

TROPICANA NELLIS SHOPPING CENTER

4900-4970 E Tropicana Ave Las Vegas, NV 89121
NWC Tropicana Ave & Nellis Blvd



1,152 - 5,250 SF

- Retail center is anchored by 99 Cents Only
- Pylon signage available
- Surrounded by established residential neighborhoods
- Zoning: General Commercial (C-2)
- APN 161-20-801-007



TENANTS



NEVADA STATE BANK



	1 Mile	3 Mile	5 Mile
Population	26,060	150,262	403,020
Ave HH Income	\$51,590	\$56,264	\$57,113
Households	8,842	61,430	149,492
Combined Traffic Counts - 37,600 VPD (2015 NV DOT)			
Tropicana Ave	28,000 VPD		
Nellis Blvd	9,600 VPD		

For more information, please contact:

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Las Vegas, NV 89148
(P) 702.363.3100 | (F) 702.363.0450
www.roicre.com



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Suite	Tenant/Status	SF	Suite	Tenant/Status	SF
A	O'Reilly Auto Part	8,050	C16-18	AVAILABLE	5,250
B	99 Cent Only	40,000	C19	PWC Laundry	2,328
C9	Tom's Smoke Shop	2,040	C21	Viva El Salvador Restau-	2,462
C10	AVAILABLE	1,152	C23	Merry Maids	1,728
C11	Sabor Mexican Restaurant	1,440	D	Rent-A-Center	4,000
C12	Miracles Hair & Nail	1,296	E	Nevada State Bank	5,000
C13	AVAILABLE	1,440	F1	Hollywood Furniture	2,400
C14	Best Rate Auto Insurance	1,152	F2	Us Dental	2,820
C15	Security Finance	1,650	G	Watermill Express	

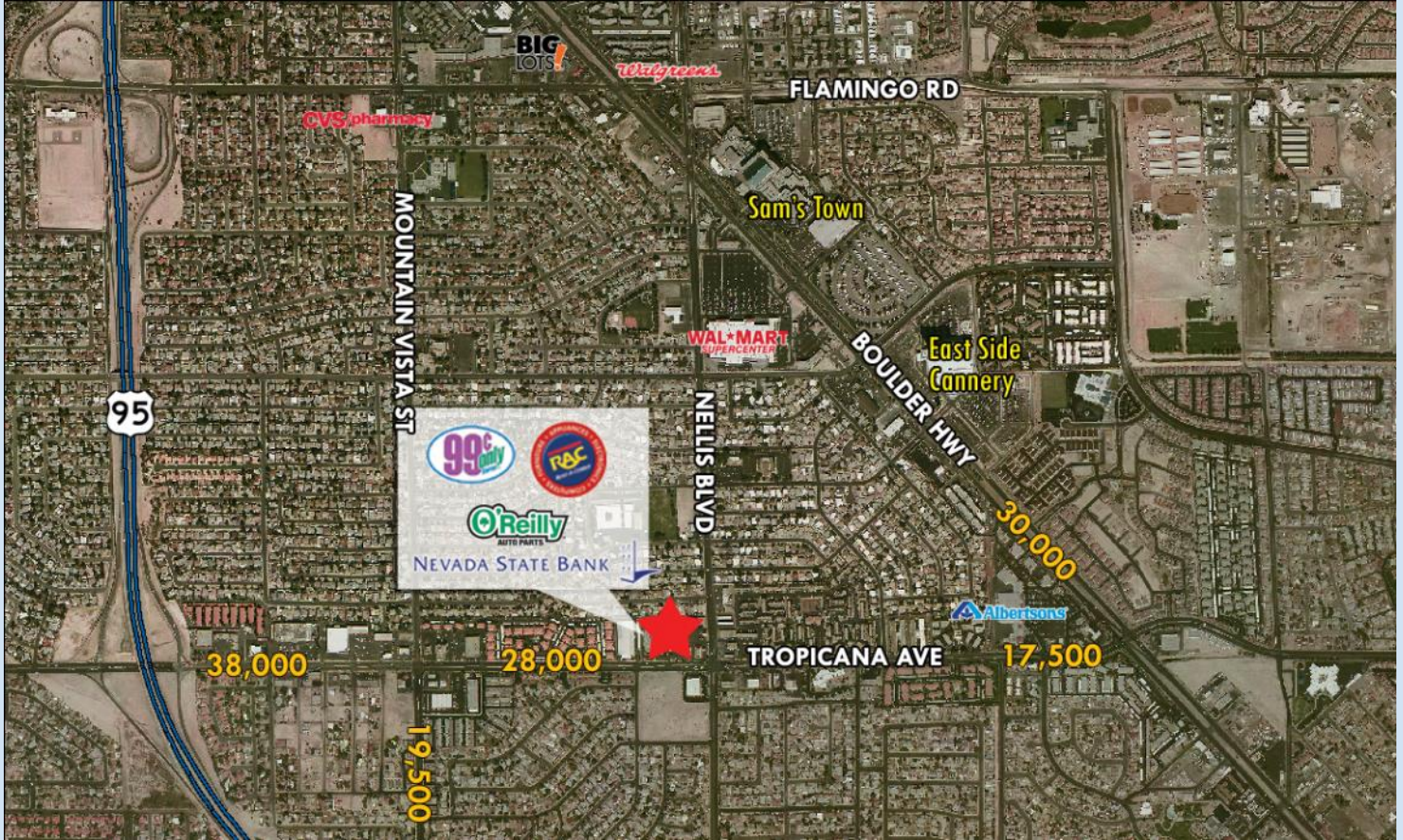
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Site Aerial

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Demographic and Income Profile

Tropicana Nellis Shopping Center
 4900-4970 E Tropicana Ave, Las Vegas, NV 89121
 Ring: 1 mile radius

Latitude: 36.10030
 Longitude: -115.06390

Summary	Census 2010	2016	2021			
Population	26,060	26,998	28,370			
Households	8,842	9,023	9,409			
Families	5,804	5,894	6,135			
Average Household Size	2.95	2.99	3.01			
Owner Occupied Housing Units	4,589	4,306	4,453			
Renter Occupied Housing Units	4,253	4,717	4,956			
Median Age	33.5	34.2	34.3			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	1.00%	1.43%	0.84%			
Households	0.84%	1.30%	0.79%			
Families	0.80%	1.28%	0.72%			
Owner HHs	0.67%	1.29%	0.73%			
Median Household Income	1.43%	2.14%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	1,260	14.0%	1,339	14.2%		
\$15,000 - \$24,999	1,028	11.4%	1,042	11.1%		
\$25,000 - \$34,999	1,350	15.0%	1,537	16.3%		
\$35,000 - \$49,999	1,677	18.6%	1,128	12.0%		
\$50,000 - \$74,999	1,940	21.5%	2,159	22.9%		
\$75,000 - \$99,999	930	10.3%	1,090	11.6%		
\$100,000 - \$149,999	608	6.7%	811	8.6%		
\$150,000 - \$199,999	169	1.9%	233	2.5%		
\$200,000+	61	0.7%	73	0.8%		
Median Household Income	\$41,452		\$44,506			
Average Household Income	\$51,590		\$56,069			
Per Capita Income	\$17,425		\$18,786			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,995	7.7%	1,984	7.3%	2,103	7.4%
5 - 9	1,884	7.2%	1,968	7.3%	2,018	7.1%
10 - 14	1,857	7.1%	1,776	6.6%	2,022	7.1%
15 - 19	2,004	7.7%	1,769	6.6%	1,780	6.3%
20 - 24	1,960	7.5%	2,041	7.6%	1,978	7.0%
25 - 34	3,881	14.9%	4,301	15.9%	4,589	16.2%
35 - 44	3,904	15.0%	3,695	13.7%	3,920	13.8%
45 - 54	3,677	14.1%	3,541	13.1%	3,416	12.0%
55 - 64	2,681	10.3%	3,040	11.3%	3,196	11.3%
65 - 74	1,472	5.6%	1,946	7.2%	2,174	7.7%
75 - 84	618	2.4%	763	2.8%	952	3.4%
85+	129	0.5%	175	0.6%	220	0.8%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,612	56.1%	14,147	52.4%	13,915	49.0%
Black Alone	2,060	7.9%	2,307	8.5%	2,526	8.9%
American Indian Alone	233	0.9%	239	0.9%	244	0.9%
Asian Alone	1,475	5.7%	1,653	6.1%	1,890	6.7%
Pacific Islander Alone	188	0.7%	193	0.7%	207	0.7%
Some Other Race Alone	6,016	23.1%	6,821	25.3%	7,787	27.4%
Two or More Races	1,476	5.7%	1,639	6.1%	1,801	6.3%
Hispanic Origin (Any Race)	12,246	47.0%	13,702	50.8%	15,261	53.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Demographic and Income Profile

Tropicana Nellis Shopping Center
 4900-4970 E Tropicana Ave, Las Vegas, NV 89121
 Ring: 3 mile radius

Latitude: 36.10030
 Longitude: -115.06390

Summary	Census 2010		2016		2021	
Population	150,262		160,706		172,046	
Households	58,483		61,430		65,196	
Families	35,592		37,317		39,607	
Average Household Size	2.56		2.61		2.63	
Owner Occupied Housing Units	30,788		29,930		31,525	
Renter Occupied Housing Units	27,695		31,501		33,672	
Median Age	36.6		37.6		37.8	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	1.37%		1.43%		0.84%	
Households	1.20%		1.30%		0.79%	
Families	1.20%		1.28%		0.72%	
Owner HHs	1.04%		1.29%		0.73%	
Median Household Income	2.55%		2.14%		1.86%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
<\$15,000			7,941	12.9%	8,460	13.0%
\$15,000 - \$24,999			7,856	12.8%	7,942	12.2%
\$25,000 - \$34,999			8,141	13.3%	9,589	14.7%
\$35,000 - \$49,999			9,953	16.2%	6,614	10.1%
\$50,000 - \$74,999			12,753	20.8%	14,230	21.8%
\$75,000 - \$99,999			7,666	12.5%	9,099	14.0%
\$100,000 - \$149,999			4,867	7.9%	6,337	9.7%
\$150,000 - \$199,999			1,429	2.3%	1,940	3.0%
\$200,000+			826	1.3%	984	1.5%
Median Household Income			\$44,074		\$49,978	
Average Household Income			\$56,264		\$61,252	
Per Capita Income			\$21,935		\$23,610	
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,050	6.7%	10,291	6.4%	11,059	6.4%
5 - 9	9,291	6.2%	9,896	6.2%	10,391	6.0%
10 - 14	9,016	6.0%	9,202	5.7%	10,091	5.9%
15 - 19	9,761	6.5%	9,120	5.7%	9,473	5.5%
20 - 24	11,238	7.5%	11,489	7.1%	11,382	6.6%
25 - 34	22,445	14.9%	24,940	15.5%	26,867	15.6%
35 - 44	20,461	13.6%	20,719	12.9%	22,595	13.1%
45 - 54	20,380	13.6%	20,214	12.6%	19,901	11.6%
55 - 64	17,885	11.9%	19,766	12.3%	20,782	12.1%
65 - 74	11,636	7.7%	15,277	9.5%	17,625	10.2%
75 - 84	6,157	4.1%	7,313	4.6%	9,023	5.2%
85+	1,941	1.3%	2,477	1.5%	2,856	1.7%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,749	61.1%	91,329	56.8%	91,258	53.0%
Black Alone	13,888	9.2%	16,387	10.2%	18,587	10.8%
American Indian Alone	1,223	0.8%	1,314	0.8%	1,388	0.8%
Asian Alone	11,010	7.3%	13,329	8.3%	15,927	9.3%
Pacific Islander Alone	1,209	0.8%	1,336	0.8%	1,497	0.9%
Some Other Race Alone	23,266	15.5%	27,661	17.2%	32,669	19.0%
Two or More Races	7,917	5.3%	9,350	5.8%	10,720	6.2%
Hispanic Origin (Any Race)	48,650	32.4%	57,184	35.6%	65,966	38.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Demographic and Income Profile

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 Ring: 5 mile radius

Latitude: 36.10030
 Longitude: -115.06390

Summary	Census 2010		2016		2021	
Population	381,671		403,020		428,076	
Households	143,890		149,492		157,575	
Families	88,184		91,354		96,190	
Average Household Size	2.64		2.68		2.70	
Owner Occupied Housing Units	71,832		69,329		72,651	
Renter Occupied Housing Units	72,058		80,162		84,924	
Median Age	35.4		36.4		36.9	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	1.21%		1.43%		0.84%	
Households	1.06%		1.30%		0.79%	
Families	1.04%		1.28%		0.72%	
Owner HHs	0.94%		1.29%		0.73%	
Median Household Income	2.20%		2.14%		1.86%	
Households by Income			2016		2021	
			Number	Percent	Number	Percent
<\$15,000			20,297	13.6%	21,557	13.7%
\$15,000 - \$24,999			19,310	12.9%	19,396	12.3%
\$25,000 - \$34,999			20,037	13.4%	23,361	14.8%
\$35,000 - \$49,999			24,083	16.1%	16,018	10.2%
\$50,000 - \$74,999			29,130	19.5%	32,262	20.5%
\$75,000 - \$99,999			17,787	11.9%	20,657	13.1%
\$100,000 - \$149,999			12,456	8.3%	16,109	10.2%
\$150,000 - \$199,999			3,802	2.5%	5,142	3.3%
\$200,000+			2,590	1.7%	3,072	1.9%
Median Household Income			\$43,194		\$48,160	
Average Household Income			\$57,113		\$62,280	
Per Capita Income			\$21,580		\$23,295	
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,366	6.9%	26,583	6.6%	28,306	6.6%
5 - 9	24,855	6.5%	25,541	6.3%	26,642	6.2%
10 - 14	24,710	6.5%	24,487	6.1%	26,042	6.1%
15 - 19	27,115	7.1%	25,418	6.3%	25,696	6.0%
20 - 24	28,851	7.6%	30,213	7.5%	29,472	6.9%
25 - 34	56,756	14.9%	61,836	15.3%	66,735	15.6%
35 - 44	53,026	13.9%	52,786	13.1%	57,074	13.3%
45 - 54	52,673	13.8%	51,615	12.8%	50,256	11.7%
55 - 64	43,283	11.3%	48,411	12.0%	51,034	11.9%
65 - 74	25,866	6.8%	34,559	8.6%	40,644	9.5%
75 - 84	13,797	3.6%	16,061	4.0%	19,855	4.6%
85+	4,373	1.1%	5,510	1.4%	6,320	1.5%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	225,511	59.1%	223,116	55.4%	222,386	52.0%
Black Alone	34,472	9.0%	39,478	9.8%	43,955	10.3%
American Indian Alone	3,072	0.8%	3,234	0.8%	3,370	0.8%
Asian Alone	28,244	7.4%	33,160	8.2%	38,949	9.1%
Pacific Islander Alone	2,739	0.7%	2,968	0.7%	3,282	0.8%
Some Other Race Alone	67,793	17.8%	78,129	19.4%	90,199	21.1%
Two or More Races	19,840	5.2%	22,935	5.7%	25,935	6.1%
Hispanic Origin (Any Race)	140,023	36.7%	159,743	39.6%	180,414	42.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.