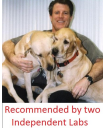


65c - 99c Rent NNN Various Size Retail Shop Office Store Medical



3280 E Tropicana Ave, Las Vegas, NV 89121

Listing ID: 29848683
Status: Active
Property Type: Retail-Commercial For Lease
(also listed as Office, Special Purpose)
Retail-Commercial Type: Free-Standing Building, Mixed Use
Contiguous Space: 1,059 - 3,554 SF
Total Available: 9,369 SF
Lease Rate: \$0.65 - 0.99 PSF (Monthly)
Unit Price: \$7.80 - 11.88 PSF (Annual)
Base Monthly Rent: \$688.35 - 2,314
Lease Type: NNN
Ceiling: 9 ft.



Overview/Comments

- * Special intro price starting as low as 65c base rent plus 35c operating expenses/cams (sewer, water, trash, landscaping, maintenance, taxes, insurance etc...) per rentable square foot for immediate occupancy in a long-term progressive lease. * Please call for more details.
- * New paint and tile/carpets.
- * Suites A, B, D, F/G, and P/Q are available for immediate lease. Please see photos, floor plans, and descriptions. The balance of the building is full-time long-term leased. All occupied suites are long-term leased.
- * You can lease a single suite or contiguous suites to combine square footage from 1,059' to 2,495' or more rentable square feet.
- * Lease as is or have us customize build it to your specs to a turnkey operation.
- * Various Size Retail Shop Office Store Fronts close to Wal-Mart 89121
- * Complex anchors: Great Buns Bakery, Tropicana Cinema, IHOP, dry cleaners, and a sign company,
- * Directly across from Wal-Mart, SAMs Club, McDonald's, Sprouts.
- * Building and window signage allowed with lights.
- * Currently 50% leased NNN long term
- * Built in 1987 and remodeled with each opportunity
- * 14 different professional retail and/or professional office suites
- * On two different bus lines, close to fast food and convenience stores
- * Shared reciprocal parking with neighbors at 6:1 ratio
- * 35,000 cars a day pass by on E. Tropicana
- * Huge 30' tall monument sign faces E. Tropicana
- * Fresh paint in and out
- * All repairs completed, everything working
- * Owner/Broker/Developer making dreams happen daily

More Information Online

<http://www.catylist.com/listing/29848683>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Clark County	Building Name:	65c Rent NNN Various Size Retail Shop Office
Tax ID/APN:	162-24-802-005		Store Medical
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Restaurant, Street Retail, Tavern/Bar/Nightclub, Other	Building/Unit Size (RSF):	23,964 SF
Zoning:	C-2 GENERAL COMMERCIAL	Land Area:	1.84 Acres

Available Space

Suite/Unit Number:	A	Date Available:	01/01/2019
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	2,495 SF	Lease Rate:	\$0.65 PSF (Monthly)
Minimum Divisible:	1,059 SF	Lease Type:	NNN
Maximum Contiguous:	3,554 SF	Offices:	2
Space Subcategory 1:	Office Showroom	Parking Spaces:	0
Space Subcategory 2:	High-Tech	CAM Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease

Space Description 65c per rentable foot plus 35c cams in a long term progressive lease for immediate occupancy. Please call for more details. Space Description: Was Small Grocery Market, brand new ceramic tile, brand new paint, some coolers, display cases, and freezers remain, several food prep sinks, dish washing, retail area, 2 back offices, 1 rear door, 1 restroom. Could be deli, sandwich shop, food prep ahop.

Available Space

Suite/Unit Number:	B	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	01/01/2019
Space Available:	1,059 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,059 SF	Lease Rate:	\$0.65 PSF (Monthly)
Maximum Contiguous:	1,059 SF	Lease Type:	NNN
Space Subcategory 1:	Theme/Festival	Operating Expenses:	\$4.20 PSF (Annual)
Space Subcategory 2:	Manufacturing	Rent Escalators:	Step-Up Lease

Space Description Suite B: Special introductory rate as low as 65c rent plus 35c for operating expenses (sewer, water, trash, etc...) for immediate occupancy in a long-term progressive lease. Reception area, waiting room, or open area for bull pen, two private offices, private restroom. Can be combined with neighboring suites to expand the square footage or to gain another restroom.

Available Space

Suite/Unit Number:	D	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	01/01/2019
Space Available:	1,139 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,139 SF	Lease Rate:	\$0.65 PSF (Monthly)
Maximum Contiguous:	1,139 SF	Lease Type:	NNN
Space Subcategory 1:	Office Showroom	CAM Expenses:	\$4.20 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Escalators:	Step-Up Lease

Space Description Starting as low as 65c per rentable foot plus 35c operating expenses / cams in a long term progressive lease for immediate occupancy. Please call for more details. New Paint and Carpet Space Description: Was Retail Dress Shop. Open retail area, large open bull pen work station area, 1 restroom

Available Space

Suite/Unit Number:	F/G	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	01/01/2019
Space Available:	2,338 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,338 SF	Lease Rate:	\$0.65 PSF (Monthly)
Maximum Contiguous:	2,338 SF	Lease Type:	NNN
Space Subcategory 1:	Office Showroom	Operating Expenses:	\$4.20 PSF (Annual)
Space Subcategory 2:	Neighborhood Center	Rent Escalators:	Step-Up Lease

Space Description Suite F/G: Special introductory rate as low as 65c rent plus 35c for operating expenses (sewer, water, trash, etc...) for immediate occupancy in a long-term progressive lease. High visibility, monument sign, and tons of foot traffic in this very busy shopping complex. Suites F and G have been combined together to make one huge office call center bull pen for cubicles and workstations. The is a great retail display area, or office show room. Last time it was a sign printer shop, but could be anything from gym, dance studio, hair salon, boxing, karate, art studio / supplies, tattoo or tattoo removal, eyebrow breading, chiropractor, weight loss studio, massage, etc....

Available Space

Suite/Unit Number:	PQ = 2,338'	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	03/01/2019
Space Available:	2,338 SF	Lease Term (Months):	60 Months
Minimum Divisible:	2,338 SF	Lease Rate:	\$0.65 - 0.99 PSF (Monthly)
Maximum Contiguous:	2,338 SF	Lease Type:	NNN
Space Subcategory 1:	Research & Development	Operating Expenses:	\$0.35 PSF (Annual)
Space Subcategory 2:	Research & Development	Rent Escalators:	Step-Up Lease

Space Description Was a Martial Arts studio, now can be dance, gym, call center, Pilates, exercise, yoga, etc... One huge ex-large open area bull pen, private changing rooms, with two private restrooms. Open and available starting 03.01.19.

Area & Location

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

Building Related

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

Land Related

Zoning Description:	C-P Commercial Professional
Lot Frontage:	163

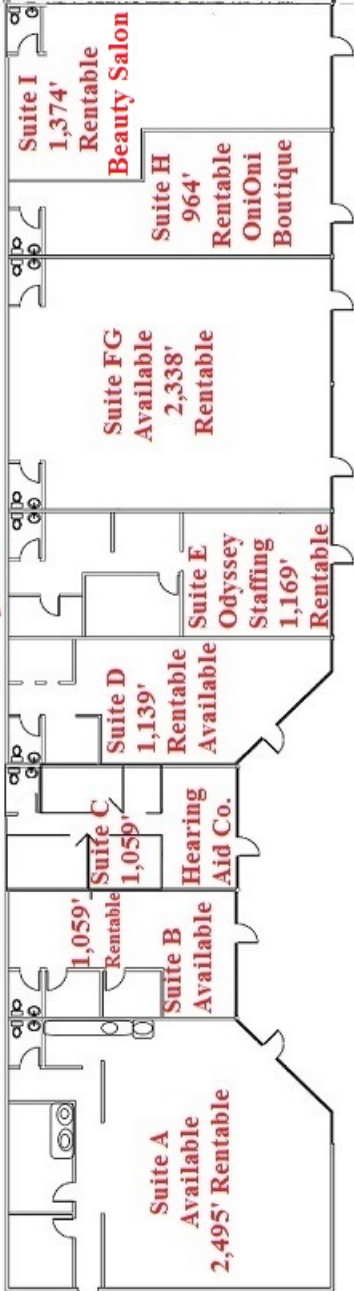
Location

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

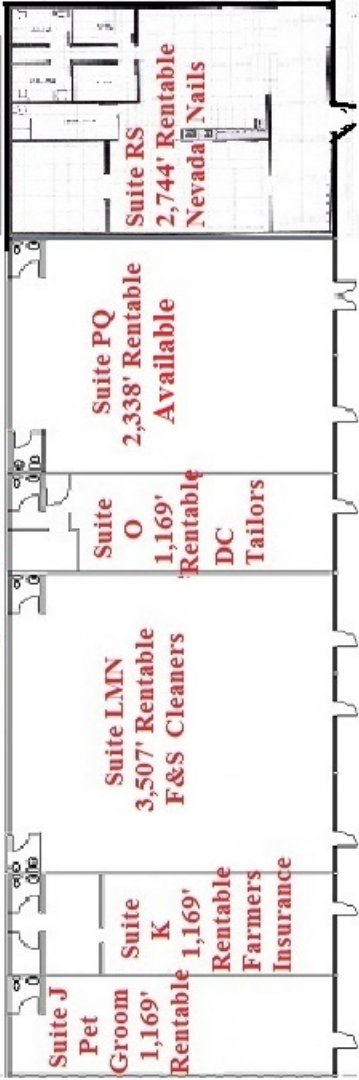


3280 E Tropicana Ave
Rear Units

Tropicana Ave



3280 E Tropicana Front Units



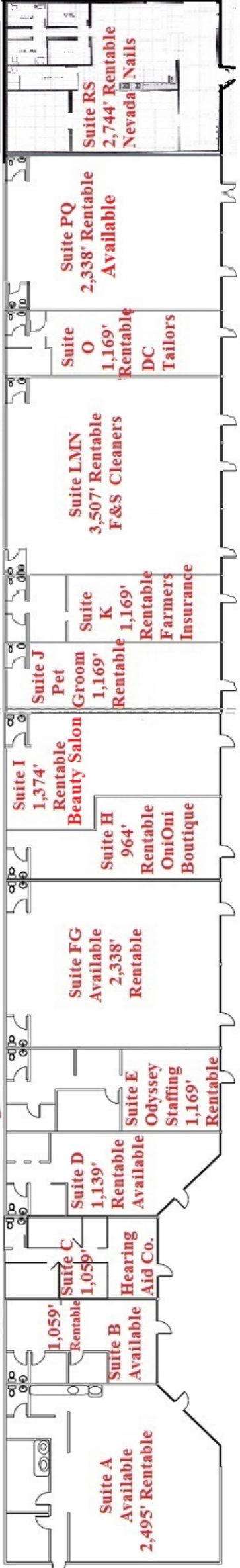
3280 E Tropicana Ave
Rear Units

Tropicana Ave

Tropicana Ave

3280 E Tropicana Front Units

Tropicana Ave



Suite A
Available
2,495' Rentable

Suite B
Available

Suite C
1,059'
Rentable

Suite D
1,139'
Rentable

Suite E
1,169'
Rentable

Suite FG
Available
2,338'
Rentable

Suite H
964'
Rentable

Suite I
1,374'
Rentable

Suite J
1,169'
Rentable

Suite K
1,169'
Rentable

Suite LMN
3,507'
Rentable

Suite O
1,169'
Rentable

Suite PQ
2,338'
Available

Suite RS
2,744'
Rentable

Hearing
Aid Co.

Odyssey
Staffing

OniOni
Boutique

Beauty Salon

Pet
Groom

F&S
Cleaners

DC
Tailors

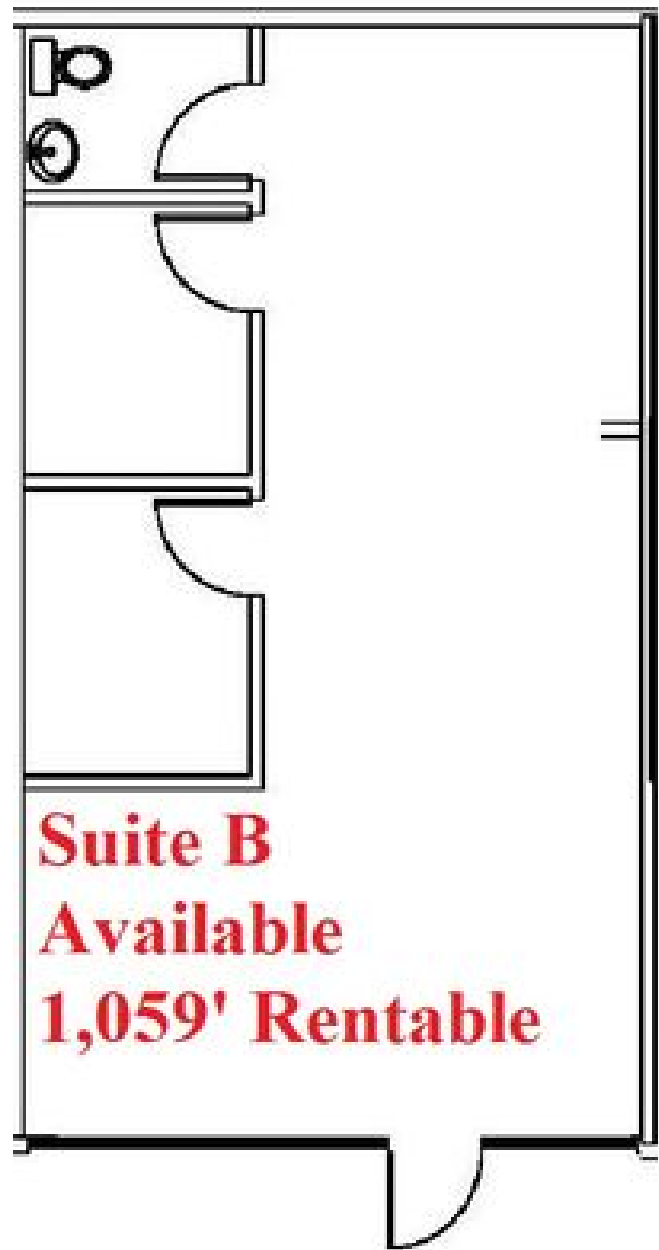
Farmers
Insurance

Nevada
Nails

Property Images



Suite A Floor Plan



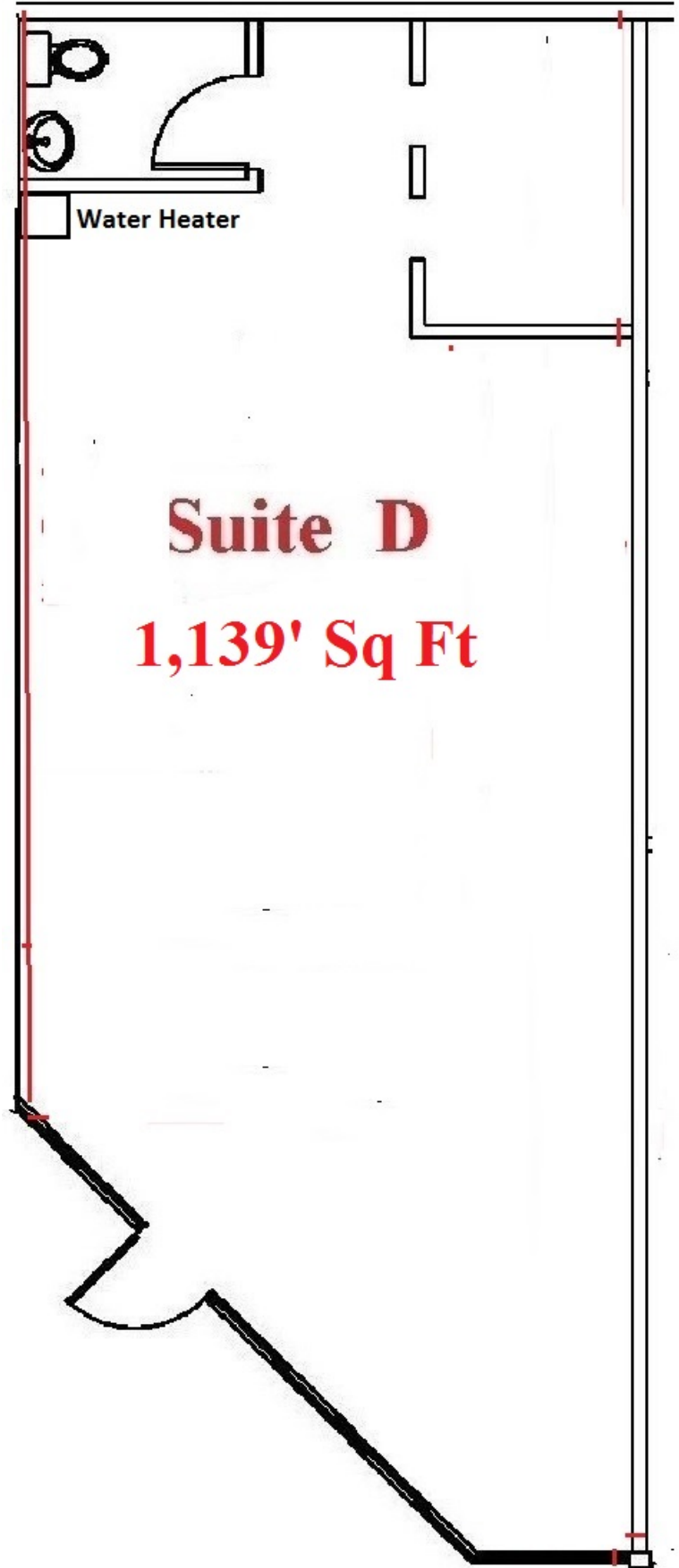
1 B 1,059'

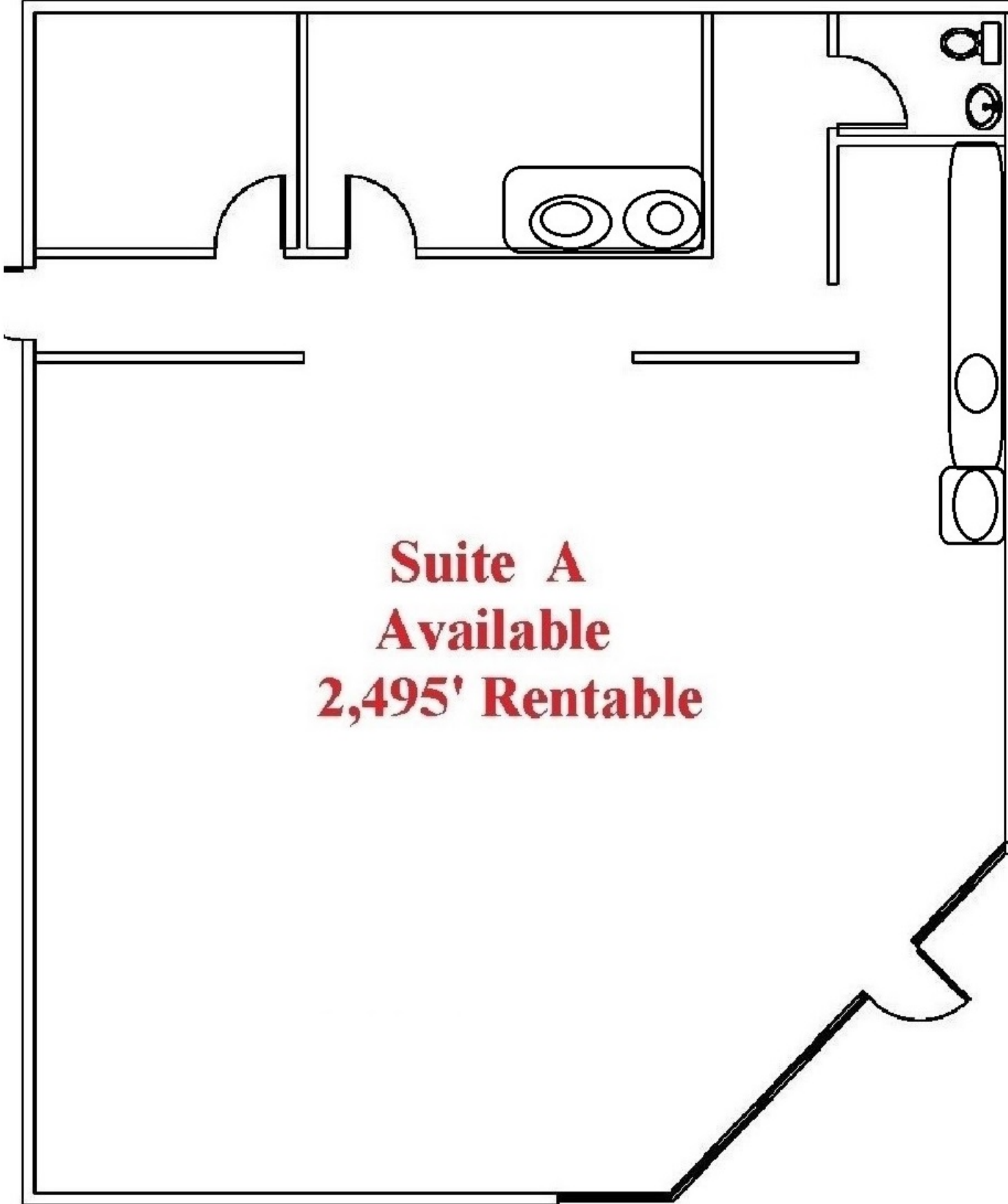


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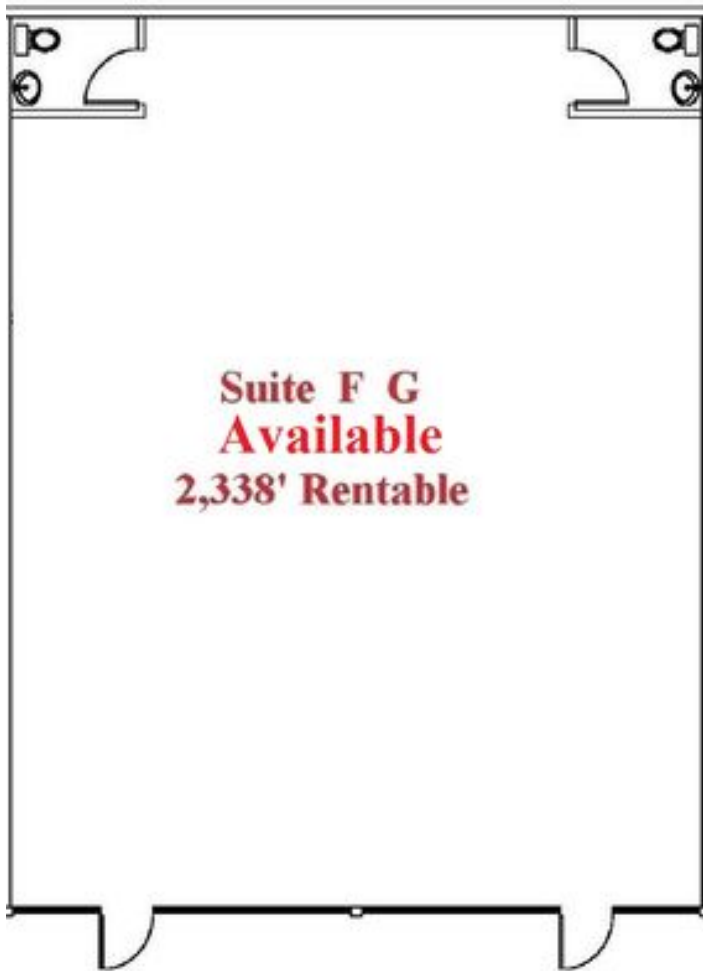


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Suite A
Available
2,495' Rentable



20160610_135400



20170209_221820

1FG



20160610_135833



20170213_144932



20170213_150110



20170213_150506



Parcel Lines



High Aerial



Suite A



IMG_4095



20170213_150110



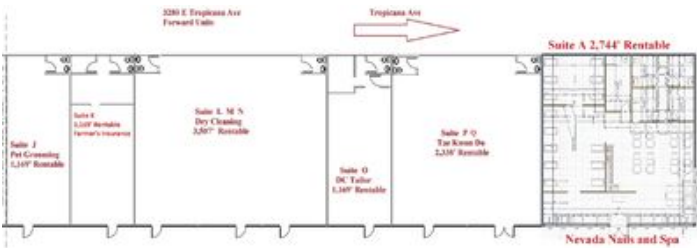
3280 E Trop Floor Plan Complete Building



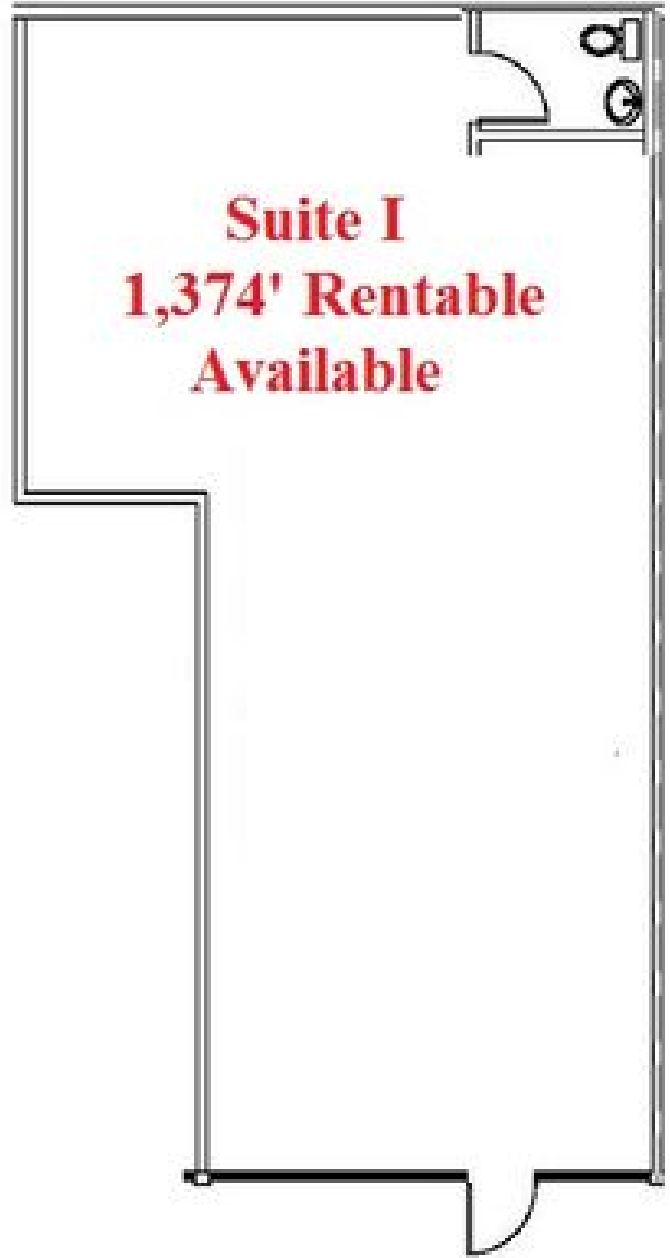
3280 E Trop Floor Plan Rear Units



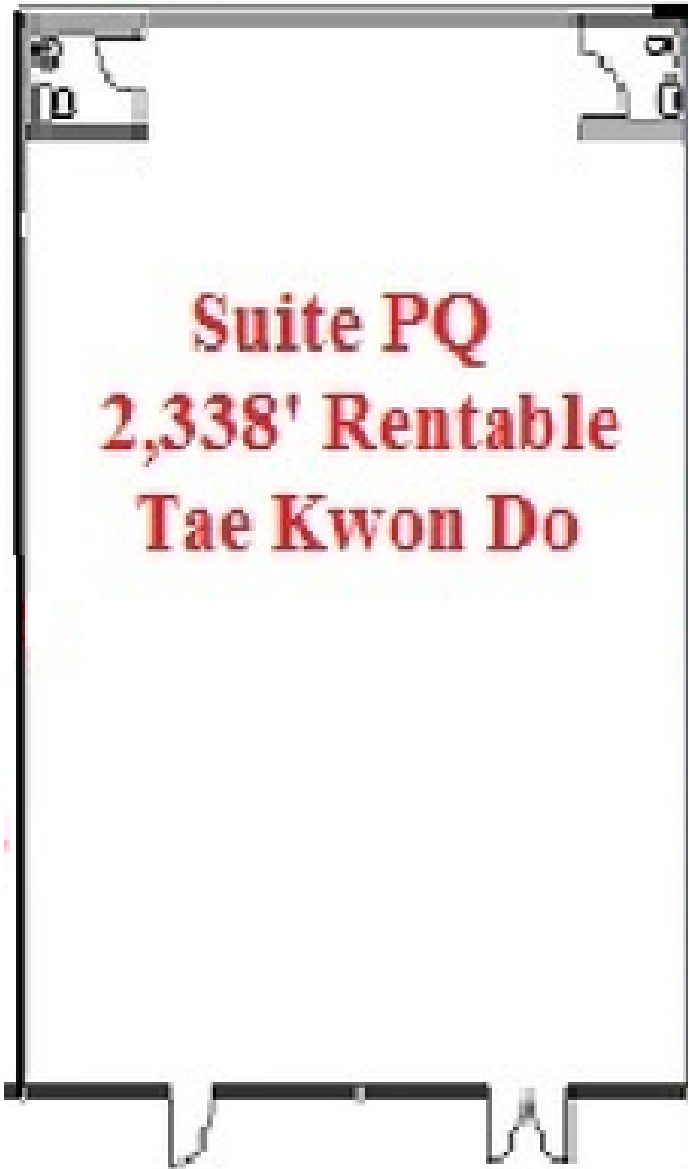
Close Up Tight Aerial



Enlarged Front Rentable Floor Plan



Suite I



Suite PQ

Property Contacts



Michael Hawkes

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

Demographics, Labor/Workforce, and Consumer Expenditures

3280 E Tropicana Ave, Las Vegas, NV



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	24,945	254,095	590,153
2018 Estimate	24,017	237,389	550,699
2015 Estimate	24,426	235,313	545,935
2010 Census	22,875	211,266	489,088
Growth 2018-2023	3.86%	7.04%	7.16%
Growth 2015-2018	-1.67%	0.88%	0.87%
Growth 2010-2015	6.78%	11.38%	11.62%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	12,451	126,886	294,480
2018 Estimate	12,009	118,901	275,703
2015 Estimate	12,222	118,035	273,882
2010 Census	11,399	108,382	251,400
Growth 2018-2023	3.68%	6.72%	6.81%
Growth 2015-2018	-1.74%	0.73%	0.66%
Growth 2010-2015	7.22%	8.91%	8.94%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	12,494	127,209	295,673
2018 Estimate	12,008	118,488	274,996
2015 Estimate	12,204	117,278	272,053
2010 Census	11,476	102,884	237,688
Growth 2018-2023	4.05%	7.36%	7.52%
Growth 2015-2018	-1.61%	1.03%	1.08%
Growth 2010-2015	6.34%	13.99%	14.46%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	2,016	22,991	54,426
Age 5 to 10	1,623	18,230	43,271
Age 10 to 15	1,417	16,051	38,658
Age 15 to 20	1,199	13,806	33,858
Age 20 to 25	1,161	12,784	31,742
Age 25 to 30	1,214	13,177	31,846
Age 30 to 35	1,371	14,046	32,506
Age 35 to 40	1,468	14,925	33,183
Age 40 to 45	1,542	15,674	34,412
Age 45 to 50	1,615	16,440	36,491
Age 50 to 55	1,559	15,455	35,128
Age 55 to 60	1,570	14,396	33,294
Age 60 to 65	1,489	12,864	29,794
Age 65 and over	4,773	36,550	82,090
Total Population	24,017	237,389	550,699
Median Age	41.99	37.85	36.58

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	10%	10%
Age 5 to 10	7%	8%	8%
Age 10 to 15	6%	7%	7%
Age 15 to 20	5%	6%	6%
Age 20 to 25	5%	5%	6%
Age 25 to 30	5%	6%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	7%	6%
Age 45 to 50	7%	7%	7%
Age 50 to 55	6%	7%	6%
Age 55 to 60	7%	6%	6%
Age 60 to 65	6%	5%	5%
Age 65 and over	20%	15%	15%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.81	37.07	36.36

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	43.21	37.69	37.22

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	4,261	45,300	104,587
Some College, No Degree	4,969	39,505	85,217
Associate or Bachelor's Degree	897	8,937	22,709
Master's Degree	982	5,441	11,345
Professional School Degree	329	2,254	5,423
Doctorate Degree	285	1,501	2,867
Total High School Graduates Age 25+	11,723	102,938	232,148

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	36%	44%	45%
Some College, No Degree	42%	38%	37%
Associate or Bachelor's Degree	8%	9%	10%
Master's Degree	8%	5%	5%
Professional School Degree	3%	2%	2%
Doctorate Degree	2%	1%	1%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	10,460	102,579	221,477
2018 Estimate	10,058	96,256	207,971
2015 Estimate	10,213	95,694	207,042
2010 Census	9,517	86,282	187,295
Growth 2018-2023	4%	6.57%	6.49%
Growth 2015-2018	-1.52%	0.59%	0.45%
Growth 2010-2015	7.31%	10.91%	10.54%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.44	2.54	2.73
2018 Estimate	2.44	2.54	2.73
2015 Estimate	2.44	2.53	2.71
2010 Census	2.45	2.51	2.69
Growth 2018-2023	0.01%	-0%	0.01%
Growth 2015-2018	0.19%	0.22%	0.52%
Growth 2010-2015	-0.56%	0.71%	1.03%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	5,720	52,743	123,791	Family Households	 57%	 55%	 60%
Married-couple family	3,749	31,760	78,892	Married-couple family	 37%	 33%	 38%
With own children under 18 years	1,225	13,056	34,588	With own children under 18 years	 12%	 14%	 17%
No own children under 18 years	2,524	18,704	44,304	No own children under 18 years	 25%	 19%	 21%
Male Householder: no wife present	695	7,504	15,608	Male Householder: no wife present	 7%	 8%	 8%
With own children under 18 years	254	3,241	7,107	With own children under 18 years	 3%	 3%	 3%
No own children under 18 years	441	4,263	8,501	No own children under 18 years	 4%	 4%	 4%
Female Householder: no husband present	1,276	13,479	29,291	Female Householder: no husband present	 13%	 14%	 14%
With own children under 18 years	548	7,181	15,757	With own children under 18 years	 5%	 7%	 8%
No own children under 18 years	728	6,298	13,534	No own children under 18 years	 7%	 7%	 7%
Nonfamily Households	4,338	43,513	84,180	Nonfamily Households	 43%	 45%	 40%
1 Person households	3,191	32,432	62,417	1 Person households	 32%	 34%	 30%
2+ Unrelated people	1,147	11,081	21,763	2+ Unrelated people	 11%	 12%	 10%
Total Households	10,058	96,256	207,971				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,314	25,909	50,528
\$25,000 to \$49,999	2,515	31,304	59,631
\$50,000 to \$74,999	1,954	19,164	44,046
\$75,000 to \$99,999	1,432	9,776	24,240
\$100,000 to \$124,999	673	3,841	11,782
\$125,000 to \$149,999	532	2,741	7,448
\$150,000 to \$199,999	436	2,207	6,074
\$200,000 or more	202	1,314	4,222
Total Households	10,058	96,256	207,971
Average Household Income	\$67,120.18	\$53,473.29	\$59,300.34
Median Household Income	\$60,156.08	\$46,709.96	\$53,115.55

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	23%	27%	24%
\$25,000 to \$49,999	25%	33%	29%
\$50,000 to \$74,999	19%	20%	21%
\$75,000 to \$99,999	14%	10%	12%
\$100,000 to \$124,999	7%	4%	6%
\$125,000 to \$149,999	5%	3%	4%
\$150,000 to \$199,999	4%	2%	3%
\$200,000 or more	2%	1%	2%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	2,417	27,700	53,953
\$25,000 to \$49,999	2,634	33,457	63,746
\$50,000 to \$74,999	2,027	20,418	46,980
\$75,000 to \$99,999	1,477	10,405	25,760
\$100,000 to \$124,999	700	4,068	12,484
\$125,000 to \$149,999	551	2,890	7,841
\$150,000 to \$199,999	451	2,290	6,352
\$200,000 or more	203	1,351	4,361
Total Households	10,460	102,579	221,477
Average Household Income	\$66,737.75	\$53,405.31	\$59,415.17
Median Household Income	\$60,527.68	\$47,584.61	\$54,294.86

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	23%	27%	24%
\$25,000 to \$49,999	25%	33%	29%
\$50,000 to \$74,999	19%	20%	21%
\$75,000 to \$99,999	14%	10%	12%
\$100,000 to \$124,999	7%	4%	6%
\$125,000 to \$149,999	5%	3%	4%
\$150,000 to \$199,999	4%	2%	3%
\$200,000 or more	2%	1%	2%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$27,317.37	\$21,424.94	\$22,156.40
2015 Estimate	\$27,152.71	\$21,539.63	\$22,335.21
Growth 2015-2018	0.61%	-0.53%	-0.8%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	6.12%	7.38%	6.6%
2015 Estimate	10.46%	11.45%	12.62%
Growth 2015-2018	-41.56%	-35.58%	-47.71%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	11,639	115,696	262,315	Labor Force	 62%	 65%	 65%
Civilian, Employed	10,936	107,241	245,301	Civilian, Employed	 59%	 61%	 60%
Civilian, Unemployed	703	8,455	17,014	Civilian, Unemployed	 4%	 5%	 4%
Not in Labor Force	7,027	61,124	144,070	Not in Labor Force	 38%	 35%	 35%
Total Population Age 16+	18,666	176,820	406,385				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	982	8,364	20,800	Agriculture, forestry, fishing and hunting, mining and construction	 9%	 8%	 8%
Manufacturing	510	3,929	8,593	Manufacturing	 5%	 4%	 4%
Wholesale & retail trade	1,374	14,322	33,530	Wholesale & retail trade	 13%	 13%	 14%
Transportation and warehousing, and utilities	601	5,338	10,634	Transportation and warehousing, and utilities	 5%	 5%	 4%
Information	258	1,865	3,905	Information	 2%	 2%	 2%
Finance, insurance, real estate and rental and leasing	331	2,828	7,177	Finance, insurance, real estate and rental and leasing	 3%	 3%	 3%
Professional, scientific, and technical services	1,225	10,921	24,912	Professional, scientific, and technical services	 11%	 10%	 10%
Educational, health and social services	1,462	11,606	28,994	Educational, health and social services	 13%	 11%	 12%
Arts, entertainment, recreation, accommodation and food services	3,196	38,442	82,768	Arts, entertainment, recreation, accommodation and food services	 29%	 36%	 34%
Other services (except public administration)	660	7,238	17,706	Other services (except public administration)	 6%	 7%	 7%
Public Administration	337	2,388	6,282	Public Administration	 3%	 2%	 3%
Total Employed Civilian Population Age 16+	10,936	107,241	245,301				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	3,063	30,841	78,388	Vacant Housing Units	 23%	 24%	 27%
Occupied Housing Units	10,058	96,256	207,971	Occupied Housing Units	 77%	 76%	 73%
Owner-Occupied	6,077	38,167	97,793	Owner-Occupied	 46%	 30%	 34%
Renter-Occupied	3,981	58,089	110,178	Renter-Occupied	 30%	 46%	 38%
Total Housing Units	13,121	127,097	286,359				