



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 |
| | 5 MILE | 435,687 2021 EST. POPULATION | 181,045 2021 EST. HOUSEHOLDS |

JEFF MITCHELL & IAN DAVIS

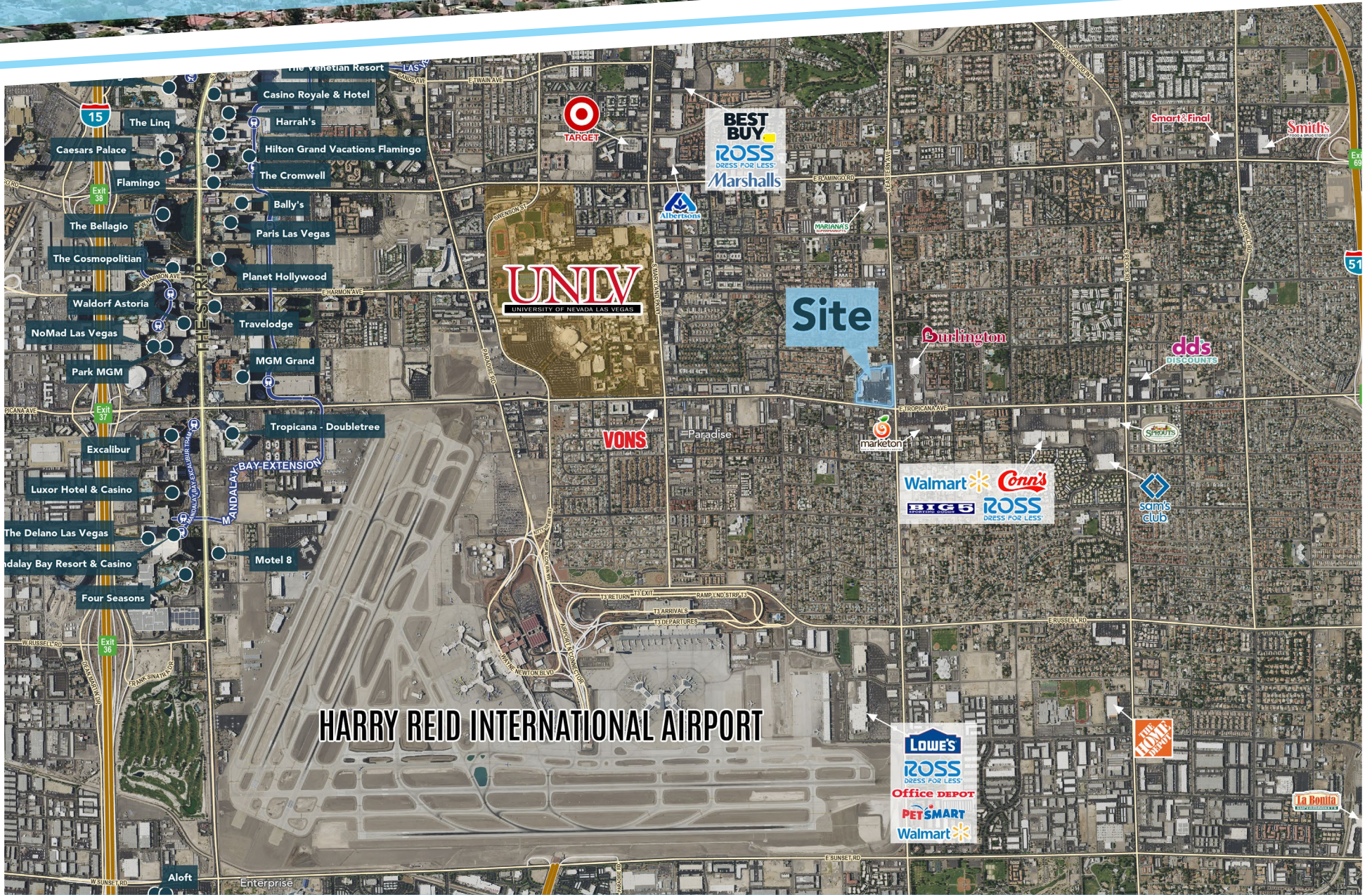
241 W. Charleston Boulevard, Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

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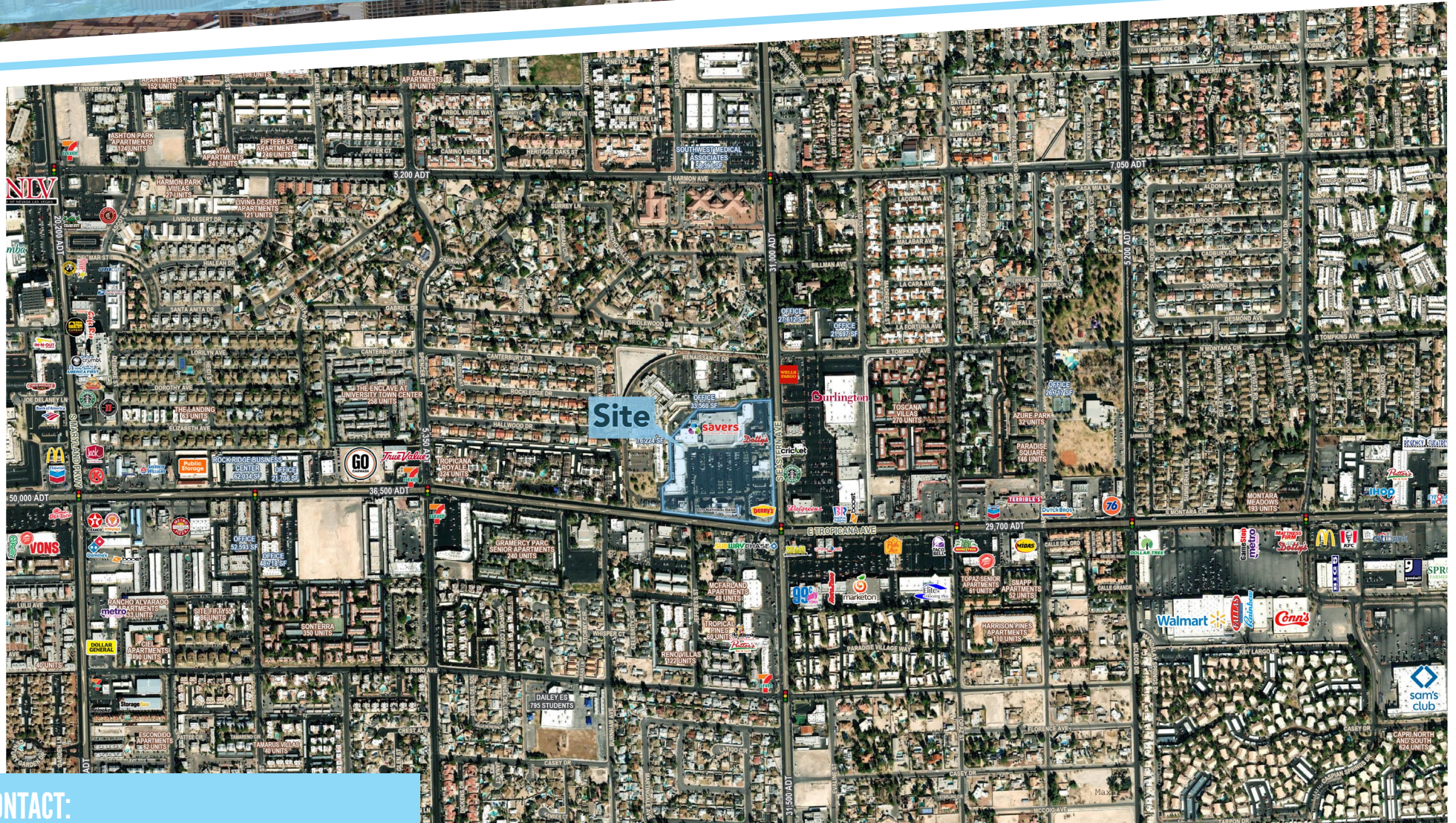
FULL SERVICE COMMERCIAL REAL ESTATE



RENAISSANCE CENTER EAST



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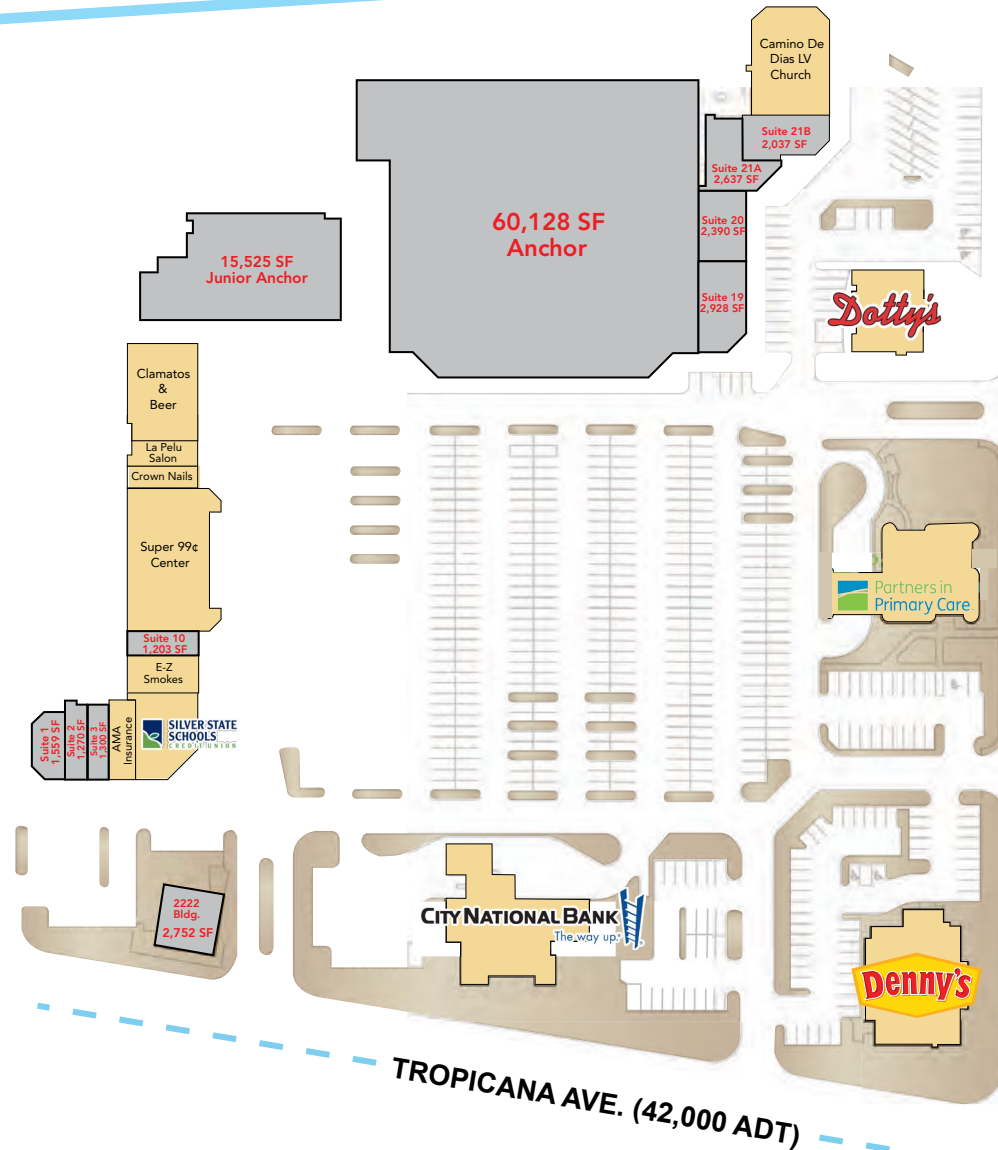
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RENAISSANCE CENTER EAST



EASTERN AVE. (40,000 ADT)

| 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 |
| 21B | AVAILABLE | 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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