

VISTA PLAZA

±1,107 -2,400 SF AVAILABLE

4500 - 4598 E Tropicana Ave
Las Vegas, NV 89121

±71.5K
ANNUAL
VISITS*



*Source: Placer.ai 2024

DAN ADAMSON
702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM
702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM
702.483.3683 | chris@roicre.com
Lic # S.0190814

ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

VISTA PLAZA
4500 - 4598 E Tropicana Ave
Las Vegas, NV 89121

± 1,107 - 2,400 SF AVAILABLE

- Cardenas Market anchored shopping center with over 71.5K annual visits
- The shopping center has great visibility and exposure along Tropicana Ave
- High traffic intersection with over 24,300 cars daily along Tropicana Ave
- Easy access to US95/US11 freeway via Tropicana Ave on/off ramp



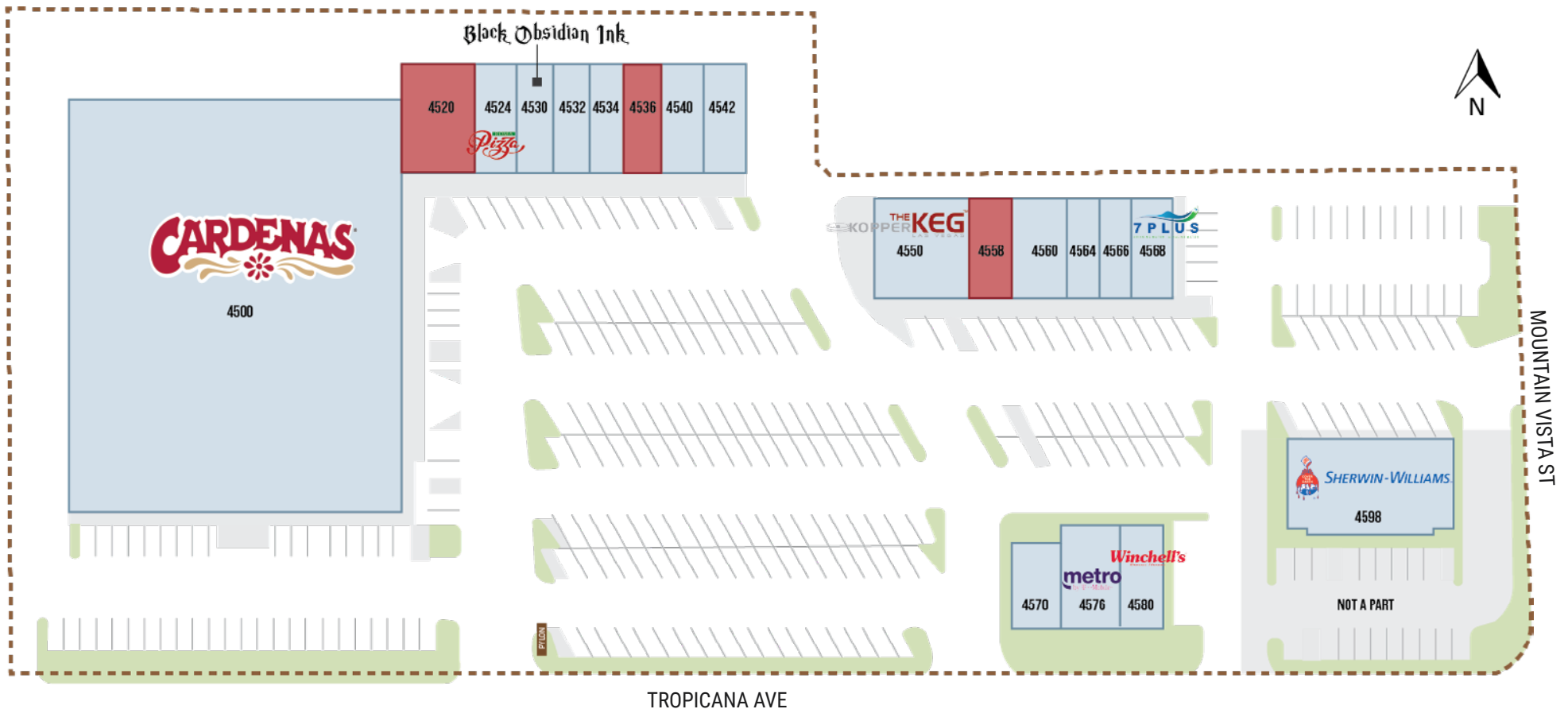
161-20-414-001 to 007
APN

📍 COMMERCIAL GENERAL (C-G)
ZONING



PROPERTY SITE PLAN

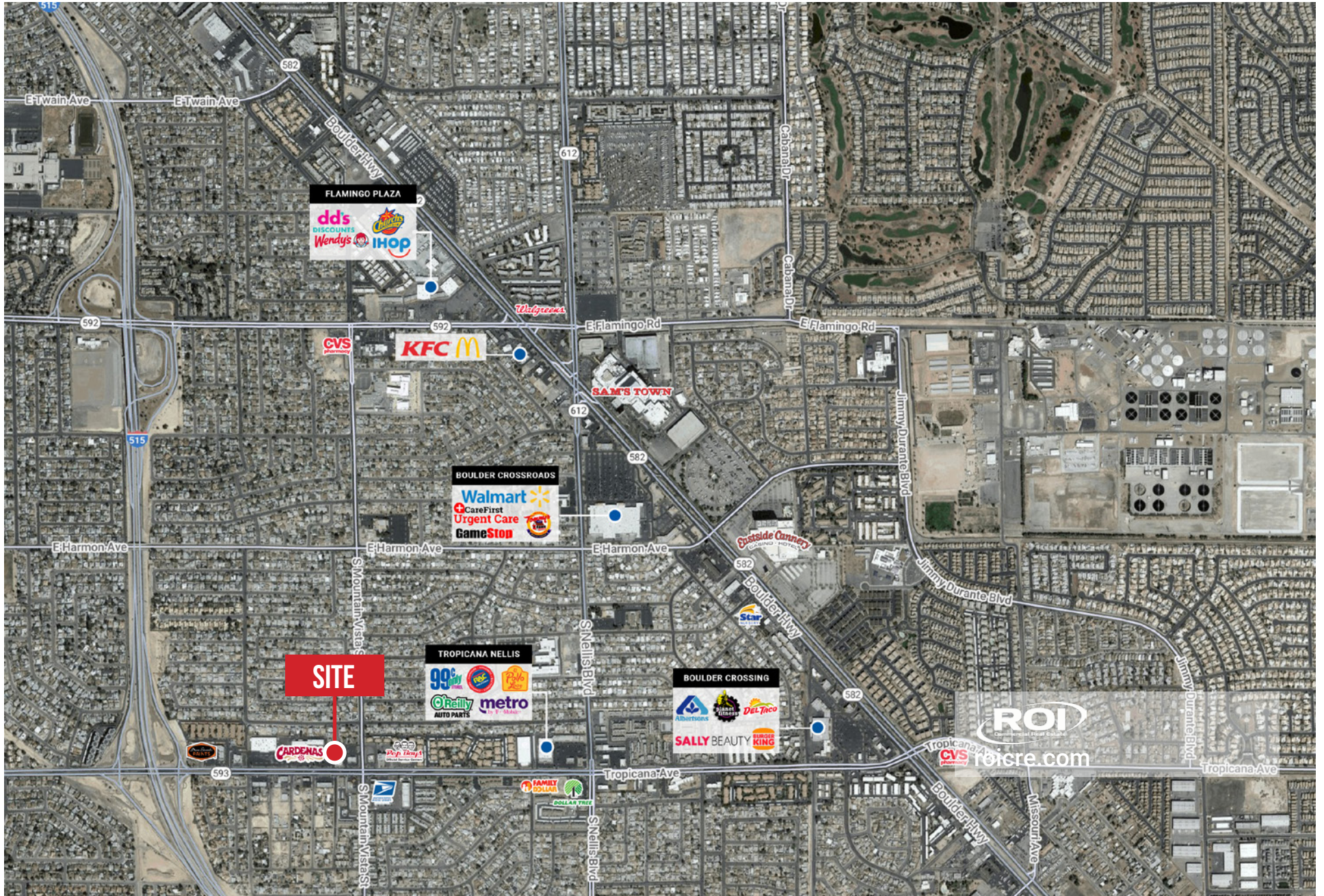
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Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
4500	Cardenas Markets #27	43,562	4550	Kopper Keg Tavern	3,030
4250	AVAILABLE	2,400	4558	AVAILABLE	1,107
4254	Roma Pizza	1,405	4560	Q Mall Fashion	1,937
4530	Black Obsidian Ink	1,265	4564	Deep Beauty Spa	982
4532	A-Abana Insurance	1,265	4566	Silver Smoke Shop	982
4534	Mi Pueblito Hair Design	1,255	4568	7 Plus Water & Alkaline	1,107
4536	AVAILABLE	1,270	4570	China Kitchen Restaurant	1,539
4540	Magic Nails	1,060	4576	Metro by T-Mobile	1,568
4542	Star Dental	1,500	4580	Winchell's Donut House #480	1,232

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
25,530	182,157	439,876



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$79,206	\$73,561	\$76,482



TRAFFIC COUNTS

Tropicana Ave	Mountain Vista St
24,300 VPD	15,300 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2022

VISTA PLAZA
4500 - 4598 E TROPICANA AVE
LAS VEGAS, NV 89121



www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO

DAN ADAMSON

 702.550.4934

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