

High Valley Retail Center

4310 E. Tropicana Avenue | Las Vegas, NV 89121

Retail for Lease

1,000 - 2,100 SF



Leasing Information:
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Lincoln

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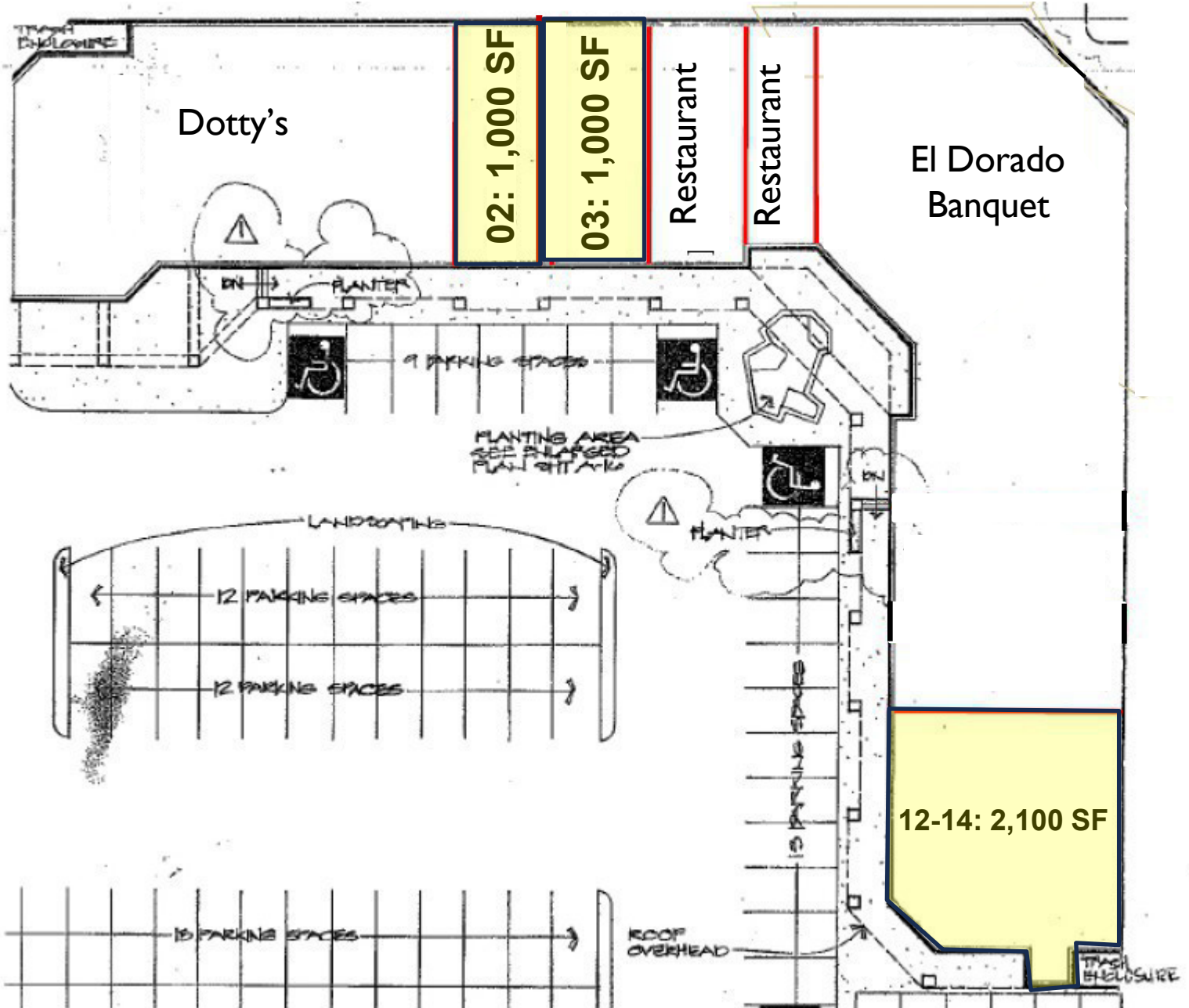
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Suite	Size	Rent (Monthly)	CAM (Monthly)
02	+/-1,000	\$1.00*	\$0.54/PSF
03	+/-1,000	\$1.00*	\$0.54/PSF
12-14	+/-2,100	\$1.00*	\$0.54/PSF

*For First 6 months

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Property Overview

- 1,000 – 2,100 SF Available (3 Suites)
- Former Dollar Loan Center Available
- Excellent Location
- High Traffic Volume

Highlights

- \$70,328 Average Household Income
- 164,893 Total Households: 5 Mile
- 54,050 Traffic Volume (2022)
- \$4.5 Billion Total Specified Consumer Spending: 5 Mile

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