

Tropical Point Plaza

2800 E. Tropical Parkway #103
North Las Vegas, 89031

Retail & Office for Lease

±970 sqft – Mixed Use



Leasing Information:
702.221.8226

Lincoln

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Property Overview

- Size: ±970 SF
- Lease Rate: \$1.55 NNN PSF, CAM
approximately \$0.68/sqft (includes water,
sewer, and trash)
- Available: October 1, 2026
- Terms: 3- 5years
- Zoning: C -1

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Floorplan

- Size: ±970 SF
- Current use: Insurance office
- Feature: 1 bathroom, open floorplan, vinyl flooring

**Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*

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Traffic Counts

Collection

Cross

Traffic Volume

N Statz St	N Statz St S	2,057
Losee Rd	E Tropical Pkwy S	16,196
N Statz St	E Centennial Pkwy N	2,456
E Tropical Pkwy	Sharks Water Bay St W	7,260
N Losee Rd	E Centennial Pkwy N	11,195
Losee Rd	E Ann Rd N	24,128
N Pecos Rd	Pleasant Palms St E	6,483

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Current Tenant



Tenant List

Suite

Tenant Name

100	Green Valley Grocery
101	Pizza Hut
102	RIVAS – Real Mexican Grill
103	All Nevada Insurance
104	Gentle SPA & Nails
105 & 106	Cobrinha Brazilian Jiu - Jitsu

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Population

	1mile	3miles	5miles
2020 Population	18,192	97,568	257,077
2025 Population	21,263	109,269	275,817
2030 Population Projection	22,764	116,101	290,616

Income

	1mile	3miles	5miles
Avg Household Income	\$101,505	\$99,885	\$90,839
Median Household Income	\$88,380	\$83,891	\$73,367
Total Consumer Spending	\$230.5M	\$1.1B	\$2.7B

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