

TROPICANA AVENUE SUBLEASE AVAILABLE

SEC Tropicana Ave & McLeod Dr | 3025 E Tropicana Ave | Las Vegas, NV 89120






AVAILABLE	±10,848 SF Endcap
JURISDICTION	CC Paradise - 89120
ZONING	General Commercial (CG)
RATES	Call for Price

PROPERTY HIGHLIGHTS

- Prime Tropicana corridor location at the corner of a bustling center anchored by Walmart, Sam's Club, Dollar Tree, McDonald's, KFC, GameStop & Mattress Firm
- Heavy foot and vehicle traffic with high visibility at signalized intersection
- Positioned for auto parts needs, surrounded by household retail & fast-casual food, ideal for convenience and immediate customer demand
- Easy access from bus lines
- Generous pylon signage adds standout appeal

2025 DEMOGRAPHIC SNAPSHOT

 Population: 3-mile radius	166,764
 Average HH Income:	\$78,546
 Traffic Counts: Tropicana & McLeod Combined	46,733 vpd



Contact: Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com
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CHAINLINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

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The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Kyle Wilcox, NV S.0072504
 Austin Thompson, NV S.0189011

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2025 ESTIMATED DEMOGRAPHICS



Population

1-Mile **21,289**
 3-Mile **166,764**
 5-Mile **442,736**



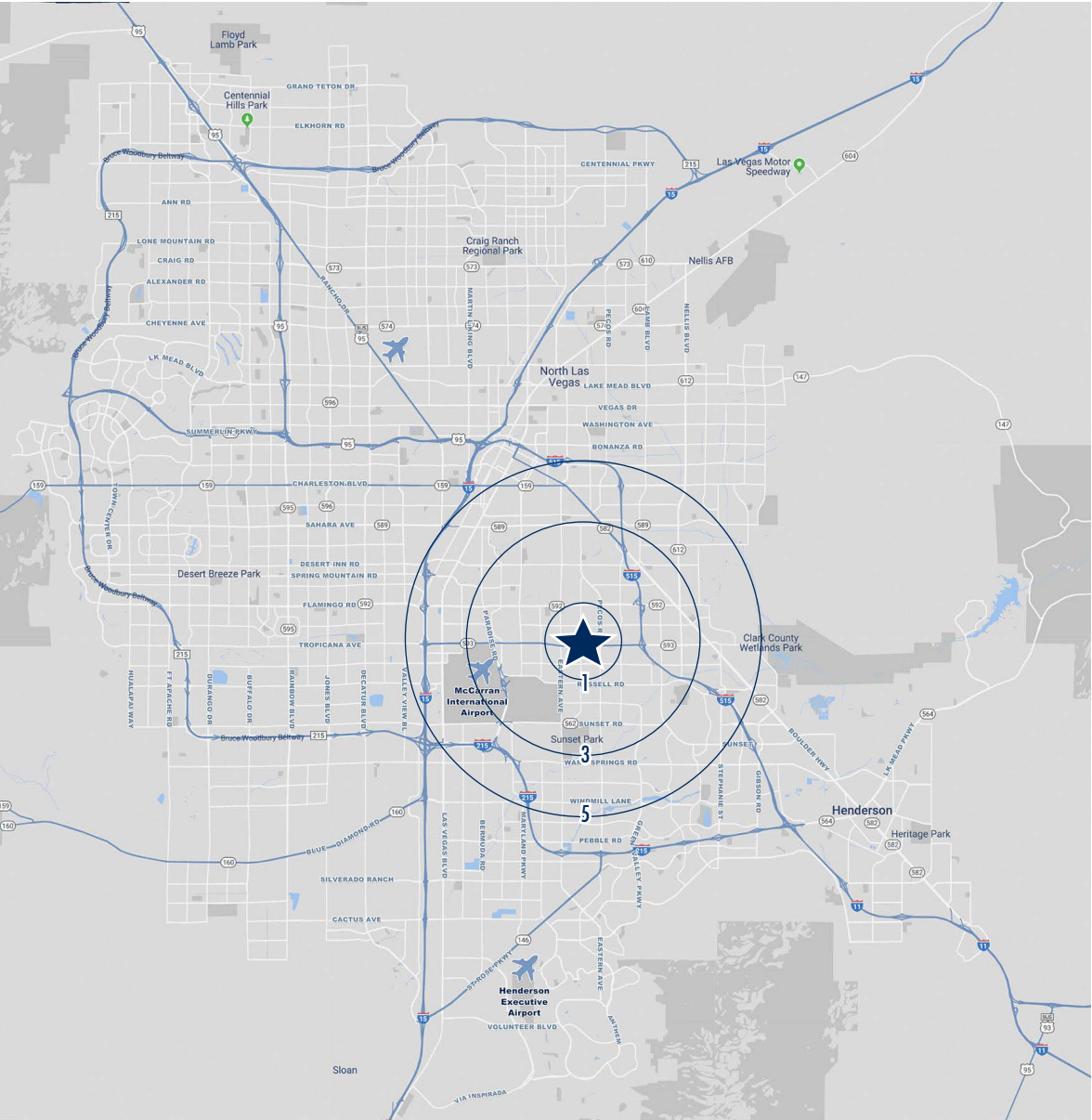
Average Household Income
 1-Mile **\$89,289**
 3-Mile **\$78,546**
 5-Mile **\$88,486**



Number of Households
 1-Mile **9,453**
 3-Mile **70,854**
 5-Mile **185,138**



Daytime Population (Employees)
 1-Mile **7,028**
 3-Mile **80,010**
 5-Mile **243,817**



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