



# TROPICANA NEIGHBORHOOD CENTER

1550 E. TROPICANA AVE  
LAS VEGAS, NV 89119

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# Property Summary



## OFFERING SUMMARY

Available SF:	800 - 9,300 SF
Lease Rate:	Negotiable
Lease Type:	NNN
Building Size:	9,300 SF
Lot Size:	0.67 Acres
Year Built:	1987
Renovated:	2019
Zoning:	C-2
Market:	Las Vegas
Submarket:	Central East Las Vegas
Traffic Count:	45,800

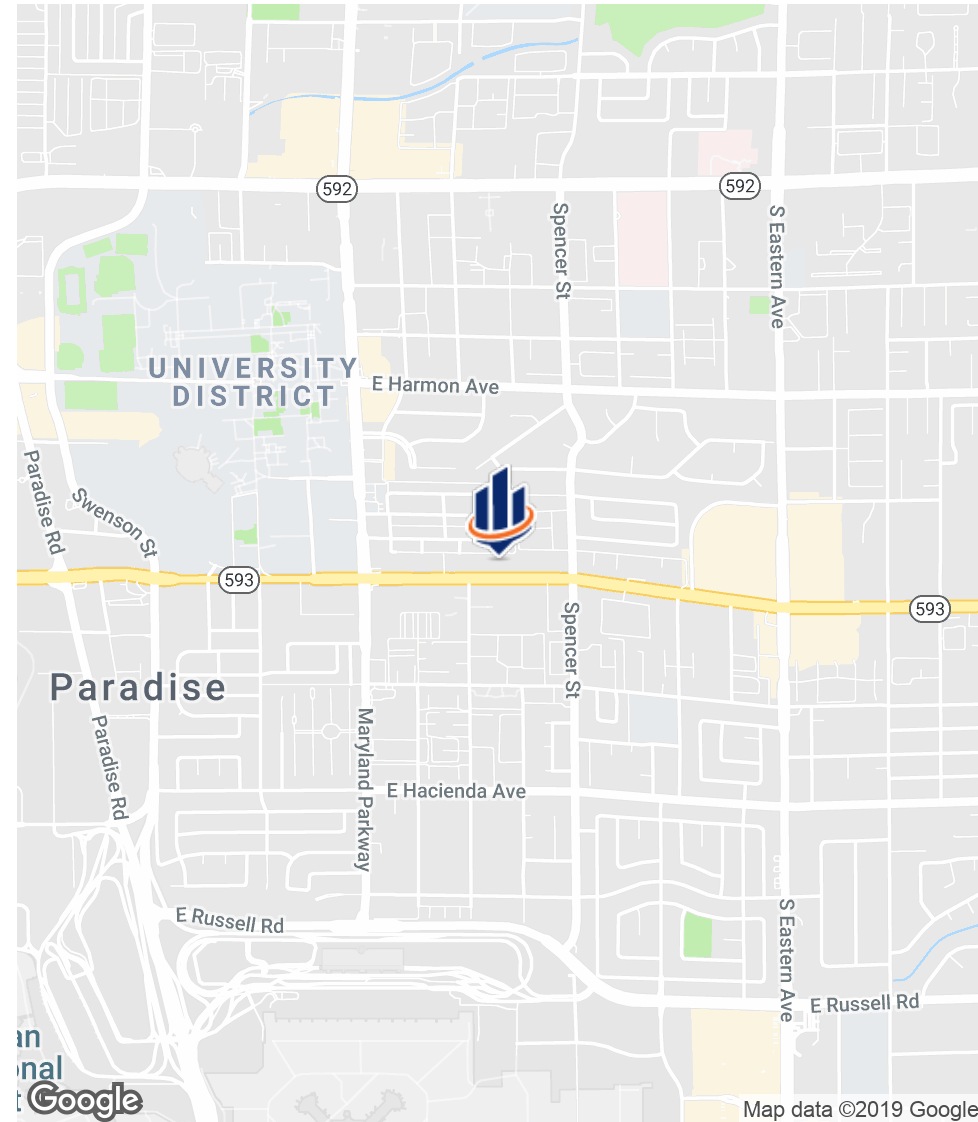
## PROPERTY OVERVIEW

Competitive rates and newly renovated in 2019. 1550 E Tropicana is one of many strip centers reconditioned in the University/McCarran Airport corridor. This high density and heavily commuted area is a prime location for retailers!

## PROPERTY HIGHLIGHTS

- > \$350,000.00 in renovations in 2019
- Over 45,800 CPD
- 40 foot pylon sign with street visibility
- Ample parking
- Population of 153,976 within a 3 mile radius
- Half mile from UNLV [over 35,000 full-time and part-time enrollments]
- 1.5 miles from McCarran International Airport

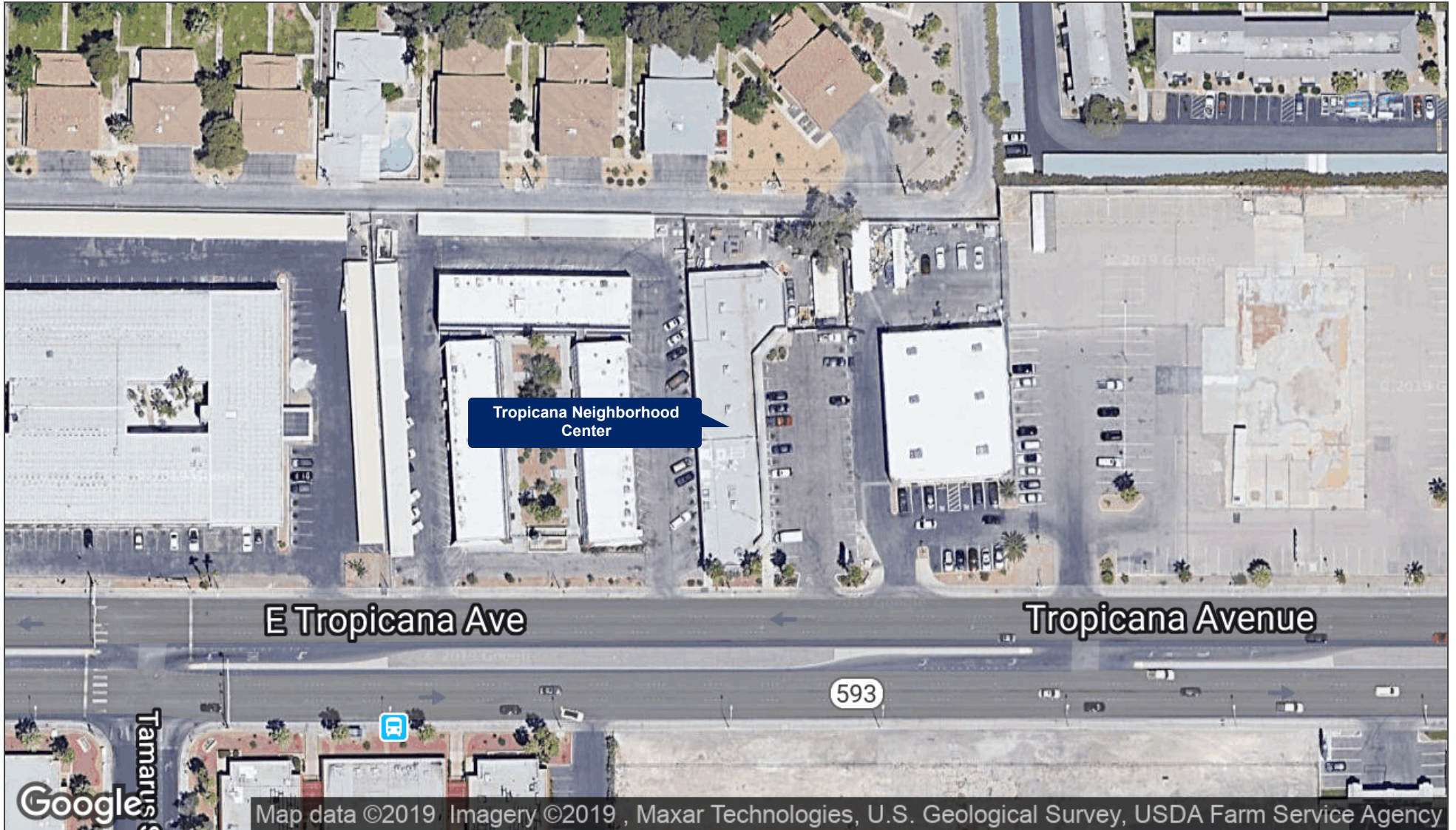
# Aerial Maps



# Retailer Map



# Aerial Map



# Additional Photos



# 3D Aerial Map



Approximately half of a mile from UNLV