

# 21,900 SF JUNIOR ANCHOR RETAIL

3345 E TROPICANA AVENUE | LAS VEGAS, NV 89121



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# PROPERTY HIGHLIGHTS



Rare opportunity to lease or purchase a 21,900 SF junior anchor space located next to Sprouts Farmers Market at the prominent intersection of Tropicana Ave. and Pecos Rd. Situated within the larger Tropicana Centre, a ±586,000 SF power center anchored by Walmart and Sam's Club, the property benefits from exceptional visibility, accessibility, and daily traffic. With no surrounding exclusives or use restrictions in place, the space offers unmatched flexibility for future tenants or owners.



- Building type: Vacant retail box
- Square footage: 21,900 SF
- Lease rate: \$1.25/SF/mo. NNN
- Asking price: \$4,927,500
- NNN: \$0.15 (est.)
- Property is not bound by surrounding exclusives or restrictions



Located next to busy Sprouts Market with Tropicana frontage



Zoning: CG Commercial General (Clark County)



Large pylon signage on Tropicana Avenue



Tropicana Avenue: 37,000 VPD  
Pecos Road: 32,500 VPD



Positioned within a thriving retail corridor, the property is surrounded by a diverse mix of national tenants, including Ross, Dollar Tree, ACE Hardware, WSS Shoes, Rainbow, dd's Discount, Mattress Firm, and more. The immediate trade area is further enhanced by prominent quick-service restaurants such as McDonald's, KFC, Burger King, Wingstop, Subway, and Domino's, driving consumer traffic to the area.





# SITE PLAN



SUITE	TENANT NAME	SF
3025-A	Dollar Tree	9,576
3025-B	Advance Auto Parts	10,848
3035-A1	State Farm Insurance	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
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
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

SUITE	TENANT NAME	SF
3225	Bulldog Liquidators	20,711
3245	McDonald's	3,516
3265-1A	KFC	3,280
3265-1E	Leslie's Pools	2,980
3265-1F	American Family Insurance	1,094
3265-1G	Noble Oaks	1,971
3265-A	Vegas Finest	1,094
3265-C/D	Humana	21,027
3365	LaundroLab	5,217
3375-F8-F9	Sprouts Farmers Market	40,020
5075-A/B	Paradise Smiles Dentistry	3,200
5075-D	Durango Taco	2,465
5101	EZ Shipping	1,415
5101-B	Sam's Club	133,769
	Sam's Club Gas	

SUBJECT PROPERTY

CO-TENANTS



# FLOOR PLAN



# AERIAL

