



MOUNTAIN WEST  
COMMERCIAL REAL ESTATE

SILVER STATE  
SCHOOLS  
CREDIT UNION

CITY NATIONAL BANK  
The way up.

Partners in  
Primary Care.

Denny's

Dotty's

# RENAISSANCE CENTER EAST

2222 - 2340 E. TROPICANA AVENUE • LAS VEGAS • NEVADA • 89119

FOR LEASE




▶ WATCH DRONE VIDEO

## PROPERTY DETAILS

- 82,000 cars per day thru intersection
- Anchor, shop, and pad space available
- Ownership motivated to make deals
- Join **Silver State Schools Credit Union, Humana (Partners in Primary Care), Denny's, Dotty's, Car Wash (coming soon)**

## Nearby Areas:

- 1 mile west to UNLV, 2.5 miles west to Las Vegas Strip
- 1.5 miles SW to Harry Reid International Airport
- 0.5 miles east to Walmart, Sprouts and Sam's Club
- 6 schools within 1.5 miles

1 MILE			
	28,057 2021 EST. POPULATION	12,334 2021 EST. HOUSEHOLDS	\$56,773 2021 EST. AVERAGE HH INCOME
3 MILE	155,325 2021 EST. POPULATION	67,220 2021 EST. HOUSEHOLDS	\$57,347 2021 EST. AVERAGE HH INCOME
	435,687 2021 EST. POPULATION	181,045 2021 EST. HOUSEHOLDS	\$63,485 2021 EST. AVERAGE HH INCOME
5 MILE			

JEFF MITCHELL & IAN DAVIS

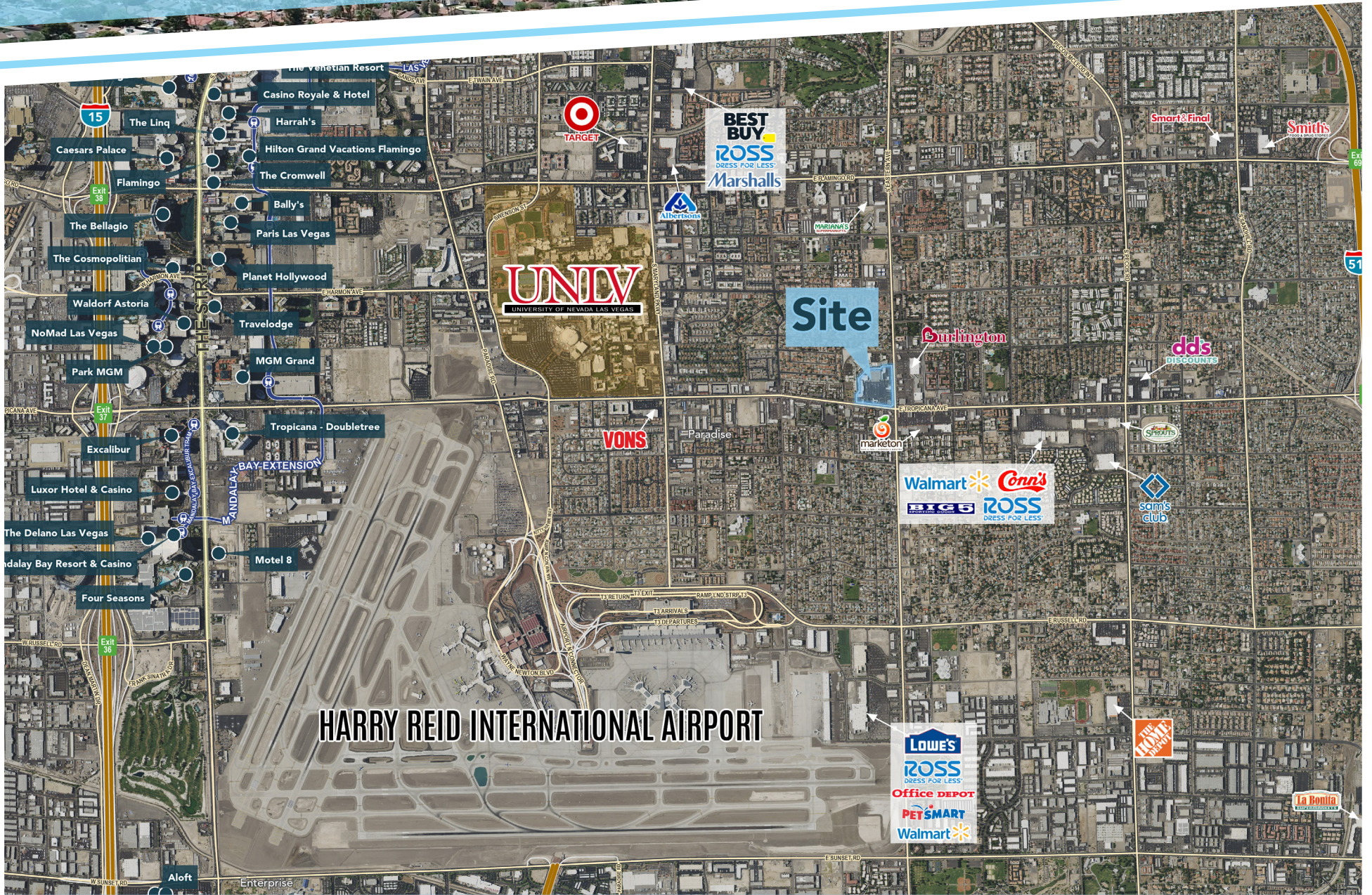
241 W. Charleston Boulevard, Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | [www.mtnwest.com](http://www.mtnwest.com)

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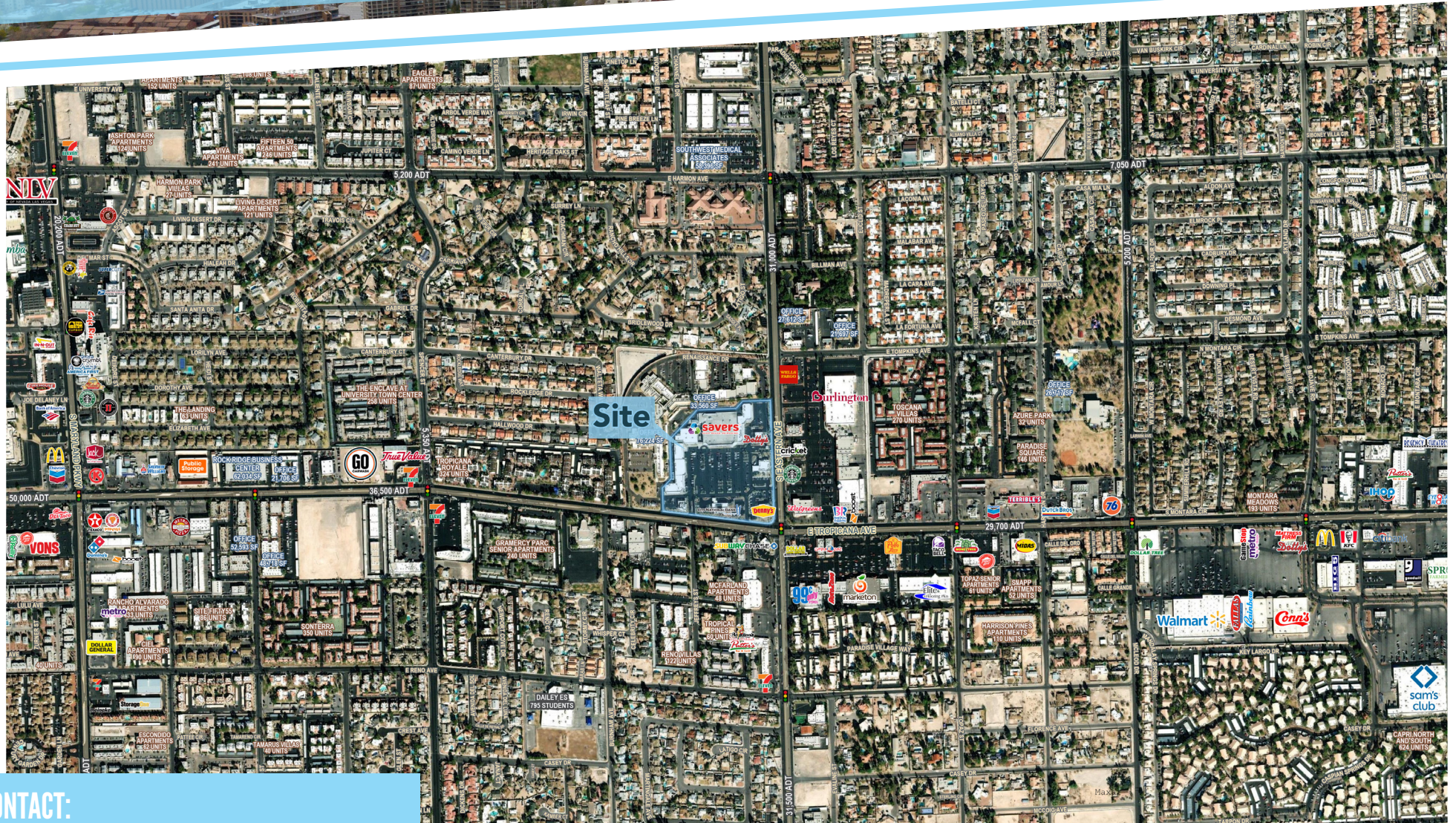
FULL SERVICE COMMERCIAL REAL ESTATE



# RENAISSANCE CENTER EAST



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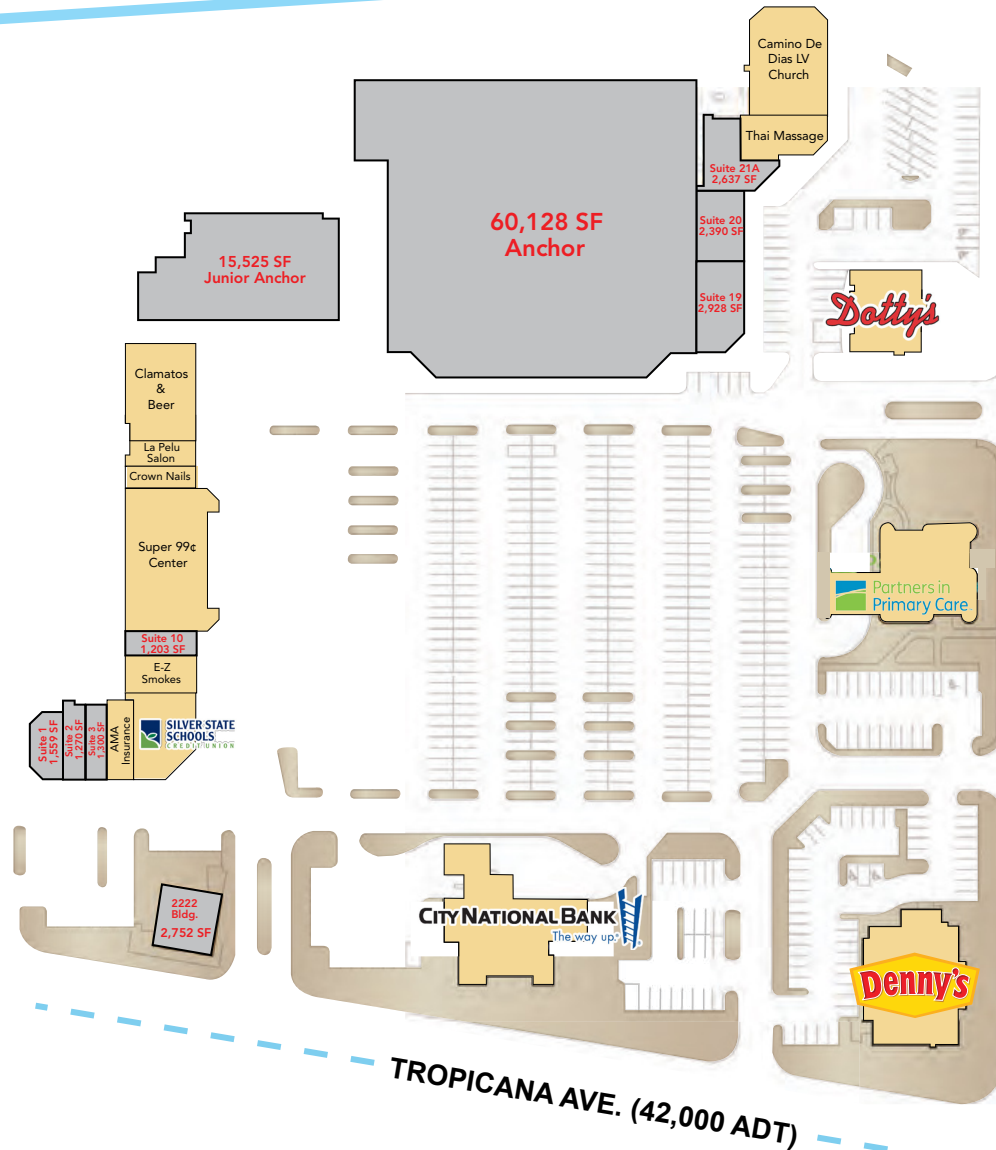
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MW

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Suite	Tenant	Size
1	AVAILABLE	1,559
2	AVAILABLE	1,270
3	AVAILABLE	1,300
	AMA Insurance	1,300
	Silver State Schools CU	2,936
	E-Z Smokes	1,844
10	AVAILABLE	1,203
	Super 99c Center	8,796
	Crown Nails	1,209
	La Pelu Salon	1,158
	Canelo's Mariscos & Beer	4,776
Jr. Anchor	AVAILABLE	15,525
Anchor	AVAILABLE	60,128
19	AVAILABLE	2,928
20	AVAILABLE	2,390
21A	AVAILABLE	2,637
	Thai Massage	2,037
	Camino De Dias LV Church	5,806
	Dotty's	4,000
	Partners in Primary Care	6,003
	Denny's	6,000
	City National Bank	6,792
2222	VACANT PAD BUILDING	2,752

**Building Type:** Anchored Retail Center

**Space Available:** 1,203 to 60,128 SF

**Lease Rate:** \$0.85 to \$2.50/SF NNN

**NNN:** \$0.38/SF

**Zoning:** C-2 (Clark County)

**Traffic Counts:** ± 82,000 cars per day

**Cross Streets:** NWC of Tropicana Ave. & Eastern Ave.

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