

4500 | E Tropicana Ave
Las Vegas, NV 89121

NWC Tropicana & Mountain Vista

BUILDING FOR SUBLEASE

± 43,562 SF

Former grocery store

Dimensions: ±185' x 230'

Ample parking

High visibility and easy access to US95

Pylon signage available

Surrounded by established residential neighborhoods

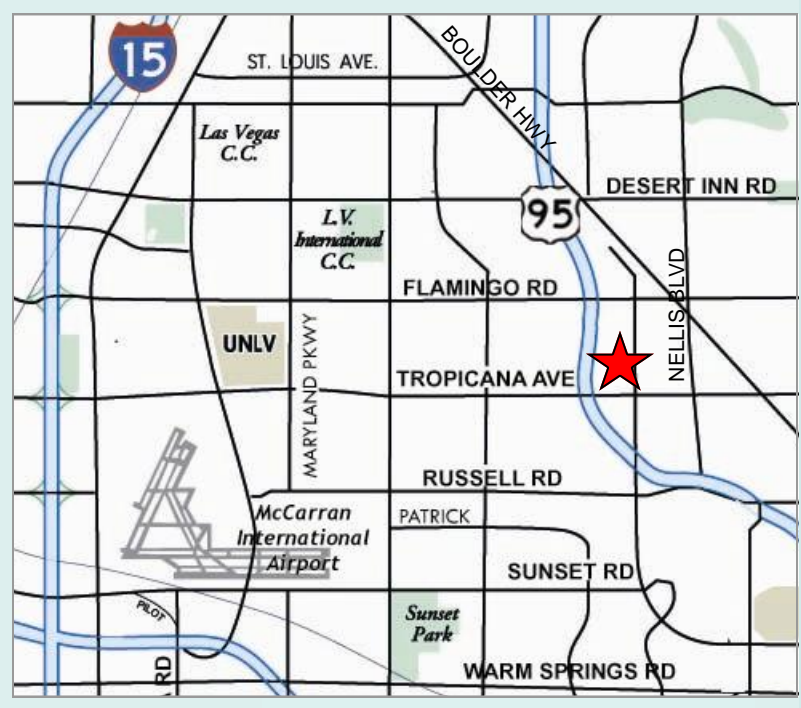
Zoning: General Commercial (C-2)

APN 161-20-401-006

Year Built: 1979



	1 Mile	3 Mile	5 Mile
Population	24,165	157,265	408,304
Ave HH Income	\$66,648	\$63,685	\$62,582
Households	8,159	63,603	157,503
Traffic Counts	58,000 cars daily		



FOR MORE INFORMATION PLEASE CONTACT:

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Suite 100
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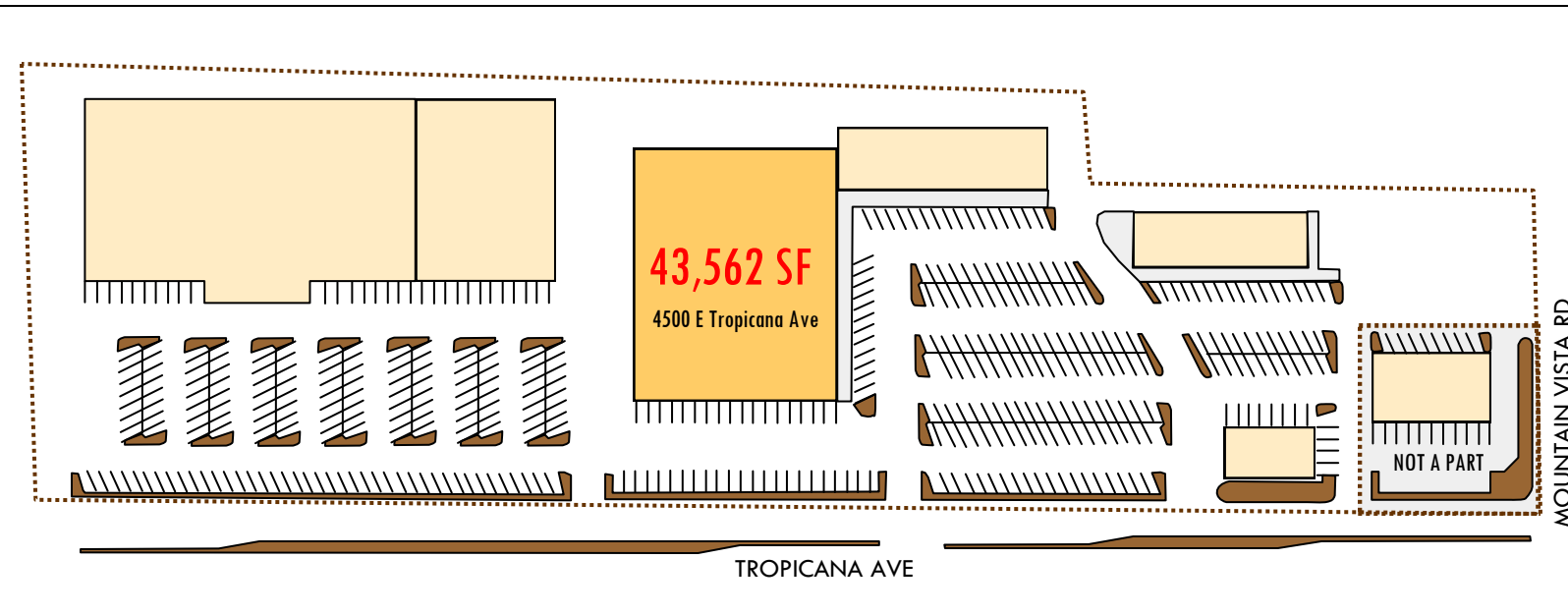
Visit our YouTube channel to view property videos.
[Click here to view interior video](#)

Siteplan

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[Click here to view interior video](#)

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Leasing | Tenant Representation | Investment Sales | Land Acquisition

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Ingress/Egress

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INGRESS/EGRESS LOCATIONS

Access to the subject property includes convenient ingress/egress at multiple points along Tropicana Ave and Mountain Vista St

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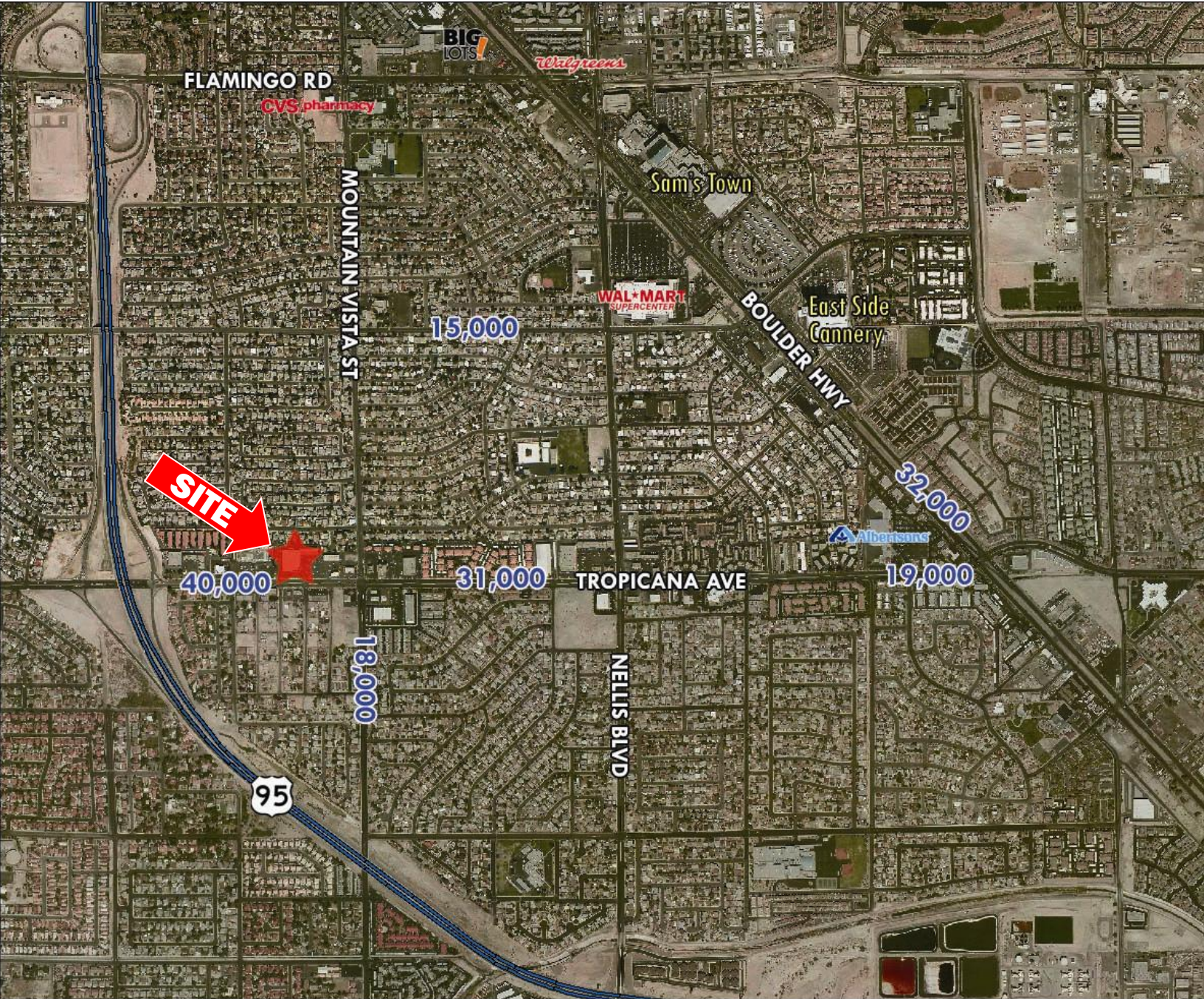
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Aerial

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Demographic and Income Profile

Tropicana & Mountain Vista
Ring: 1 mile radius

Latitude: 36.100322
Longitude: -115.073238

Summary		2000		2010		2015	
Population		22,789		24,165		24,690	
Households		7,685		8,159		8,317	
Families		5,580		5,706		5,750	
Average Household Size		2.95		2.95		2.96	
Owner Occupied Housing Units		5,381		5,100		5,142	
Renter Occupied Housing Units		2,303		3,059		3,175	
Median Age		34.7		36.4		36.9	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.43%		1.76%		0.76%	
Households		0.38%		1.72%		0.78%	
Families		0.15%		1.61%		0.64%	
Owner HHs		0.16%		1.84%		0.82%	
Median Household Income		2.11%		2.71%		2.36%	
Households by Income		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
<\$15,000		585	7.6%	427	5.2%	314	3.8%
\$15,000 - \$24,999		677	8.8%	426	5.2%	338	4.1%
\$25,000 - \$34,999		1,058	13.8%	820	10.1%	669	8.0%
\$35,000 - \$49,999		1,656	21.6%	1,630	20.0%	1,228	14.8%
\$50,000 - \$74,999		1,986	25.9%	2,146	26.3%	2,352	28.3%
\$75,000 - \$99,999		978	12.7%	1,439	17.6%	1,551	18.6%
\$100,000 - \$149,999		556	7.2%	1,001	12.3%	1,446	17.4%
\$150,000 - \$199,999		128	1.7%	160	2.0%	268	3.2%
\$200,000+		47	0.6%	108	1.3%	151	1.8%
Median Household Income		\$48,452		\$59,012		\$65,509	
Average Household Income		\$55,549		\$66,648		\$74,819	
Per Capita Income		\$18,804		\$22,718		\$25,443	
Population by Age		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		1,553	6.8%	1,700	7.0%	1,744	7.1%
5 - 9		1,715	7.5%	1,609	6.7%	1,676	6.8%
10 - 14		1,746	7.7%	1,547	6.4%	1,637	6.6%
15 - 19		1,646	7.2%	1,624	6.7%	1,488	6.0%
20 - 24		1,550	6.8%	1,574	6.5%	1,552	6.3%
25 - 34		3,273	14.4%	3,568	14.8%	3,562	14.4%
35 - 44		3,606	15.8%	3,278	13.6%	3,414	13.8%
45 - 54		3,235	14.2%	3,390	14.0%	3,214	13.0%
55 - 64		2,352	10.3%	2,910	12.0%	2,910	11.8%
65 - 74		1,326	5.8%	1,790	7.4%	2,139	8.7%
75 - 84		629	2.8%	903	3.7%	1,035	4.2%
85+		155	0.7%	271	1.1%	317	1.3%
Race and Ethnicity		2000		2010		2015	
		Number	Percent	Number	Percent	Number	Percent
White Alone		17,121	75.1%	15,655	64.8%	15,408	62.4%
Black Alone		1,135	5.0%	1,568	6.5%	1,685	6.8%
American Indian Alone		229	1.0%	278	1.2%	281	1.1%
Asian Alone		833	3.7%	1,047	4.3%	1,139	4.6%
Pacific Islander Alone		107	0.5%	152	0.6%	145	0.6%
Some Other Race Alone		2,371	10.4%	4,139	17.1%	4,614	18.7%
Two or More Races		992	4.4%	1,326	5.5%	1,418	5.7%
Hispanic Origin (Any Race)		6,023	26.4%	10,225	42.3%	11,514	46.6%

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 & Mountain Vista
Ring: 3 miles radius

Latitude: 36.100322
Longitude: -115.073238

Summary		2000		2010		2015	
Population		134,983		157,265		164,462	
Households		54,936		63,603		66,259	
Families		33,886		37,508		38,614	
Average Household Size		2.44		2.46		2.47	
Owner Occupied Housing Units		31,930		33,170		34,074	
Renter Occupied Housing Units		23,006		30,433		32,184	
Median Age		37.6		39.7		39.8	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.90%		1.76%		0.76%	
Households		0.82%		1.72%		0.78%	
Families		0.58%		1.61%		0.64%	
Owner HHs		0.54%		1.84%		0.82%	
Median Household Income		3.00%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	6,381	11.6%	5,292	8.3%	4,112	6.2%	
\$15,000 - \$24,999	7,219	13.2%	5,645	8.9%	4,694	7.1%	
\$25,000 - \$34,999	8,257	15.0%	7,834	12.3%	6,760	10.2%	
\$35,000 - \$49,999	11,044	20.1%	12,264	19.3%	9,725	14.7%	
\$50,000 - \$74,999	11,653	21.2%	15,005	23.6%	17,607	26.6%	
\$75,000 - \$99,999	5,243	9.6%	8,922	14.0%	10,043	15.2%	
\$100,000 - \$149,999	3,249	5.9%	5,834	9.2%	8,973	13.5%	
\$150,000 - \$199,999	941	1.7%	1,259	2.0%	2,300	3.5%	
\$200,000+	888	1.6%	1,549	2.4%	2,045	3.1%	
Median Household Income	\$41,884		\$51,001		\$59,122		
Average Household Income	\$52,882		\$63,685		\$73,041		
Per Capita Income	\$21,670		\$25,868		\$29,546		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	8,294	6.1%	9,797	6.2%	10,297	6.3%	
5 - 9	8,694	6.4%	9,073	5.8%	9,661	5.9%	
10 - 14	8,022	5.9%	8,570	5.4%	9,128	5.6%	
15 - 19	7,892	5.8%	9,180	5.8%	8,676	5.3%	
20 - 24	9,683	7.2%	10,686	6.8%	11,226	6.8%	
25 - 34	19,833	14.7%	22,007	14.0%	23,010	14.0%	
35 - 44	19,656	14.6%	19,875	12.6%	20,441	12.4%	
45 - 54	18,716	13.9%	21,445	13.6%	20,766	12.6%	
55 - 64	15,138	11.2%	20,409	13.0%	20,990	12.8%	
65 - 74	11,169	8.3%	14,439	9.2%	17,471	10.6%	
75 - 84	6,352	4.7%	8,756	5.6%	9,392	5.7%	
85+	1,531	1.1%	3,026	1.9%	3,404	2.1%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	104,405	77.3%	103,790	66.0%	104,441	63.5%	
Black Alone	8,505	6.3%	13,753	8.7%	15,218	9.3%	
American Indian Alone	1,210	0.9%	2,309	1.5%	2,445	1.5%	
Asian Alone	5,599	4.1%	8,499	5.4%	9,619	5.8%	
Pacific Islander Alone	669	0.5%	1,764	1.1%	1,776	1.1%	
Some Other Race Alone	9,078	6.7%	18,309	11.6%	21,132	12.8%	
Two or More Races	5,517	4.1%	8,841	5.6%	9,832	6.0%	
Hispanic Origin (Any Race)	25,091	18.6%	50,634	32.2%	59,131	36.0%	

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 & Mountain Vista
Ring: 5 miles radius

Latitude: 36.100322
Longitude: -115.073238

Summary		2000		2010		2015	
Population		358,401		408,304		424,486	
Households		140,717		157,503		162,811	
Families		85,821		92,929		95,289	
Average Household Size		2.52		2.57		2.58	
Owner Occupied Housing Units		74,524		76,794		79,004	
Renter Occupied Housing Units		66,193		80,709		83,807	
Median Age		35.3		36.5		36.6	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.78%		1.76%		0.76%	
Households		0.67%		1.72%		0.78%	
Families		0.50%		1.61%		0.64%	
Owner HHS		0.57%		1.84%		0.82%	
Median Household Income		3.10%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	19,452	13.8%	16,360	10.4%	13,053	8.0%	
\$15,000 - \$24,999	20,231	14.4%	16,565	10.5%	14,092	8.7%	
\$25,000 - \$34,999	20,223	14.4%	18,925	12.0%	16,590	10.2%	
\$35,000 - \$49,999	26,451	18.8%	27,774	17.6%	22,040	13.5%	
\$50,000 - \$74,999	27,872	19.8%	35,045	22.3%	40,559	24.9%	
\$75,000 - \$99,999	13,198	9.4%	20,842	13.2%	22,988	14.1%	
\$100,000 - \$149,999	8,607	6.1%	14,906	9.5%	22,693	13.9%	
\$150,000 - \$199,999	2,260	1.6%	3,206	2.0%	5,611	3.4%	
\$200,000+	2,395	1.7%	3,878	2.5%	5,183	3.2%	
Median Household Income	\$40,331		\$49,493		\$57,648		
Average Household Income	\$52,266		\$62,582		\$72,112		
Per Capita Income	\$20,806		\$24,389		\$27,931		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	24,554	6.9%	28,764	7.0%	30,115	7.1%	
5 - 9	24,965	7.0%	26,038	6.4%	27,545	6.5%	
10 - 14	22,802	6.4%	23,733	5.8%	25,276	6.0%	
15 - 19	22,568	6.3%	25,732	6.3%	24,137	5.7%	
20 - 24	26,600	7.4%	29,547	7.2%	30,835	7.3%	
25 - 34	56,188	15.7%	62,032	15.2%	65,020	15.3%	
35 - 44	56,117	15.7%	54,182	13.3%	55,375	13.0%	
45 - 54	47,970	13.4%	55,733	13.6%	53,270	12.5%	
55 - 64	34,464	9.6%	47,351	11.6%	49,265	11.6%	
65 - 74	24,728	6.9%	30,570	7.5%	37,314	8.8%	
75 - 84	14,128	3.9%	18,381	4.5%	19,406	4.6%	
85+	3,315	0.9%	6,242	1.5%	6,927	1.6%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	260,563	72.7%	257,346	63.0%	258,473	60.9%	
Black Alone	25,141	7.0%	36,614	9.0%	39,817	9.4%	
American Indian Alone	2,997	0.8%	4,579	1.1%	4,765	1.1%	
Asian Alone	19,847	5.5%	27,374	6.7%	30,597	7.2%	
Pacific Islander Alone	1,810	0.5%	3,559	0.9%	3,539	0.8%	
Some Other Race Alone	31,699	8.8%	55,284	13.5%	61,597	14.5%	
Two or More Races	16,345	4.6%	23,548	5.8%	25,697	6.1%	
Hispanic Origin (Any Race)	85,732	23.9%	149,029	36.5%	168,773	39.8%	

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.