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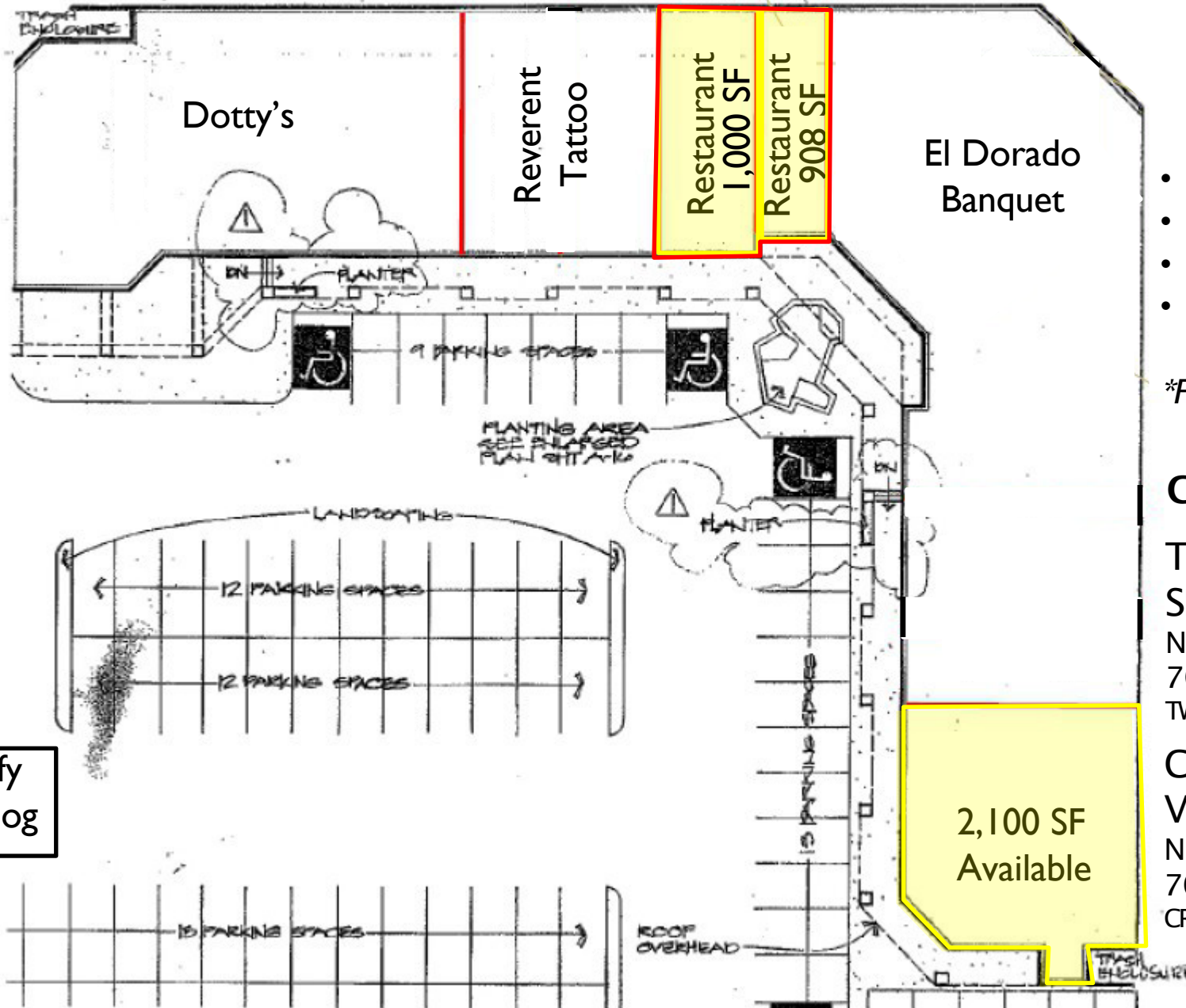


HIGH VALLEY RETAIL CENTER

4310 E. TROPICANA AVENUE | LAS VEGAS, NV 89121

HIGH VALLEY RETAIL CENTER

SITE PLAN



UNIT DETAILS

- 1,908 SF Restaurant Space
- 2,100 SF End-Cap
- *Base Rent: \$1.00/PSF
- CAM: \$0.54/PSF

**For First 6 months*

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Jiffy
Smog

2,100 SF
Available

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\$70,328
AVERAGE
HOUSEHOLD
INCOME: 5 MILE



164,893
TOTAL
HOUSEHOLDS:
5 MILE



EXCELLENT
LOCATION



54,050
TRAFFIC
VOLUME (2022)
E.TROPICANA
AVE./S. SANTA
BARBARA ST.



\$4.5 BILLION
TOTAL SPECIFIED
CONSUMER
SPENDING: 5 MILE

TROPICANA AVENUE

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	21,154	171,619	433,997
2028 Population	21,286	172,885	438,742
5 Year Growth	1.7%	2.5%	2.3%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,883	67,372	164,250
2028 Household Projection	6,917	67,747	165,917
Average Household Income (2023)	\$78,743	\$70,316	\$70,328

MARKET REPORT

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	12 Mo Rent Growth
641K	823K	5.1%	7.0%

Current Quarter	RBA	Vacancy Rate	Asking Rent
Power Center	13,243,909	3.5%	\$31.35
Neighborhood Center	42,732,533	6.7%	\$26.16
Strip Center	11,390,480	6.8%	\$25.17
General Retail	41,290,175	3.2%	\$29.33
Malls	9,829,243	5.8%	\$77.04
East Las Vegas	5,787,225	3.5%	\$23.31
Annual Trends	12 Month	Historical Average	Forecast Average
Vacancy Change (YOY)	-0.2%	7.3%	5.3%
Net Absorption SF	832 K	1,437,490	697,250

CURRENT INDUSTRY GROWTH



LEISURE & HOSPITALITY
2.91%



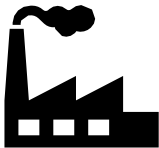
OTHER SERVICES
0.63%



PROFESSIONAL &
BUSINESS SERVICES
4.89%



INFORMATION
-3.50%



MANUFACTURING
3.18%

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