

FOR LEASE

4625 E Tropicana Avenue

Las Vegas, NV 89121



Pete Janemark, CCIM

Senior Vice President

D: 702.527.7923 | C: 702.885.7383

pete.janemark@svn.com

NV #S.76731



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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.75 SF/month (MG)
AVAILABLE SF:	2,160 SF
LOT SIZE:	0.48 Acres
BUILDING SIZE:	2,160 SF
YEAR BUILT:	1972 / Renovated in 2019
ZONING:	Commercial General (CG)
APN:	161-29-501-002

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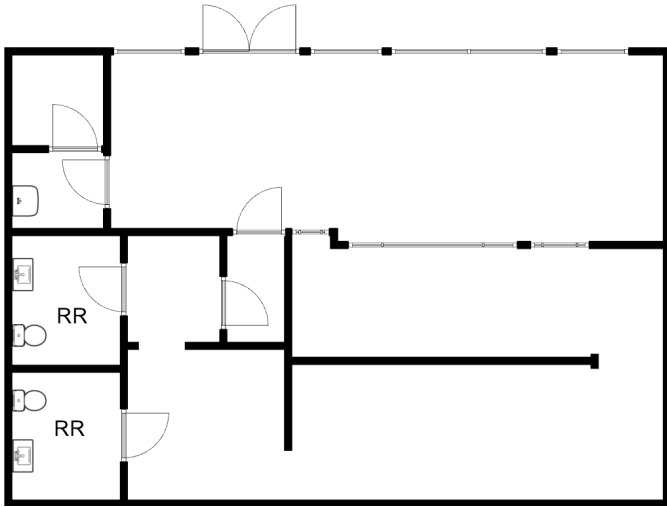
LOCATION DESCRIPTION

This property is located in the established East Las Vegas retail corridor along East Tropicana Avenue, a major east-west arterial connecting the eastern residential neighborhoods to the Strip and the broader Las Vegas Valley. The property benefits from strong daily vehicle traffic, high visibility, and convenient access to U.S. 95/I-515, making it well-suited for neighborhood-serving commercial uses. The surrounding area is characterized by stabilized strip centers, freestanding retail pads, service businesses, and automotive users that cater primarily to local residents rather than tourists.

PROPERTY HIGHLIGHTS

- Updated and spacious interior
- Modern and well-maintained building
- Close proximity to amenities and services

FLOOR PLAN & SUITE DESCRIPTION



SUITE DESCRIPTION

This 2,160 SF stand alone retail/service building stands prominently facing Tropicana Avenue with excellent customer parking and access. The building is in great condition, with no deferred maintenance or cosmetic needs. The interior features exceptional security suitable for a short-term lending facility, bank, or a payroll company. The space features a large customer area, ample back office space, a central break/access/employee area, two restrooms, a storage room and a mop sink room.



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RETAILER MAP



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