

FOR LEASE OR SALE

21,900 SF Junior Anchor Retail

3345 E. TROPICANA AVENUE
LAS VEGAS, NV 89121



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Square Footage: 21,900 SF

Lease Rate: \$1.25/SF/mo. NNN

Asking Price: \$4,927,500

Building Type: Vacant retail box

NNN: \$0.15 (est.)

Zoning: CG Commercial General (Clark County)

Traffic Counts: 69,500 ADT

Great opportunity to lease or purchase a 21,900 SF junior anchor space next door to Sprouts Farmers Market on the busy corner of Tropicana Ave. & Pecos Rd. The property benefits from its location within the larger Tropicana Centre, a ±586,000 SF Walmart and Sam's Club anchored power center. The subject property is not subject any surrounding exclusives or restrictions, allowing for complete flexibility in its future use.

The property is surrounded by numerous national retailers including Ross, Dollar Tree, ACE Hardware, WSS Shoes, Rainbow, dd's Discount, MattressFIRM and more. Notable restaurants in the immediate area include McDonalds, KFC, Burger King, WingStop, Subway and Domino's.

- 21,900 SF junior box available
- Located next to busy Sprouts Market with Tropicana frontage
- Large pylon signage on Tropicana Ave.
- ±69,500 vehicles per day at the intersection
- Property is not bound by surrounding exclusives or restrictions



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Site Plan



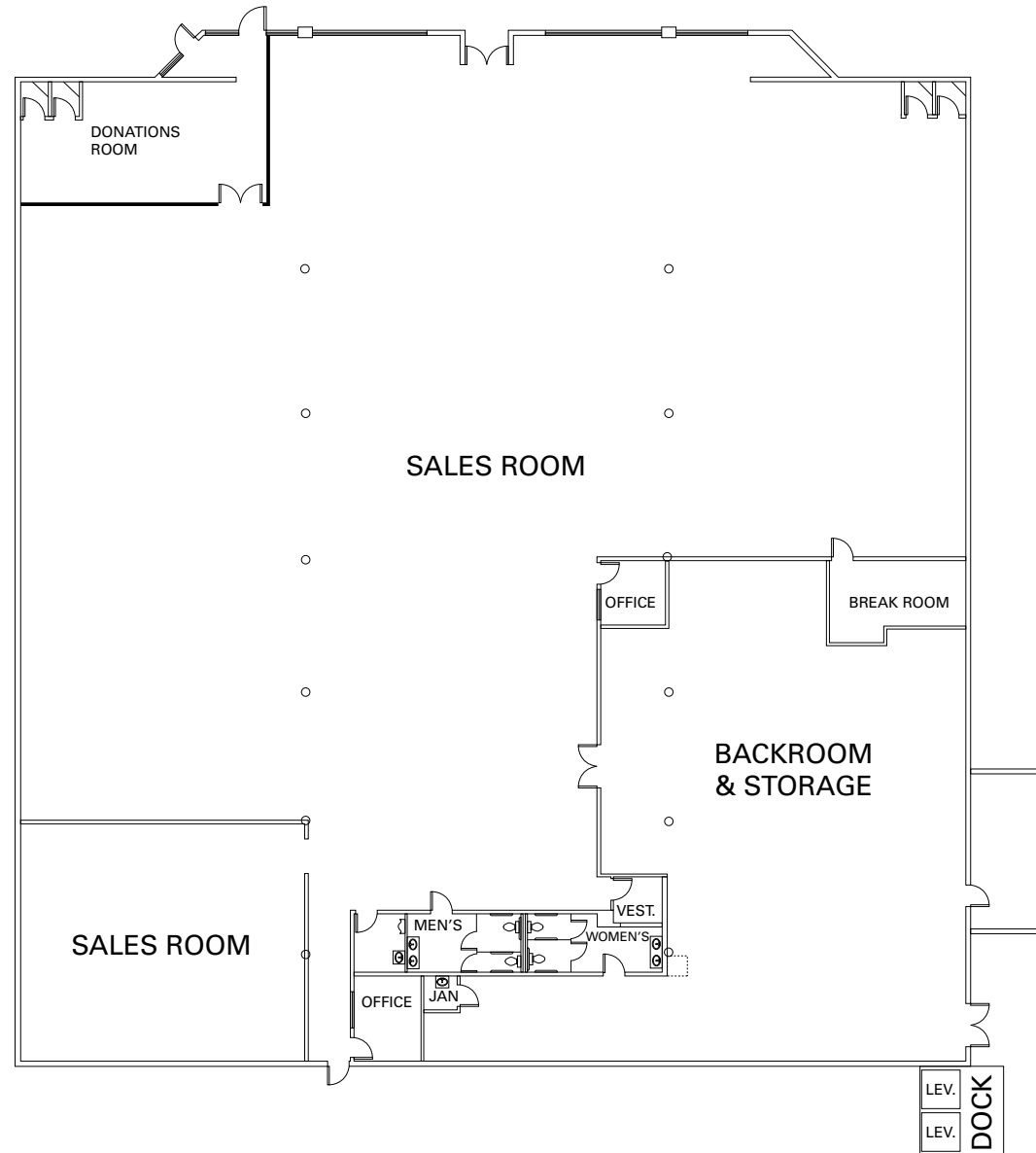
SUITE	TENANT NAME	SF	SUITE	TENANT NAME	SF
3025-A	Dollar Tree	9,576	3225	Bulldog Liquidators	20,711
3025-B	Advance Auto Parts	10,848	3245	McDonald's	3,516
3035-A1	State Farm Insurance	1,348	3265-1A	KFC	3,280
3035-B	Abuzz Salon Suites	3,353	3265-1E	Leslie's Pools	2,980
3035-C	Cuballama	2,684	3265-1F	American Family Insurance	1,094
3035-D	777 Cigar & Smoke	1,300	3265-1G	Noble Oaks	1,971
3035-E/F	Lucino's Pizza	2,690	3265-A	Vegas Finest	1,094
3035-G	G's Hair & Beauty Supply	1,348	3265-C/D	Humana	21,027
3075	Walmart	120,363	3365	LaundroLab	5,217
3085	WSS	18,721	3375-F8-F9	Sprouts Farmers Market	40,020
3105	Ross	22,000	5075-A/B	Paradise Smiles Dentistry	3,200
3125	Metro by T-Mobile	2,000	5075-D	Durango Taco	2,465
3125-B	Retro Vapor	1,001	5101	EZ Shipping	1,415
3125-C	A Omega Dental	2,011	5101-B	Sam's Club	133,769
3125-D	Trop Aquarium	3,500		Sam's Club Gas	
3145	Ace Hardware	22,511			
3155	Rainbow	9,000			
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			



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Floor Plan



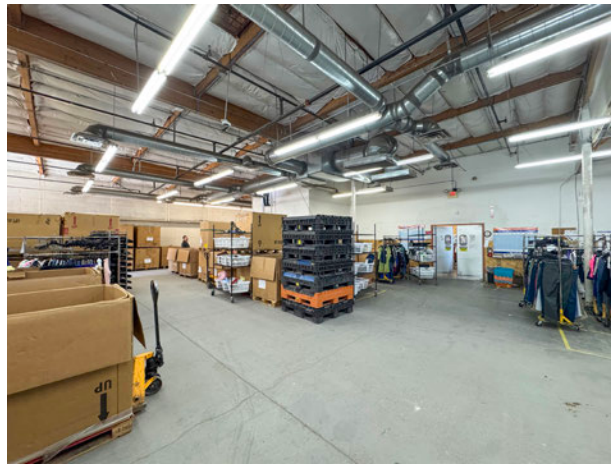
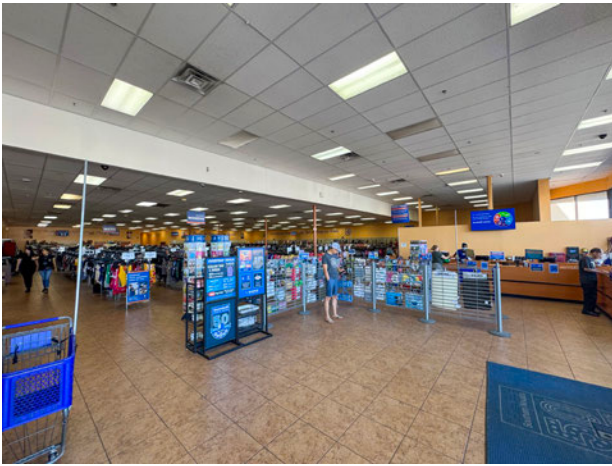
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**Floor plan is for illustrative purposes only.*

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Photos



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