TROPICANA CENTRE

3035-3375 E. Tropicana Avenue, Las Vegas, NV 89121

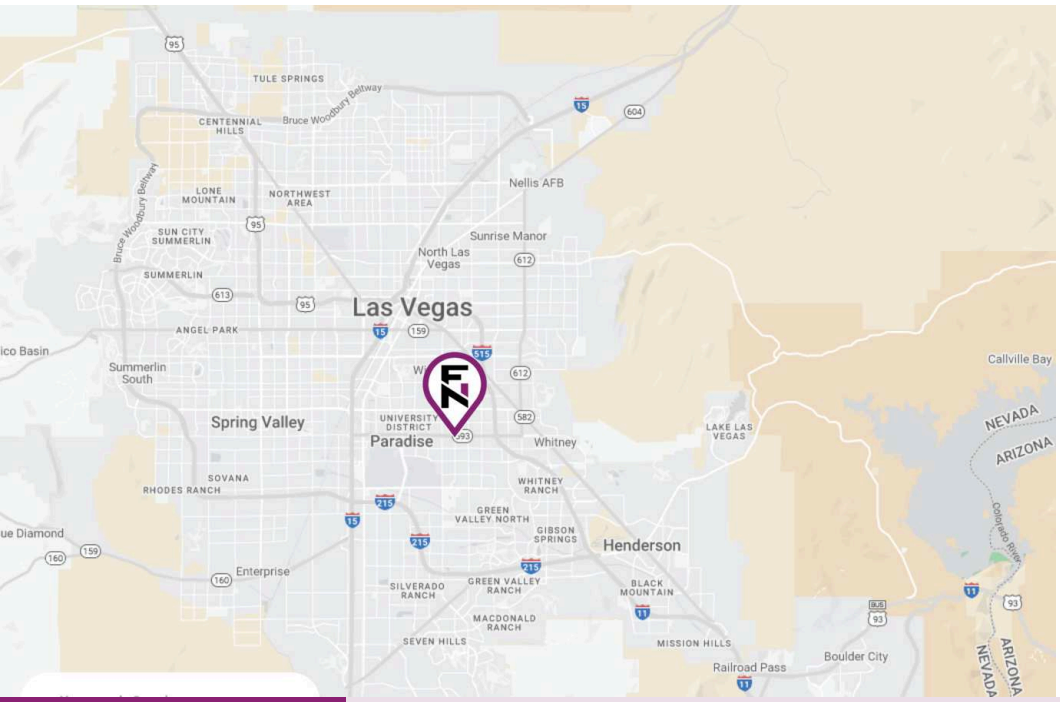
FIRST NATIONAL REALTY PARTNERS

HIGHLIGHTS

COUNTY	Clark
GLA	586,332
ACRES	59.48
PARKING	3,054

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	19,223	169,121	442,510
	8,632	71,974	179,901
	$84,182	$67,056	$76,686



PROPERTY FEATURES

- Tropicana Centre is an institutional quality, 586,332 SF shopping center.
- The property has the unique feature of three essential anchors, including a 133,768 SF Sam's Club, a 120,363 SF Walmart and a 40,020 SF Sprouts.
- Other high-quality tenants on the roster include WSS, Ross, Ace Hardware, Big 5 Sporting Goods, Dollar Tree, Rainbow, Leslie's Pools and McDonald's.
- Tropicana Centre is situated in a densely populated retail corridor approximately 4 miles east of the Las Vegas Strip. The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic of over 71,000 vehicles per day.
- Within a 5-mile radius of the Tropicana Centre resides a population of over 442,000 people.
- Within a 1-mile radius of the property, the average household income is over $84,000.

PROPERTY WEBSITE

Jeff Kellams | (317) 332-7722 | jkellams@fnrpusa.com

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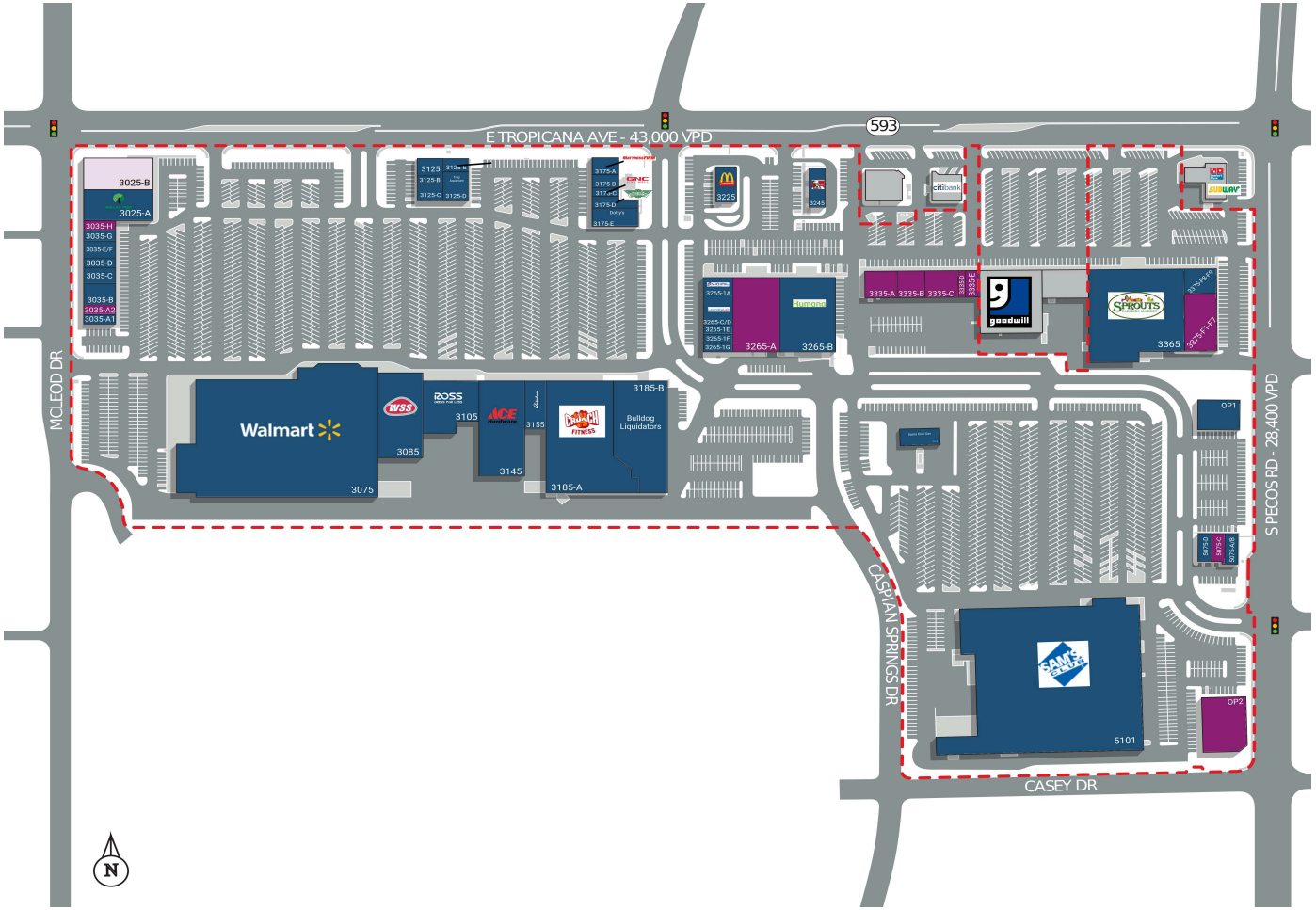

SUITE	TENANT NAME	SF
OP1	Leased - National Tenant	
OP2	**Available**	**3,280**
3025-A	Dollar Tree	9,576
3025-B	**Advance Auto Parts**	**10,848**
3035-A1	State Farm Insurance	1,348
3035-A2	**Available**	**1,348**
3035-B	Abuzz Salon Suites	3,353
3035-C	Cuballama	2,684
3035-D	777 Cigar & Smoke	1,300
3035-E/F	Lucino's Pizza	2,690
3035-G	G's Hair & Beauty Supply	1,348
3035-H	**Available**	**1,348**
3075	Walmart	120,363
3085	WSS	18,721
3105	Ross	22,000
3125	Metro by T-Mobile	2,000
3125-B	Retro Vapor	1,001
3125-C	A Omega Dental	2,011
3125-D	Trop Aquarium	3,500
3125-E	Southern Nevada Chiropractic	1,500
3145	Ace Hardware	22,511
3155	Rainbow	8,000
3175-A	Mattress Firm	3,280
3175-B	JIA Crab	1,827
3175-C	GNC	1,273
3175-D	WingStop	1,760
3175-E	Dotty's	4,000
3185-A	Crunch Fitness	50,150
3185-B	Bulldog Liquidators	20,711
3225	McDonald's	3,516
3245	KFC	3,280
3265-1A	Leslie's Pools	2,980
3265-1E	American Family Insurance	1,094
3265-1F	Noble Oaks	1,971
3265-1G	Vegas Finest	1,094
3265-A	**Available**	**18,741**
3265-B	Humana	21,027
3265-C/D	LaundroLab	5,217
3335-A	**Available**	**4,221**
3335-B	**Available**	**3,890**
3335-C	**Available**	**4,444**
3335-D	**Available**	**996**
3335-E	**Available**	**1,570**
3365	Sprouts Farmers Market	40,020
3375-F1-F7	**Available**	**9,484**
3375-F8-F9	Paradise Smiles Dentistry	3,200

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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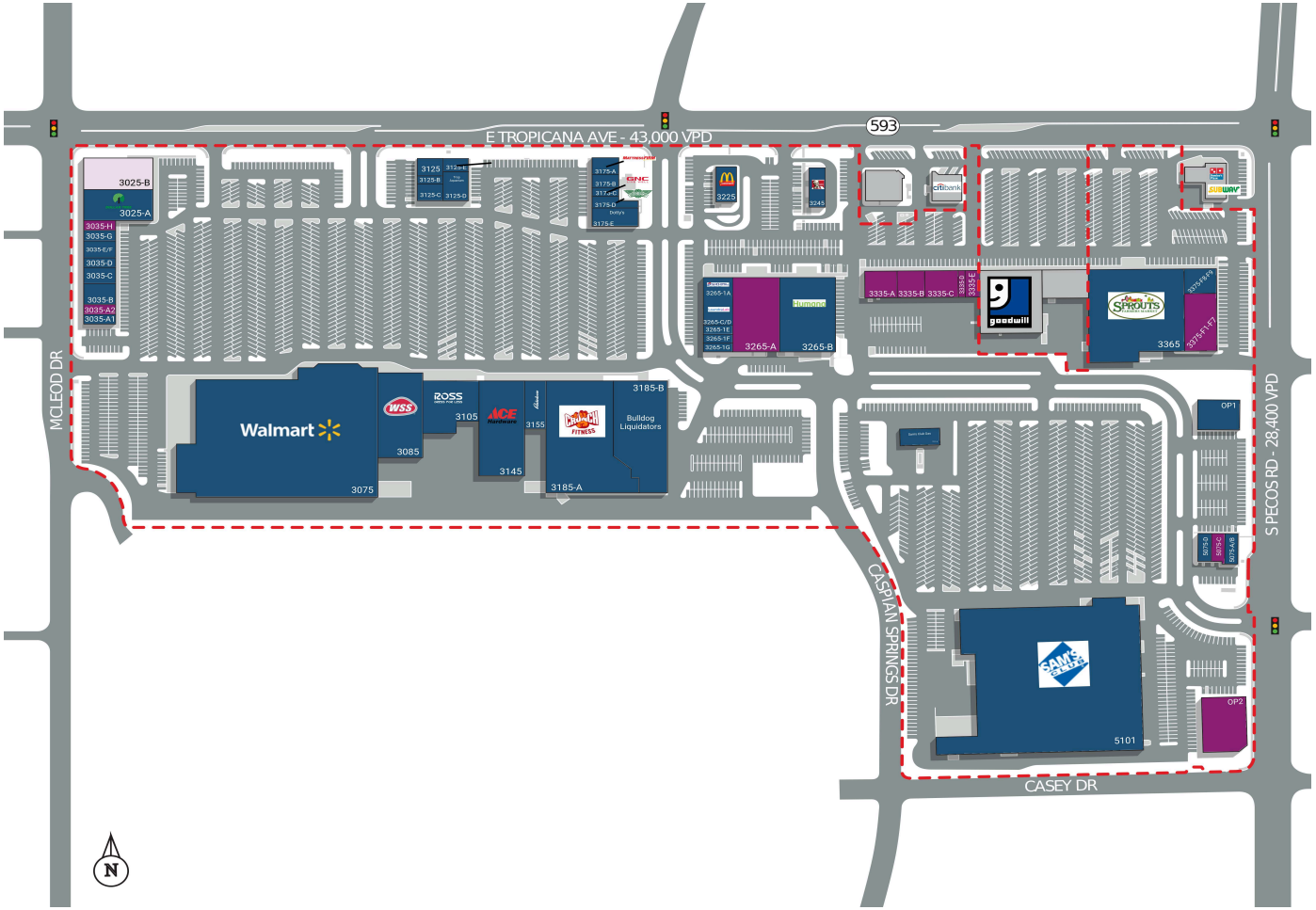

SUITE	TENANT NAME	SF
5075-A/B	Durango Taco	2,465
5075-C	**Available**	**1,500**
5075-D	EZ Shipping	1,415
5101	Sam's Club	133,769
5101-B	Sam's Club Gas	

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