



RETAIL / SERVICE SPACE WITH SECURED YARD

REAR-POSITIONED SUITE WITH FENCED YARD, MULTIPLE ROOMS, AND FORMER ROLL-UP DOOR (CURRENTLY ENCLOSED)
JUST MINUTES EAST OF THE LAS VEGAS STRIP

1550 E Tropicana Ave, Las Vegas, NV 89119, USA

KW Commercial

a division of Keller Williams Realty Las Vegas

9420 W. Sahara Ave. #100, Las Vegas, NV 89117 U.S.A.

Each office is independently owned and operated.

PRESENTED BY:

DAVID HOULE

Director

(702) 273-7377

davidh@kwcommercial.com

NV#: S.0169547

GRANT BUTAK

Associate

702-810-6217

grant.butak@kw.com

NV# S.0185283



DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



| EXECUTIVE SUMMARY

1550 E Tropicana Avenue offers a functional leasing opportunity for users seeking a practical, back-of-house oriented space in a centrally located Las Vegas retail center, just minutes east of the Strip. The available $\pm 3,200$ SF suite is positioned at the rear of the property and includes a reception area, private office, and multiple built-out rooms (approximately 8-12), providing flexibility for a variety of operational layouts. The space also features a secured fenced yard/parking area and a former roll-up door (currently enclosed), offering controlled access and separation from the main retail frontage.

Located near UNLV, the Thomas & Mack Center, and Harry Reid International Airport, the property benefits from strong surrounding density and accessibility. The center is across from a newly developed apartment community and includes several long-standing tenants that contribute to consistent activity.

Offered at \$1.17/SF/month + \$0.55 NNN (approx. \$5,500/month total), the space presents a cost-effective option for users prioritizing functionality and central location.



1550 TROPICANA
 FULL SERVICE SALON
 NY HAIR COMPANY
 702-432-3333
 MASSAGE
 TATTOO
 LASHES
 NAILS
 SKIN

| PROPERTY INFORMATION

Item	Details
Total Available SF	±3,200 SF
Location	Rear Suite (Ground Floor)
Building Type	Multi-Tenant Retail Center
Access	Former Roll-Up Door (Currently Enclosed)
Yard / Exterior Area	Fenced & Secured Yard / Parking Area
Parking	On-Site Parking + Dedicated Fenced Area
Frontage	±136' on E Tropicana Ave (Monument Signage)
Year Built	1987
Zoning	Commercial General (CG)

SUBJECT PROPERTY





SUBJECT PROPERTY

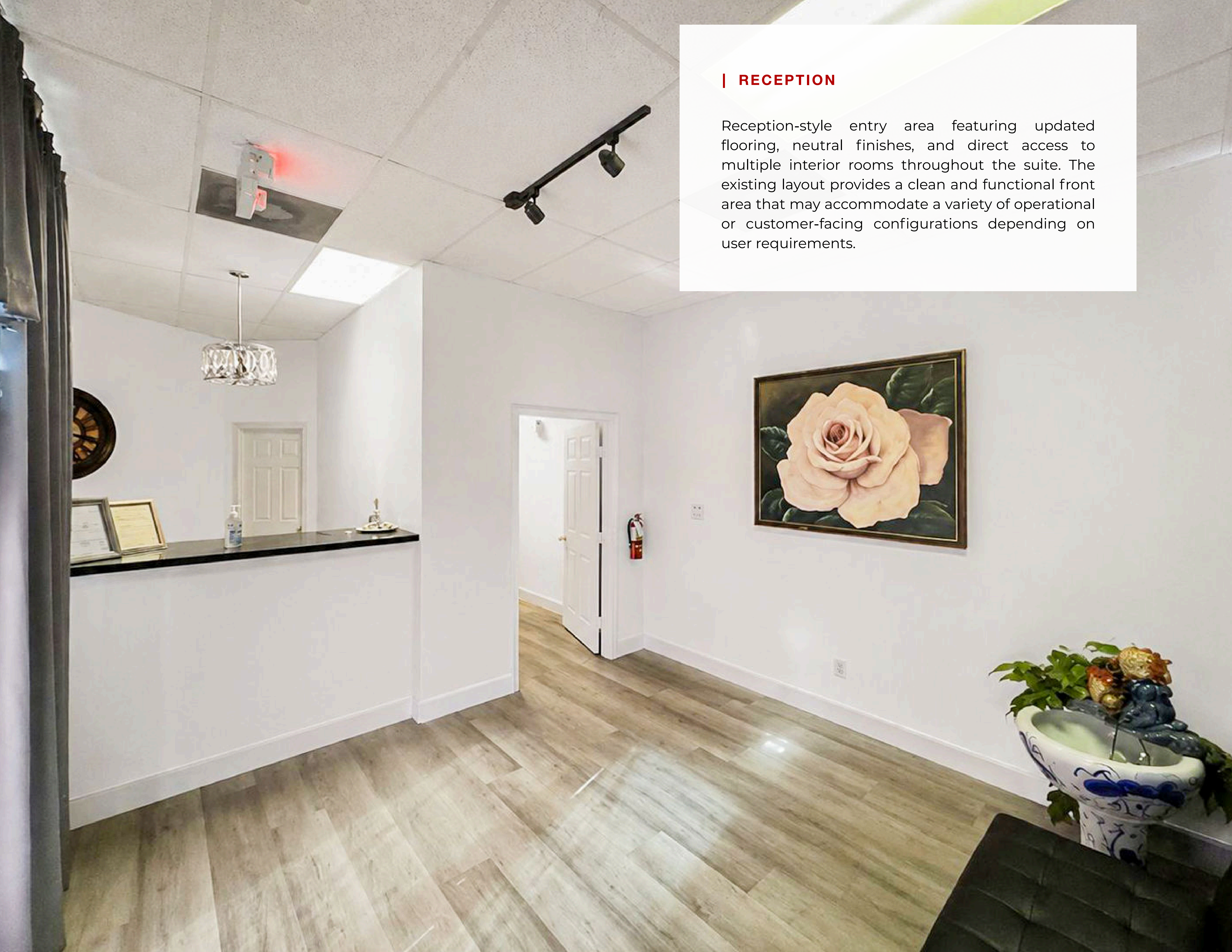
| PROPERTY HIGHLIGHTS

- Secured fenced yard / parking area
- Rear-positioned suite offering privacy from main retail frontage
- Reception area, private office, and multiple built-out rooms (approx. 8-12)
- Former roll-up door (currently enclosed)
- Layout with multiple rooms and open areas
- Located within an established multi-tenant retail center
- Strong access points with clear vehicle circulation
- Potential monument signage on Tropicana Avenue
- Ample on-site parking, including dedicated fenced area
- Just minutes east of the Las Vegas Strip, UNLV, and Harry Reid International Airport

E TROPICANA AVE

| RECEPTION

Reception-style entry area featuring updated flooring, neutral finishes, and direct access to multiple interior rooms throughout the suite. The existing layout provides a clean and functional front area that may accommodate a variety of operational or customer-facing configurations depending on user requirements.

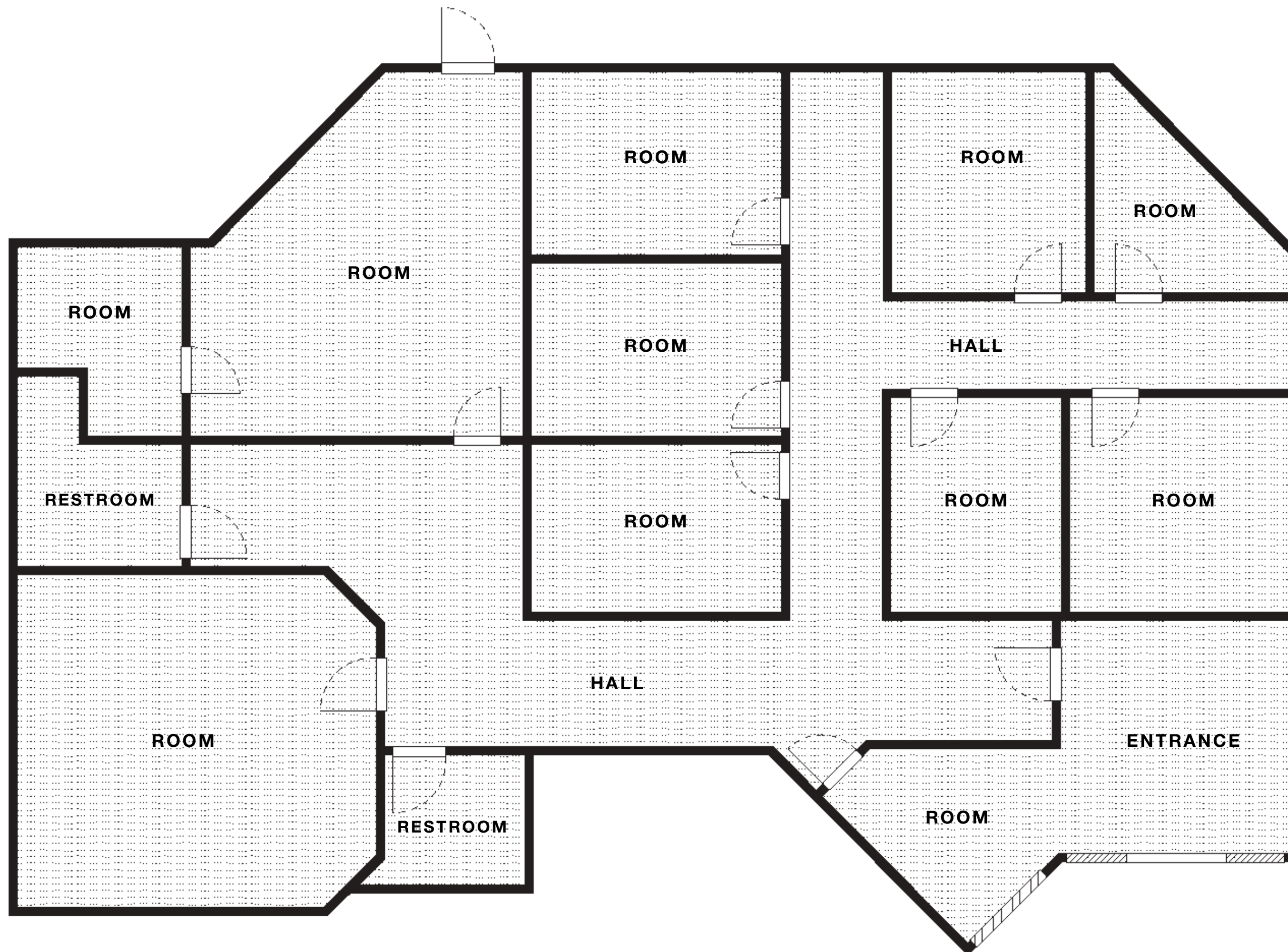


| FLOOR PLAN

The available suite consists of an interior configuration that includes a mix of private rooms, open areas, and a reception-style entry, supporting a variety of potential operational layouts.

The space is positioned at the rear of the building, creating a more controlled environment and may be ideal for users who prefer separation from main customer traffic.

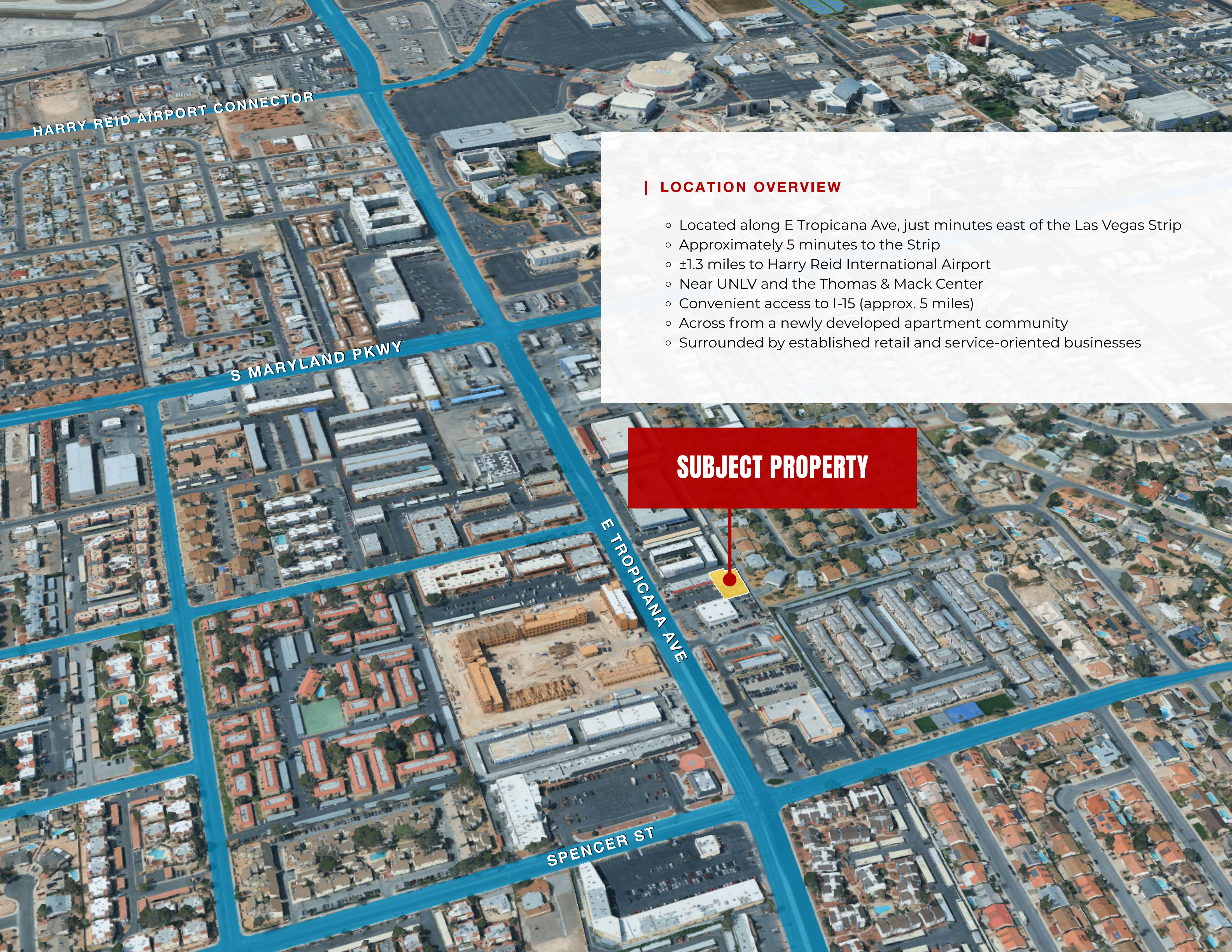
The existing configuration was designed to accommodate a range of uses, with flexibility depending on user requirements.





| AERIAL WITH SUITE & YARD OVERLAY

Overlay highlights the location of the available rear suite along with the adjacent fenced yard/parking area, illustrating its position within the property and access from the surrounding parking areas.



HARRY REID AIRPORT CONNECTOR

S MARYLAND PKWY

E TROPICANA AVE

SPENCER ST

| LOCATION OVERVIEW

- Located along E Tropicana Ave, just minutes east of the Las Vegas Strip
- Approximately 5 minutes to the Strip
- ±1.3 miles to Harry Reid International Airport
- Near UNLV and the Thomas & Mack Center
- Convenient access to I-15 (approx. 5 miles)
- Across from a newly developed apartment community
- Surrounded by established retail and service-oriented businesses

SUBJECT PROPERTY



FOR MORE INFORMATION:

DAVID HOULE

Director
702-273-7377
davidh@kwcommercial.com
NV# S.0169547

GRANT BUTAK

Associate
702-810-6217
grant.butak@kw.com
NV# S.0185283

