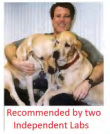


7% Cap Rate or 25% Down Seller Financing \$500K Discounted 70% Leased Under Market Rate



3280 E Tropicana Ave, Las Vegas, NV 89121

Listing ID: 29848175
Status: Active
Property Type: Retail-Commercial For Sale
(also listed as Shopping Center)
Retail-Commercial Type: Free-Standing Building, Retail-Pad
Size: 23,640 SF
Sale Price: \$2,499,999
Unit Price: \$105.75 PSF
Sale Terms: Cash to Seller, Owner Financing
Ceiling: 9 ft.



Overview/Comments

- * Seller will guaranty a 7% cap rate for the first year (conditions apply),
- * OR 25% down short-term seller financing,
- * \$500K has already been discounted in this retail-office complex
- * Directly across from Wal-Mart, SAMs Club, McDonald's, Sprouts, GoodWill.
- * All tenants on long-term progressive NNN leases.
- * 14 individual retail office suites,
- * 70%+/- leased NNN, currently 6.1% cap rate, only \$105 per square foot
- * Proforma cap rate is about 13.8% return on investment
- * Below market rents have huge upside growth potential
- * 14 contiguous expandable annex-able office retail office suites
- * Available A=2,495', B=1,159', D=1,139', FG=2,338'
- * All built-out 2nd generation, 1.84 acres, shared reciprocal parking
- * 35,000 cars a day pass by on E. Tropicana, including bus service
- * Huge monument signage faces E. Tropicana
- * Clark County Zoned C-2 General Commercial
- * Clark County Land Use: General Commercial
- * New roof, fresh paint in and out, new floor tile/carpets
- * Perfect for any long or short term investor
- * 23,694 rentable square feet, 19,725 usable square feet
- * Shadow Anchor: Great Buns Bakery, Tropicana Theaters, and IHOP,
- * Tenants include: Nevada Nails & Spa, Dry Cleaners, Tailor/Alterations, Pet Grooming, Tae Kwon Do, OniOni Miami Boutique, Credit Union, Sign Experts
- * Owner/Broker/Developer making dreams happen daily
- * Please do not disturb the tenants
- * All information deemed reliable. Buyer and Buyer's Broker shall verify all.



General Information

Taxing Authority:	Clark County	Gross Building Area:	23,640 SF
Tax ID/APN:	162-24-802-005	Building/Unit Size (RSF):	23,640 SF
Retail-Commercial Type:	Free-Standing Building, Retail-Pad, Street Retail	Usable Size (USF):	19,725 SF
Zoning:	C-2 GENERAL COMMERCIAL	Land Area:	1.84 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller, Owner Financing
Building Name:	7% Cap Rate or 25% Down Seller Financing \$500K Discounted	Cap Rate:	6.1%
		Average Occupancy Rate:	60

Area & Location

Market Type:	Large	Property Visibility:	Excellent
Retail Clientele:	General, Family, Business, Recreation	Largest Nearby Street:	Pecos
Property Located Between:	Pecos, McLeod, Mojave	Feet of Frontage:	163
Side of Street:	East	Traffic/Vehicle Count:	35,000
Road Type:	Paved	Transportation:	Bus

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Ceiling Height:	9
Number of Stories:	1	Loading Doors:	0
Property Condition:	Excellent	Loading Docks:	0
Year Built:	1987	Heat Type:	Electricity
Year Renovated:	2016	Heat Source:	Central
Parking Ratio:	7 (per 1000 SF)	Air Conditioning:	Package Unit

Land Related

Zoning Description:	C-2 General Commercial
Lot Frontage:	163

Location

Address:	3280 E Tropicana Ave, Las Vegas, NV 89121	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	University East (Retail)



More Information Online

[http://www.catylist.com/
listing/29848175](http://www.catylist.com/listing/29848175)

QR Code QR Code

Scan this image with your mobile device:



Property Images



20170213_150836



High Aerial



20160610_135400



3280 E Trop Floor Plan Rear Units



20160610_135833



Suite D



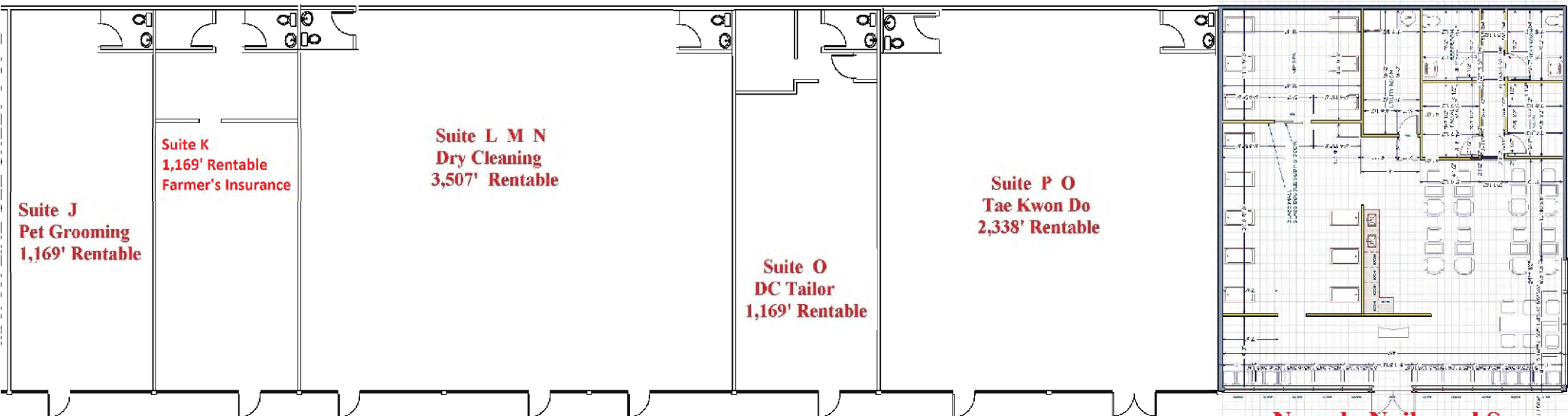
1 B 1,059'

3280 E Tropicana Ave
Forward Units

Tropicana Ave



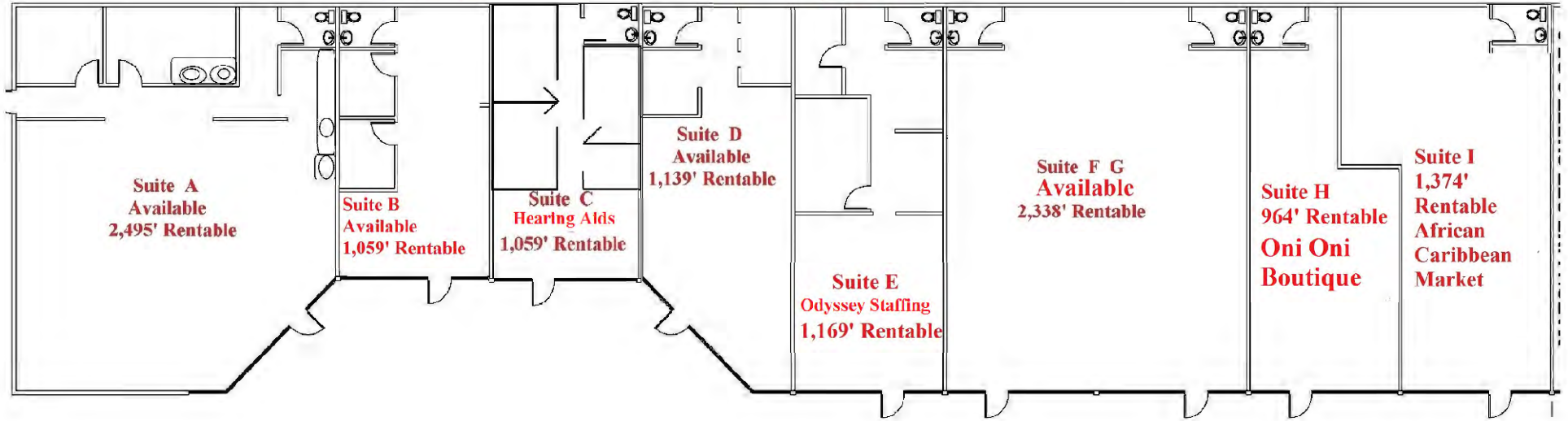
Suite A 2,744' Rentable



Nevada Nails and Spa

3280 E Tropicana Ave
Rear Units

Tropicana Ave



Suite A
Available
2,495' Rentable

Suite B
Available
1,059' Rentable

Suite C
Hearing Aids
1,059' Rentable

Suite D
Available
1,139' Rentable

Suite E
Odyssey Staffing
1,169' Rentable

Suite F G
Available
2,338' Rentable

Suite H
964' Rentable
Oni Oni
Boutique

Suite I
1,374'
Rentable
African
Caribbean
Market



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (the "Agreement") is entered and is effective as of the Effective Date as written below, by and between **East Tropicana Avenue Trust (ETAT)**, located at 900 Las Vegas Blvd South #810 Las Vegas NV 89101, and Recipient ("Recipient") as described below.

1. DEFINITION OF CONFIDENTIAL INFORMATION. For its sole benefit, Recipient will be determining whether to purchase a certain property also known as 3280 E Tropicana Ave LV NV 89121 APN: 162-24-802-005 (the "Project"). The parties acknowledge that this Agreement, the discussions between Recipient and ETAT, Project information including but not limited to: ETAT'S plans, designs, costs, prices, rates, schedules, rents, names, income, expenses, finances, financials, tenants, suppliers, vendors, marketing plans, business opportunities, personnel, research, development, and similar information will be considered confidential ("Confidential Information"). Notwithstanding the foregoing, Confidential Information shall not include information that: 1) is now or subsequently becomes generally available to the public through no fault or breach on the part of Recipient 2) Recipient can demonstrate to have had rightfully in its possession prior to disclosure from ETAT to Recipient 3) is independently developed by Recipient without the use of any Confidential Information; or 4) Recipient rightfully obtains from a third party who has the right to transfer or disclose it.

2. NONDISCLOSURE AND NONUSE OF CONFIDENTIAL INFORMATION. Recipient agrees to use its best and utmost reasonable care, but in no event no less than the same degree of care that Recipient uses to protect Recipient own confidential and proprietary information of similar importance, to prevent the unauthorized use, disclosure, publication or dissemination of Confidential Information. Recipient agrees to accept ETAT'S Confidential Information for the sole purpose of deciding whether to purchase the Project. Recipient agrees not to use Confidential Information otherwise for Recipient's own gain, against ETAT's best interests, to harm injure or damage ETAT, or for any third party's benefit without the prior written approval of an authorized representative of ETAT in each instance. Recipient may disclose Confidential Information if required by any judicial or governmental request, requirement or order; provided that Recipient will take reasonable steps to give ETAT sufficient prior notice in order to contest such request, requirement or order by notifying ETAT of such request.

3. NO LICENSE TO CONFIDENTIAL INFORMATION. All Confidential Information remains the private property of ETAT and no license or other rights to Confidential Information is granted or implied hereby. Recipient will not file any copyright registrations, patent applications or similar registrations of ownership on the Confidential Information. In the event Recipient does so in violation of this Agreement, Recipient will assign to Discloser such registrations, applications, and gain/profit. Further, Recipient grants ETAT the right, license and authority to develop and otherwise use and perfect potential intellectual property rights in any ideas and expressions Recipient may provide as part of the Project without obligation to (a) pay any royalties or other consideration to Recipient (b) obtain permission from Recipient or (c) give Recipient an accounting or attribution in connection therewith.

4. TERM. Recipient duty to protect ETAT'S Confidential Information expires three (3) years from the date of disclosure of Confidential Information or three (3) years from the Effective Date as written below, whichever is later.

5. ENTIRE AGREEMENT AND GOVERNING LAW. This Agreement constitutes the entire agreement with respect to the Confidential Information disclosed herein and supersedes all prior or contemporaneous oral or written agreements concerning such Confidential Information. This Agreement may not be amended except by the written agreement signed by authorized representatives of both parties. This Agreement will be governed by and construed in accordance with the laws of the Clark County within the State of Nevada, where all venue shall remain.

EAST TROPICANA AVENUE TRUST

_____ Recipient

By: *Michael Hawkes*
Date: 01.10.17
Printed Name: Michael Hawkes
Title: Broker and Salesman
Phone 702-642-4235
Email: 702Michael@Email.com

By: _____
Date: _____
Printed Name: _____
Title: _____
Phone: _____
Email: _____



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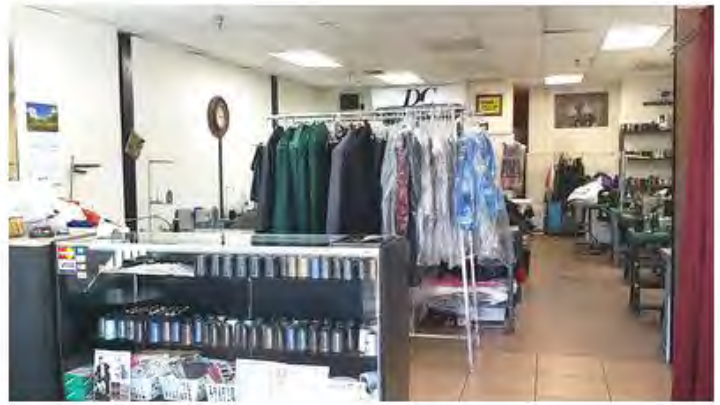
Close Up Tight Aerial



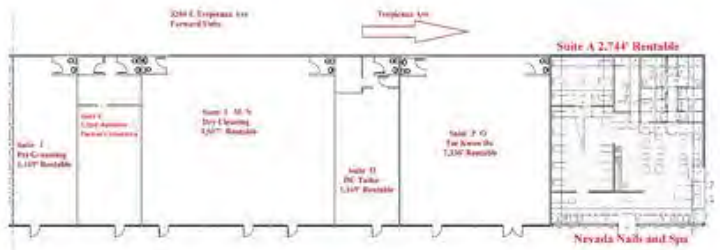
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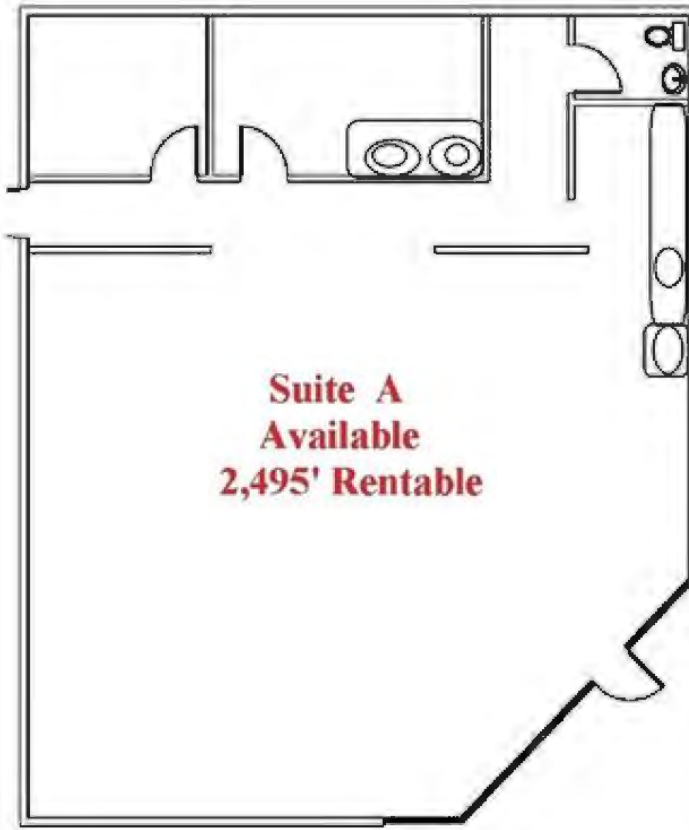
Enlarged Front Rentable Floor Plan



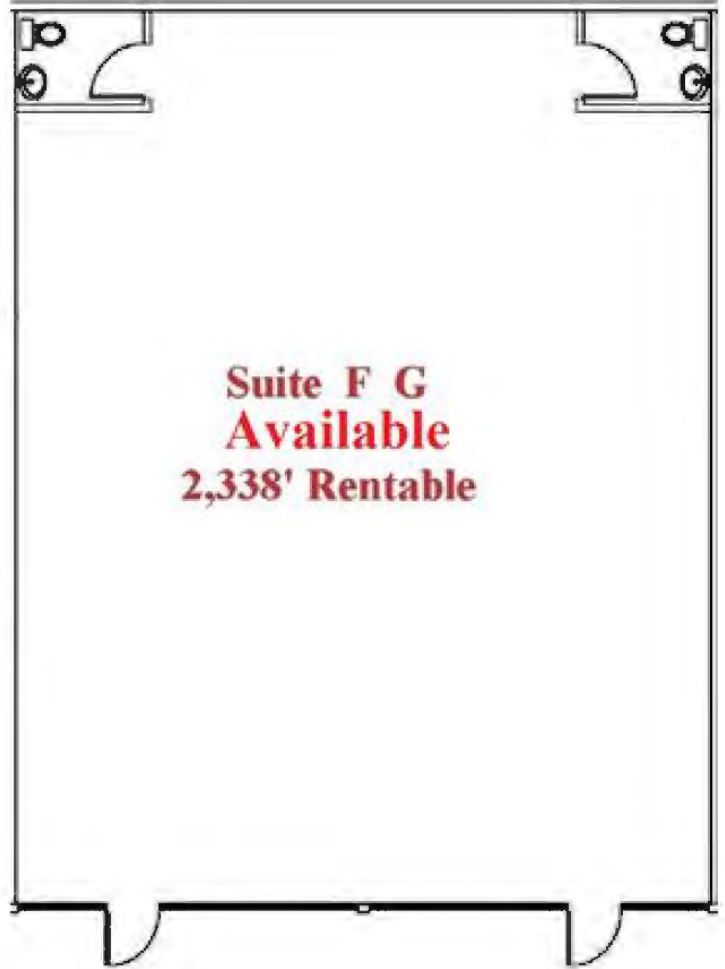
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20170213_150506



Suite A Floor Plan



Suite F G 2338 Rentable Sq Ft



20170213_150110

Property Contacts



702Michael Hawkes

Great Bridge Properties
702-642-4235 [M]
702-642-4235 [O]
702Michael@702Michael.com