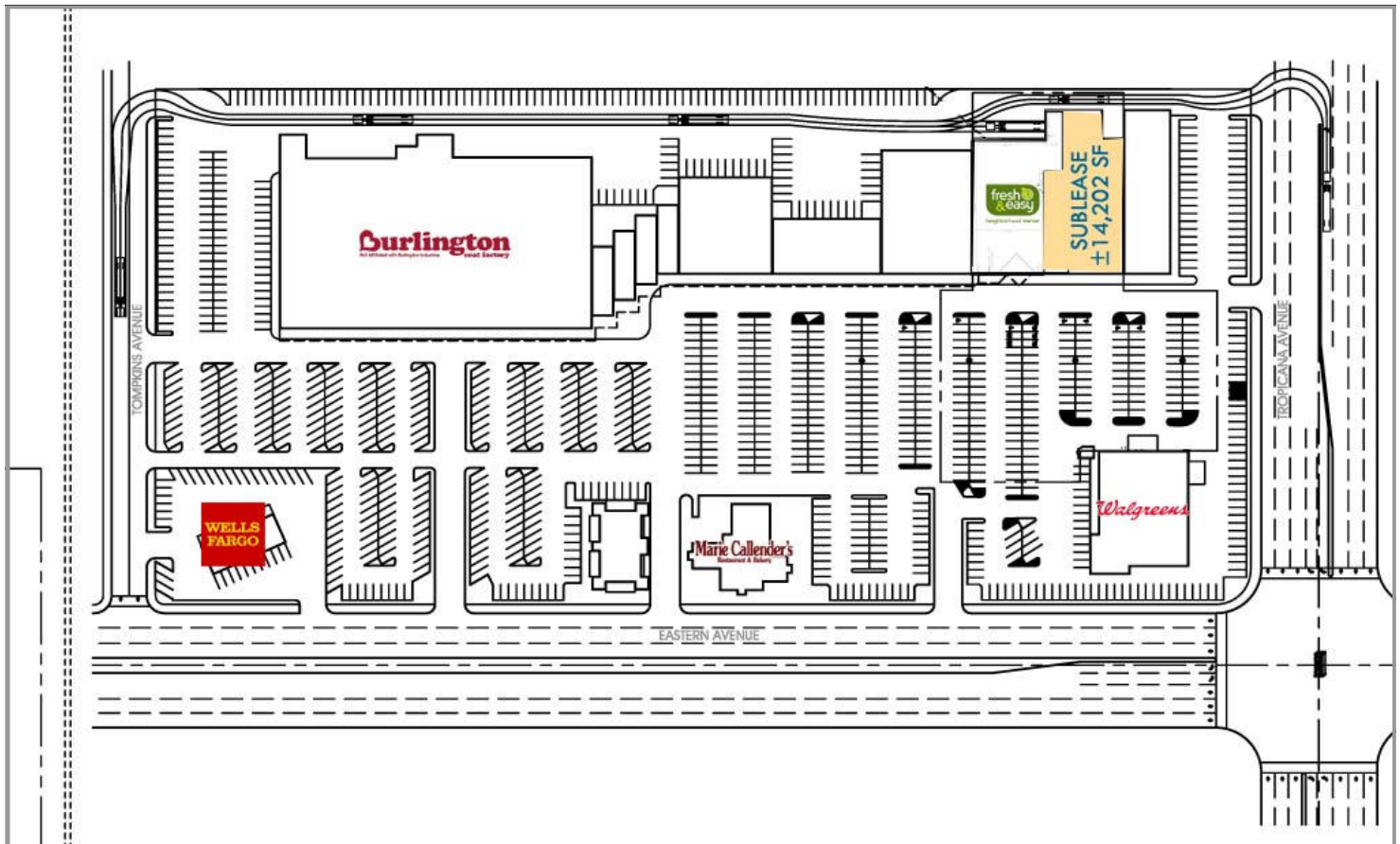
Leasing | Tenant Representation | Investment Sales | Land Acquisition

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Site Plan

NEC Tropicana Ave & Eastern Ave

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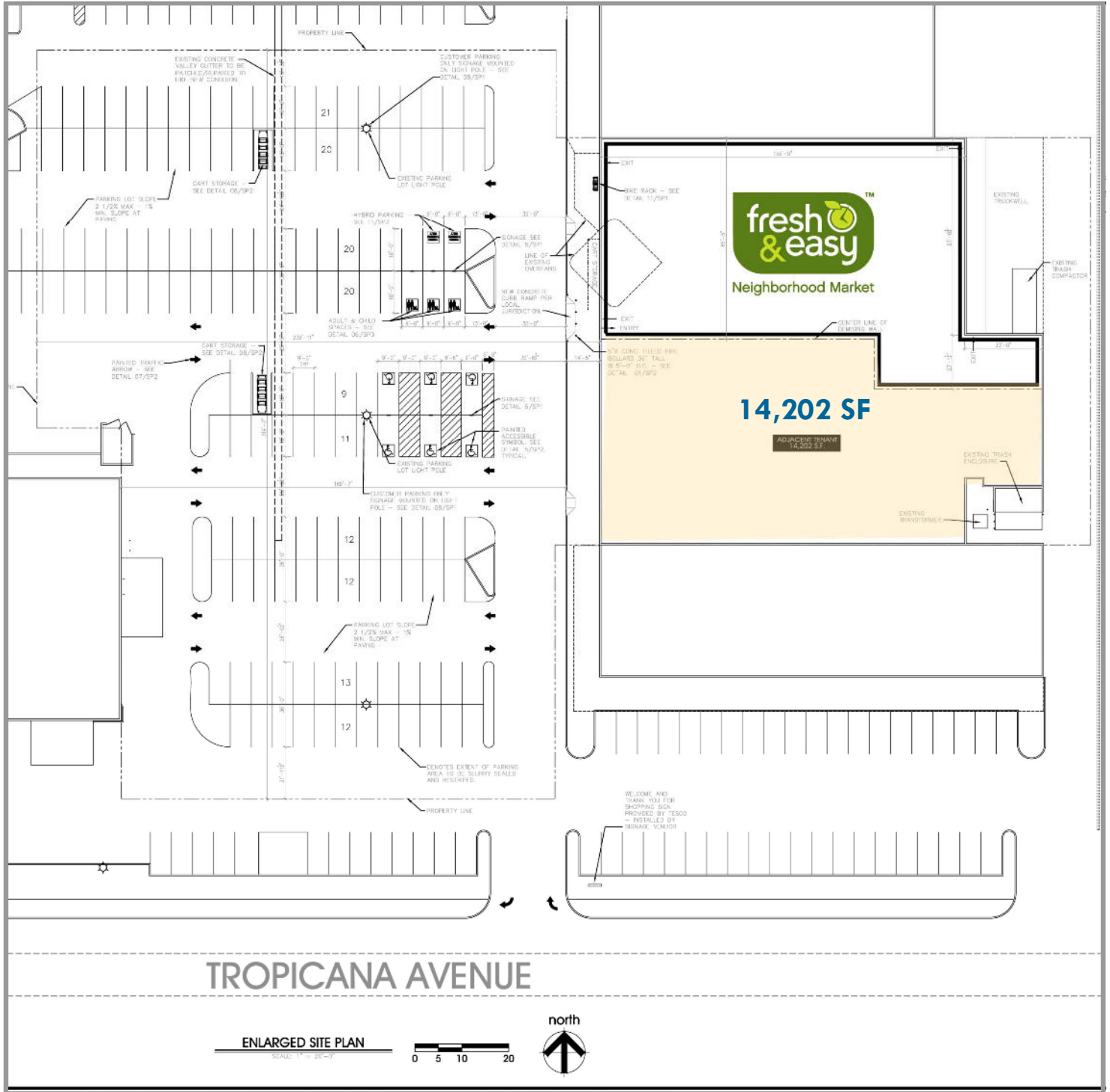
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Site Plan

NEC Tropicana Ave & Eastern Ave

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Demographic and Income Profile

Tropicana & Eastern
Ring: 1 mile radius

Latitude: 36.099985
Longitude: -115.118964

Summary		2000		2010		2015	
Population		24,712		25,706		25,921	
Households		10,875		11,113		11,130	
Families		5,554		5,347		5,272	
Average Household Size		2.26		2.30		2.32	
Owner Occupied Housing Units		4,372		3,847		3,730	
Renter Occupied Housing Units		6,502		7,266		7,400	
Median Age		35.6		37.3		37.7	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.17%		1.76%		0.76%	
Households		0.03%		1.72%		0.78%	
Families		-0.28%		1.61%		0.64%	
Owner HHs		-0.62%		1.84%		0.82%	
Median Household Income		3.17%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	1,800	16.6%	1,470	13.2%	1,172	10.5%	
\$15,000 - \$24,999	1,736	16.0%	1,407	12.7%	1,189	10.7%	
\$25,000 - \$34,999	1,777	16.4%	1,544	13.9%	1,367	12.3%	
\$35,000 - \$49,999	2,222	20.5%	2,294	20.6%	1,847	16.6%	
\$50,000 - \$74,999	1,811	16.7%	2,346	21.1%	2,786	25.0%	
\$75,000 - \$99,999	747	6.9%	1,121	10.1%	1,268	11.4%	
\$100,000 - \$149,999	494	4.6%	614	5.5%	986	8.9%	
\$150,000 - \$199,999	142	1.3%	172	1.5%	303	2.7%	
\$200,000+	121	1.1%	146	1.3%	213	1.9%	
Median Household Income	\$35,570		\$42,708		\$49,920		
Average Household Income	\$44,665		\$52,027		\$60,434		
Per Capita Income	\$19,957		\$22,803		\$26,307		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,562	6.3%	1,648	6.4%	1,705	6.6%	
5 - 9	1,439	5.8%	1,431	5.6%	1,460	5.6%	
10 - 14	1,110	4.5%	1,224	4.8%	1,215	4.7%	
15 - 19	1,251	5.1%	1,393	5.4%	1,272	4.9%	
20 - 24	2,454	9.9%	2,028	7.9%	2,210	8.5%	
25 - 34	4,330	17.5%	4,339	16.9%	4,095	15.8%	
35 - 44	3,378	13.7%	3,356	13.1%	3,404	13.1%	
45 - 54	3,236	13.1%	3,157	12.3%	3,032	11.7%	
55 - 64	2,552	10.3%	2,981	11.6%	2,878	11.1%	
65 - 74	1,808	7.3%	2,122	8.3%	2,542	9.8%	
75 - 84	1,222	4.9%	1,430	5.6%	1,459	5.6%	
85+	371	1.5%	596	2.3%	649	2.5%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	17,827	72.1%	16,134	62.8%	15,727	60.7%	
Black Alone	1,904	7.7%	2,433	9.5%	2,545	9.8%	
American Indian Alone	214	0.9%	255	1.0%	255	1.0%	
Asian Alone	1,297	5.2%	1,571	6.1%	1,683	6.5%	
Pacific Islander Alone	159	0.6%	230	0.9%	219	0.8%	
Some Other Race Alone	2,302	9.3%	3,796	14.8%	4,140	16.0%	
Two or More Races	1,009	4.1%	1,288	5.0%	1,352	5.2%	
Hispanic Origin (Any Race)	6,379	25.8%	10,271	40.0%	11,353	43.8%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

Tropicana & Eastern
Ring: 3 miles radius

Latitude: 36.099985
Longitude: -115.118964

Summary		2000		2010		2015	
Population		149,826		160,094		162,750	
Households		64,101		67,752		68,697	
Families		33,563		33,306		33,188	
Average Household Size		2.31		2.34		2.34	
Owner Occupied Housing Units		25,111		23,194		23,004	
Renter Occupied Housing Units		38,990		44,559		45,692	
Median Age		36.2		37.7		37.9	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.33%		1.76%		0.76%	
Households		0.28%		1.72%		0.78%	
Families		-0.07%		1.61%		0.64%	
Owner HHs		-0.16%		1.84%		0.82%	
Median Household Income		3.37%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	10,439	16.3%	9,056	13.4%	7,405	10.8%	
\$15,000 - \$24,999	10,806	16.9%	9,007	13.3%	7,846	11.4%	
\$25,000 - \$34,999	9,975	15.6%	9,455	14.0%	8,505	12.4%	
\$35,000 - \$49,999	12,296	19.2%	12,939	19.1%	10,551	15.4%	
\$50,000 - \$74,999	10,468	16.4%	13,096	19.3%	15,441	22.5%	
\$75,000 - \$99,999	4,994	7.8%	6,880	10.2%	7,652	11.1%	
\$100,000 - \$149,999	3,209	5.0%	4,909	7.2%	7,525	11.0%	
\$150,000 - \$199,999	858	1.3%	1,119	1.7%	2,053	3.0%	
\$200,000+	852	1.3%	1,289	1.9%	1,716	2.5%	
Median Household Income	\$35,671		\$42,409		\$50,041		
Average Household Income	\$47,180		\$54,697		\$63,217		
Per Capita Income	\$20,517		\$23,475		\$27,051		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	9,176	6.1%	10,041	6.3%	10,319	6.3%	
5 - 9	8,749	5.8%	8,668	5.4%	8,935	5.5%	
10 - 14	7,519	5.0%	7,648	4.8%	7,801	4.8%	
15 - 19	8,867	5.9%	9,394	5.9%	8,643	5.3%	
20 - 24	13,024	8.7%	12,974	8.1%	13,465	8.3%	
25 - 34	24,729	16.5%	25,658	16.0%	25,876	15.9%	
35 - 44	22,515	15.0%	20,575	12.9%	20,545	12.6%	
45 - 54	20,564	13.7%	21,346	13.3%	19,937	12.3%	
55 - 64	15,592	10.4%	19,380	12.1%	19,308	11.9%	
65 - 74	10,695	7.1%	13,001	8.1%	15,716	9.7%	
75 - 84	6,656	4.4%	8,270	5.2%	8,749	5.4%	
85+	1,739	1.2%	3,139	2.0%	3,454	2.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	108,118	72.2%	99,726	62.3%	97,919	60.2%	
Black Alone	10,631	7.1%	14,325	8.9%	15,144	9.3%	
American Indian Alone	1,290	0.9%	1,733	1.1%	1,757	1.1%	
Asian Alone	8,131	5.4%	10,559	6.6%	11,546	7.1%	
Pacific Islander Alone	842	0.6%	1,422	0.9%	1,367	0.8%	
Some Other Race Alone	13,663	9.1%	22,898	14.3%	25,056	15.4%	
Two or More Races	7,150	4.8%	9,431	5.9%	9,962	6.1%	
Hispanic Origin (Any Race)	38,654	25.8%	63,381	39.6%	70,216	43.1%	

Demographic and Income Profile

Tropicana & Eastern
Ring: 5 miles radius

Latitude: 36.099985
Longitude: -115.118964

Summary		2000		2010		2015	
Population		385,342		428,051		442,836	
Households		155,690		171,372		176,965	
Families		88,888		92,654		94,221	
Average Household Size		2.43		2.46		2.46	
Owner Occupied Housing Units		71,933		70,288		71,306	
Renter Occupied Housing Units		83,757		101,084		105,659	
Median Age		36.0		37.6		37.7	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.68%		1.76%		0.76%	
Households		0.64%		1.72%		0.78%	
Families		0.34%		1.61%		0.64%	
Owner HHs		0.29%		1.84%		0.82%	
Median Household Income		3.23%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	25,531	16.4%	22,606	13.2%	18,988	10.7%	
\$15,000 - \$24,999	24,980	16.0%	21,280	12.4%	18,857	10.7%	
\$25,000 - \$34,999	22,597	14.5%	21,885	12.8%	19,863	11.2%	
\$35,000 - \$49,999	28,404	18.2%	30,116	17.6%	24,491	13.8%	
\$50,000 - \$74,999	28,319	18.2%	34,794	20.3%	40,831	23.1%	
\$75,000 - \$99,999	12,954	8.3%	20,004	11.7%	22,208	12.5%	
\$100,000 - \$149,999	8,526	5.5%	13,944	8.1%	21,351	12.1%	
\$150,000 - \$199,999	2,284	1.5%	2,955	1.7%	5,324	3.0%	
\$200,000+	2,418	1.5%	3,783	2.2%	5,049	2.9%	
Median Household Income	\$37,124		\$44,939		\$52,680		
Average Household Income	\$49,042		\$57,706		\$66,326		
Per Capita Income	\$20,299		\$23,547		\$26,993		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	25,517	6.6%	28,762	6.7%	29,880	6.7%	
5 - 9	25,005	6.5%	25,268	5.9%	26,391	6.0%	
10 - 14	22,387	5.8%	22,720	5.3%	23,848	5.4%	
15 - 19	23,130	6.0%	25,716	6.0%	23,940	5.4%	
20 - 24	29,205	7.6%	32,107	7.5%	33,515	7.6%	
25 - 34	61,326	15.9%	64,824	15.1%	67,970	15.3%	
35 - 44	60,681	15.7%	56,628	13.2%	56,567	12.8%	
45 - 54	52,234	13.6%	59,340	13.9%	56,353	12.7%	
55 - 64	37,956	9.8%	51,204	12.0%	53,535	12.1%	
65 - 74	27,699	7.2%	33,659	7.9%	41,153	9.3%	
75 - 84	16,325	4.2%	20,597	4.8%	21,713	4.9%	
85+	3,876	1.0%	7,226	1.7%	7,973	1.8%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	276,058	71.6%	264,155	61.7%	263,936	59.6%	
Black Alone	27,213	7.1%	38,616	9.0%	41,772	9.4%	
American Indian Alone	3,237	0.8%	4,858	1.1%	5,026	1.1%	
Asian Alone	21,649	5.6%	29,045	6.8%	32,227	7.3%	
Pacific Islander Alone	1,931	0.5%	3,809	0.9%	3,771	0.9%	
Some Other Race Alone	37,700	9.8%	62,978	14.7%	69,508	15.7%	
Two or More Races	17,555	4.6%	24,589	5.7%	26,596	6.0%	
Hispanic Origin (Any Race)	100,056	26.0%	166,506	38.9%	186,646	42.1%	