



Towne Center at Trop & Jones

**6105 - 6125 W. TROPICANA AVENUE
LAS VEGAS, NV 89103**

Building Type: Anchored Retail Center

Space Available: 1,200 - 3,600 SF

Lease Rate: \$2.25 - \$2.50/SF/mo. NNN

NNN: \$0.50/SF/mo.

Zoning: CG (Clark County)

Traffic Counts: ± 76,500 cars per day

Demographics

Population

1 Mile Radius 33,739

3 Mile Radius 139,865

5 Mile Radius 413,457

Annual Household Income

1 Mile Radius \$76,782

3 Mile Radius \$97,723

5 Mile Radius \$101,077

2025 Estimated Demographics

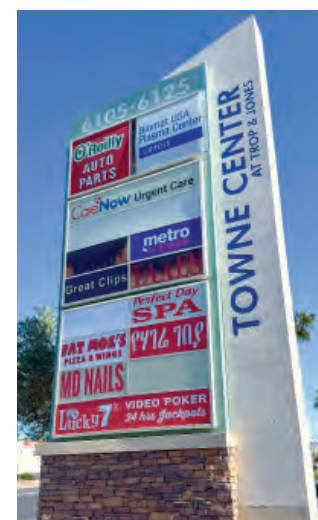
Towne Center at Trop & Jones is an established, anchored retail center on the busy corner of W. Tropicana Ave. and Jones Blvd. Traffic generators within the center include O'Reilly Auto Parts, Grifols Plasma, CareNow Urgent Care, Great Clips, and more.

Surrounding notable retailers at the intersection include Smith's Food & Drug, Albertsons, Family Dollar, CVS, Chase, AutoZone, Black Bear Diner, 7-11, Discount Tire, and McDonald's.

Amazing opportunity to occupy a street-front corner endcap suite with visibility from both Jones and Tropicana.

- **Up to 3,600 SF street-front corner endcap suite available.**

- **Street-front exposure with ± 76,500 vehicles passing the center each day**



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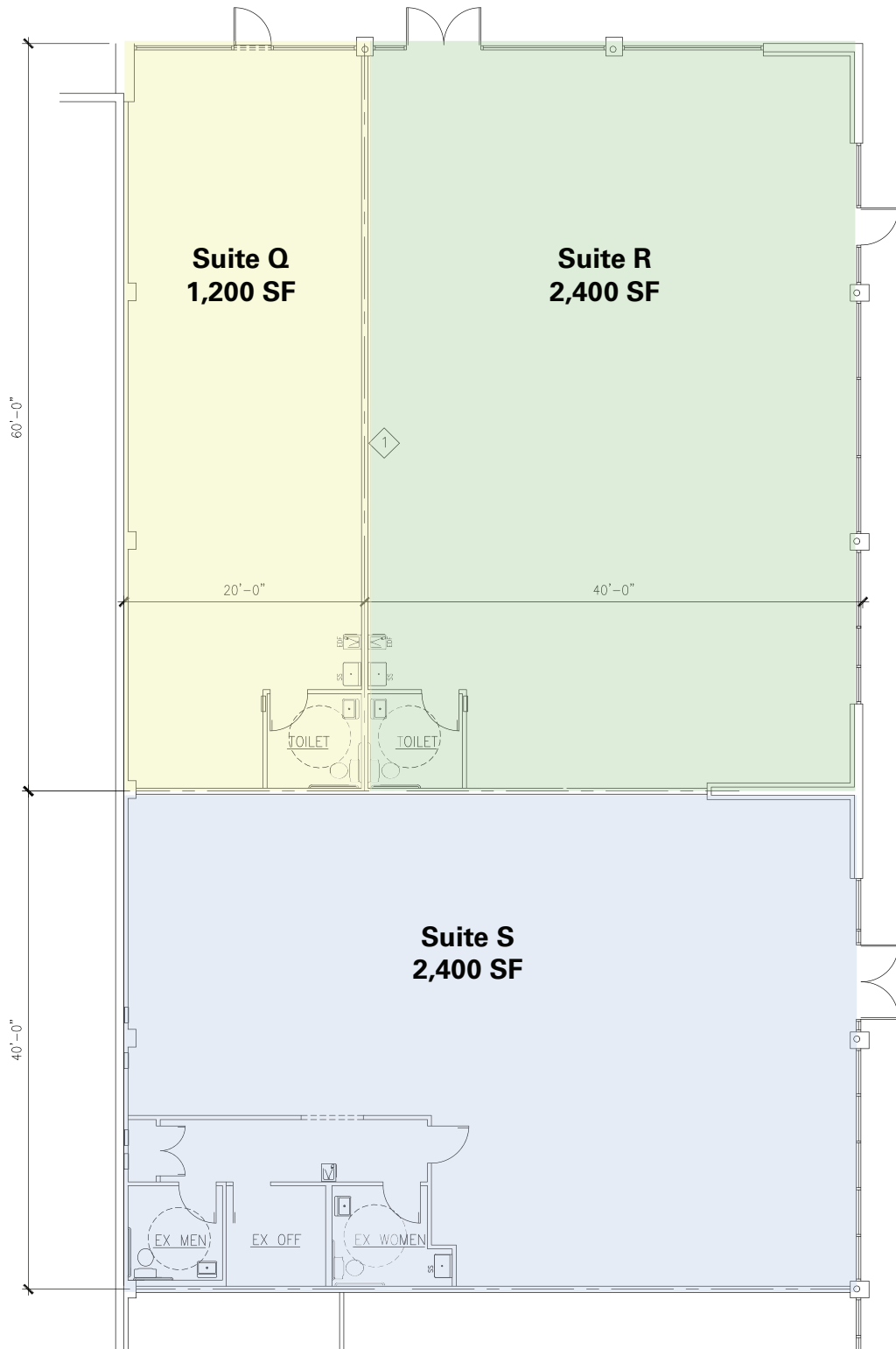
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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in 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.

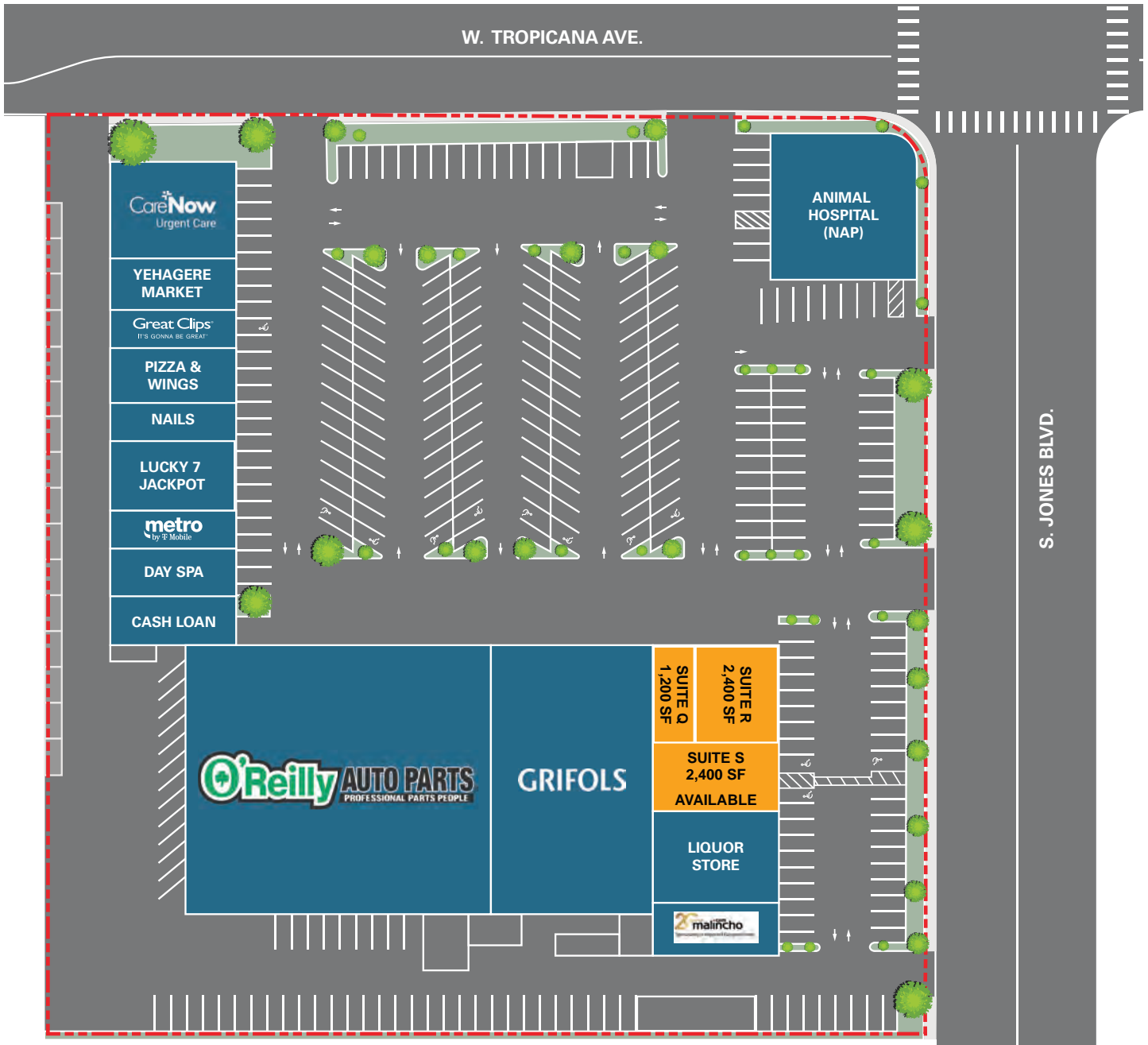
Suite Q, R, S - Future Floor Plan



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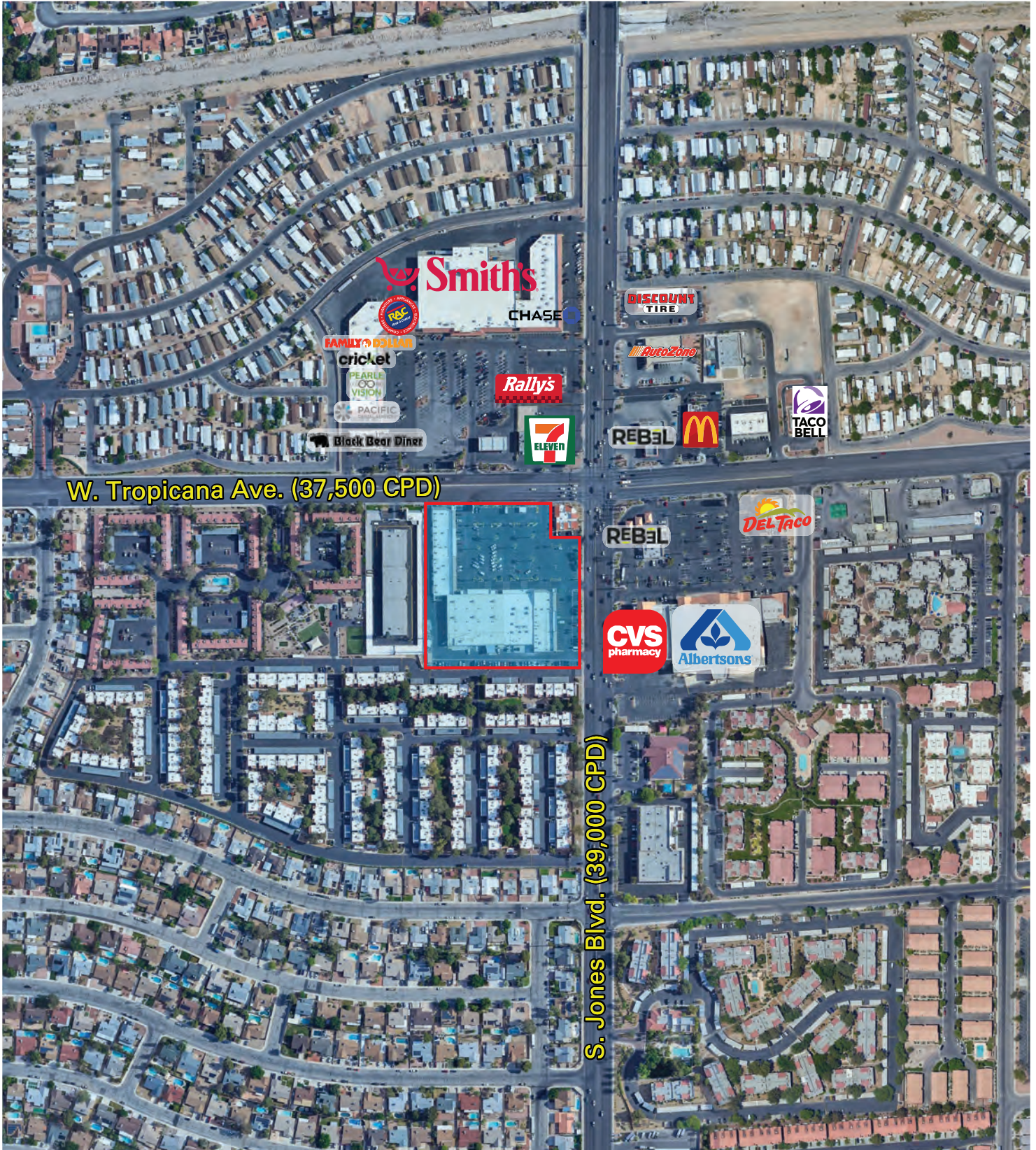
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W. Tropicana Ave. (37,500 CPD)

S. Jones Blvd. (39,000 CPD)

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