

FOR SALE OR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM

jfarley@mwcre.com

direct 702.340.0907

BS.2802

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PROPERTY DETAILS

3355 EAST TROPICANA AVENUE, LAS VEGAS, NV 89121

- Asking \$1.50/SF + NNN
- On Busy Tropicana Avenue
» 29,700 ADT
- Sprouts Adjacent and Ample Parking

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION



1 MILE » 27,854

3 MILE » 157,695

5 MILE » 435,305

EST. HOUSEHOLDS



1 MILE » 12,359

3 MILE » 68,926

5 MILE » 184,588

EST. AVERAGE HH INCOME



1 MILE » \$52,649

3 MILE » \$55,746

5 MILE » \$59,661

**FULL SERVICE
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241 West Charleston Blvd, Ste 103

Las Vegas, NV 89102

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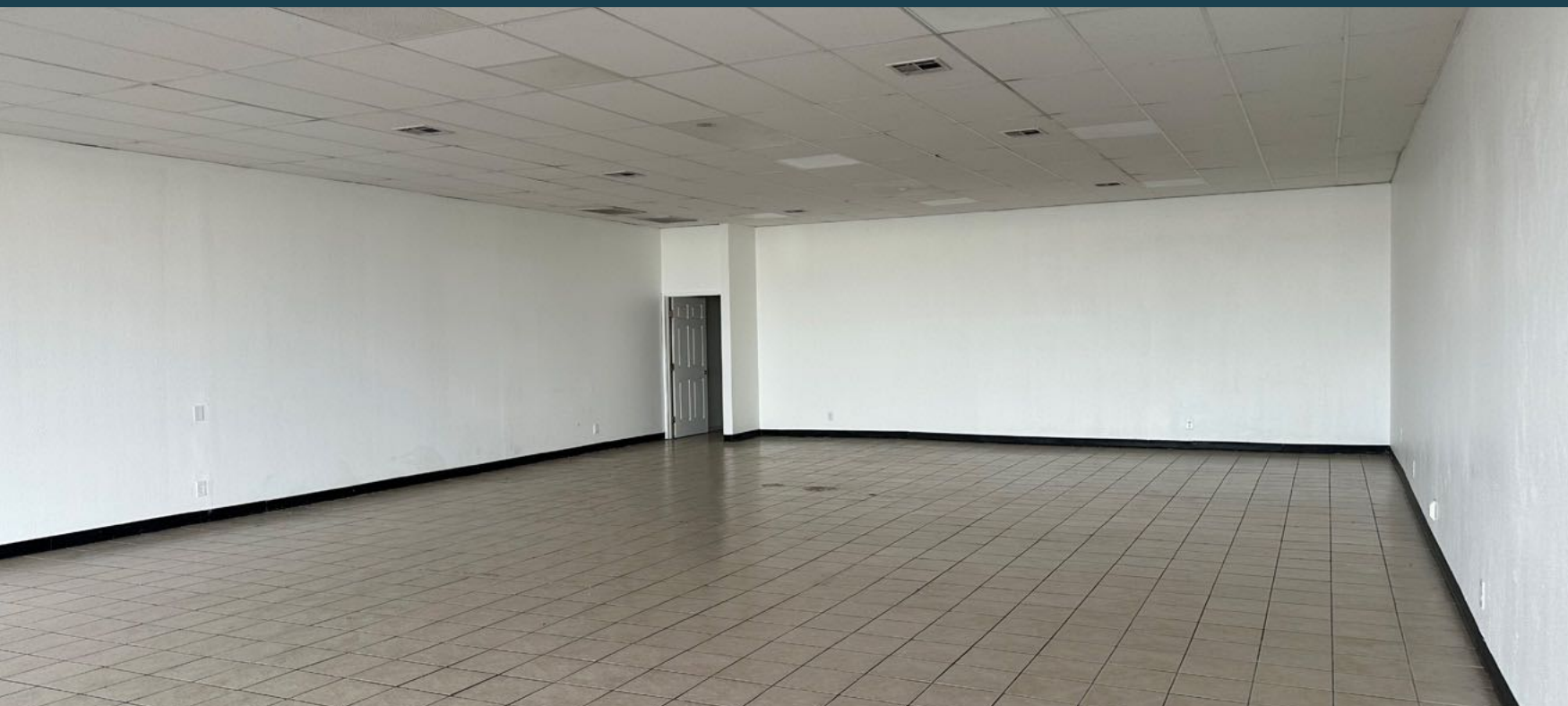
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