



RETAIL / SERVICE SPACE WITH SECURED YARD

REAR-POSITIONED SUITE WITH FENCED YARD, MULTIPLE ROOMS, AND FORMER ROLL-UP DOOR (CURRENTLY ENCLOSED)
JUST MINUTES EAST OF THE LAS VEGAS STRIP

1550 E Tropicana Ave, Las Vegas, NV 89119, USA

KW Commercial

a division of Keller Williams Realty Las Vegas

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Each office is independently owned and operated.

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| EXECUTIVE SUMMARY

1550 E Tropicana Avenue offers a functional leasing opportunity for users seeking a practical, back-of-house oriented space in a centrally located Las Vegas retail center, just minutes east of the Strip. The available $\pm 3,200$ SF suite is positioned at the rear of the property and includes a reception area, private office, and multiple built-out rooms (approximately 8-12), providing flexibility for a variety of operational layouts. The space also features a secured fenced yard/parking area and a former roll-up door (currently enclosed), offering controlled access and separation from the main retail frontage.

Located near UNLV, the Thomas & Mack Center, and Harry Reid International Airport, the property benefits from strong surrounding density and accessibility. The center is across from a newly developed apartment community and includes several long-standing tenants that contribute to consistent activity.

Offered at \$1.17/SF/month + \$0.55 NNN (approx. \$5,500/month total), the space presents a cost-effective option for users prioritizing functionality and central location.



1550 TROPICANA
FULL SERVICE SALON
NY HAIR COMPANY
702-432-3333
MASSAGE
TATTOO
LASHES
NAILS
SKIN

PROPERTY INFORMATION

Item	Details
Total Available SF	±3,200 SF
Location	Rear Suite (Ground Floor)
Building Type	Multi-Tenant Retail Center
Access	Former Roll-Up Door (Currently Enclosed)
Yard / Exterior Area	Fenced & Secured Yard / Parking Area
Parking	On-Site Parking + Dedicated Fenced Area
Frontage	±136' on E Tropicana Ave (Monument Signage)
Year Built	1987
Zoning	Commercial General (CG)

SUBJECT PROPERTY





SUBJECT PROPERTY

| PROPERTY HIGHLIGHTS

- Secured fenced yard / parking area
- Rear-positioned suite offering privacy from main retail frontage
- Reception area, private office, and multiple built-out rooms (approx. 8-12)
- Former roll-up door (currently enclosed)
- Layout with multiple rooms and open areas
- Located within an established multi-tenant retail center
- Strong access points with clear vehicle circulation
- Potential monument signage on Tropicana Avenue
- Ample on-site parking, including dedicated fenced area
- Just minutes east of the Las Vegas Strip, UNLV, and Harry Reid International Airport

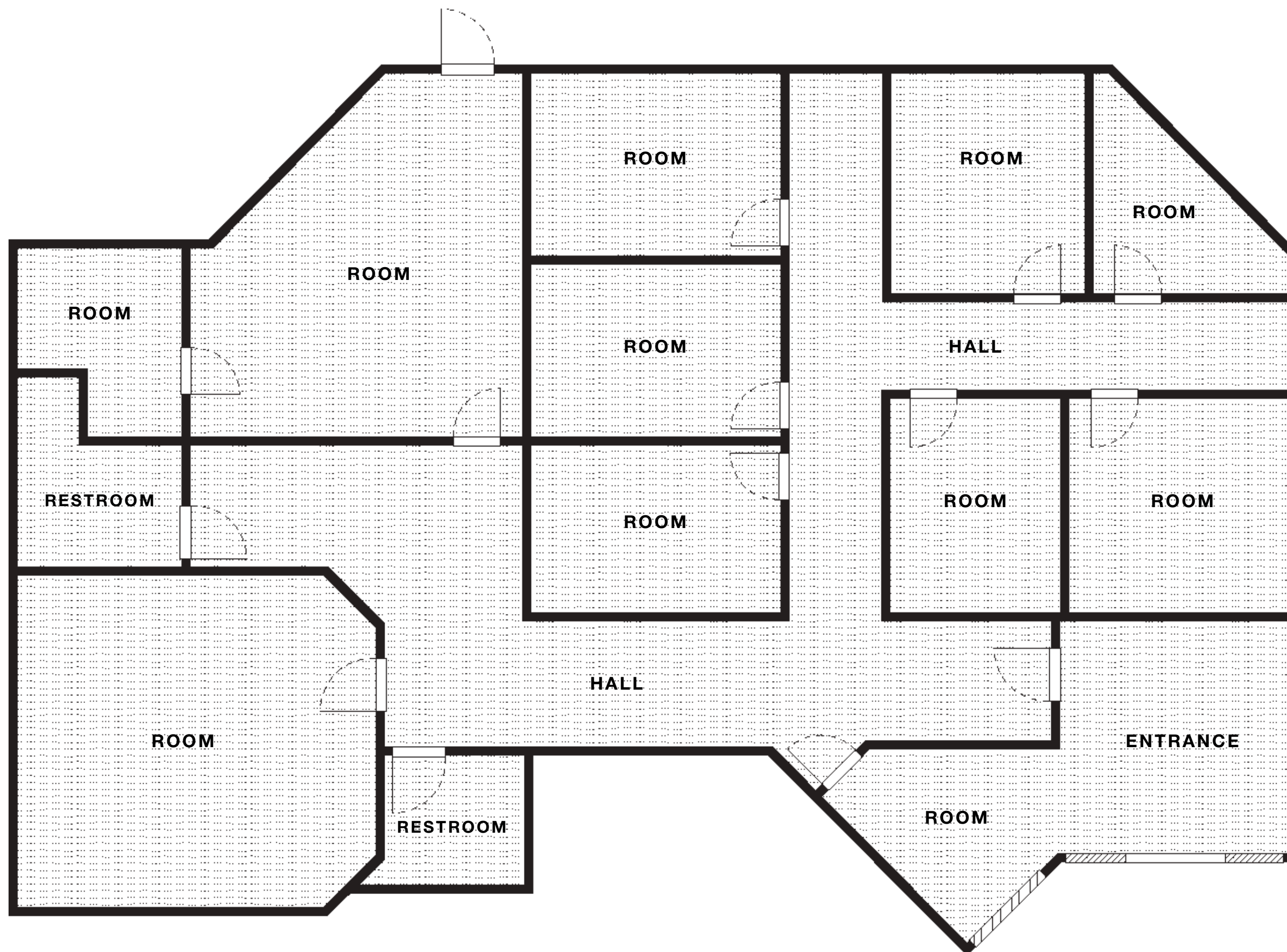
E TROPICANA AVE

| FLOOR PLAN

The available suite consists of an interior configuration that includes a mix of private rooms, open areas, and a reception-style entry, supporting a variety of potential operational layouts.

The space is positioned at the rear of the building, creating a more controlled environment and may be ideal for users who prefer separation from main customer traffic.

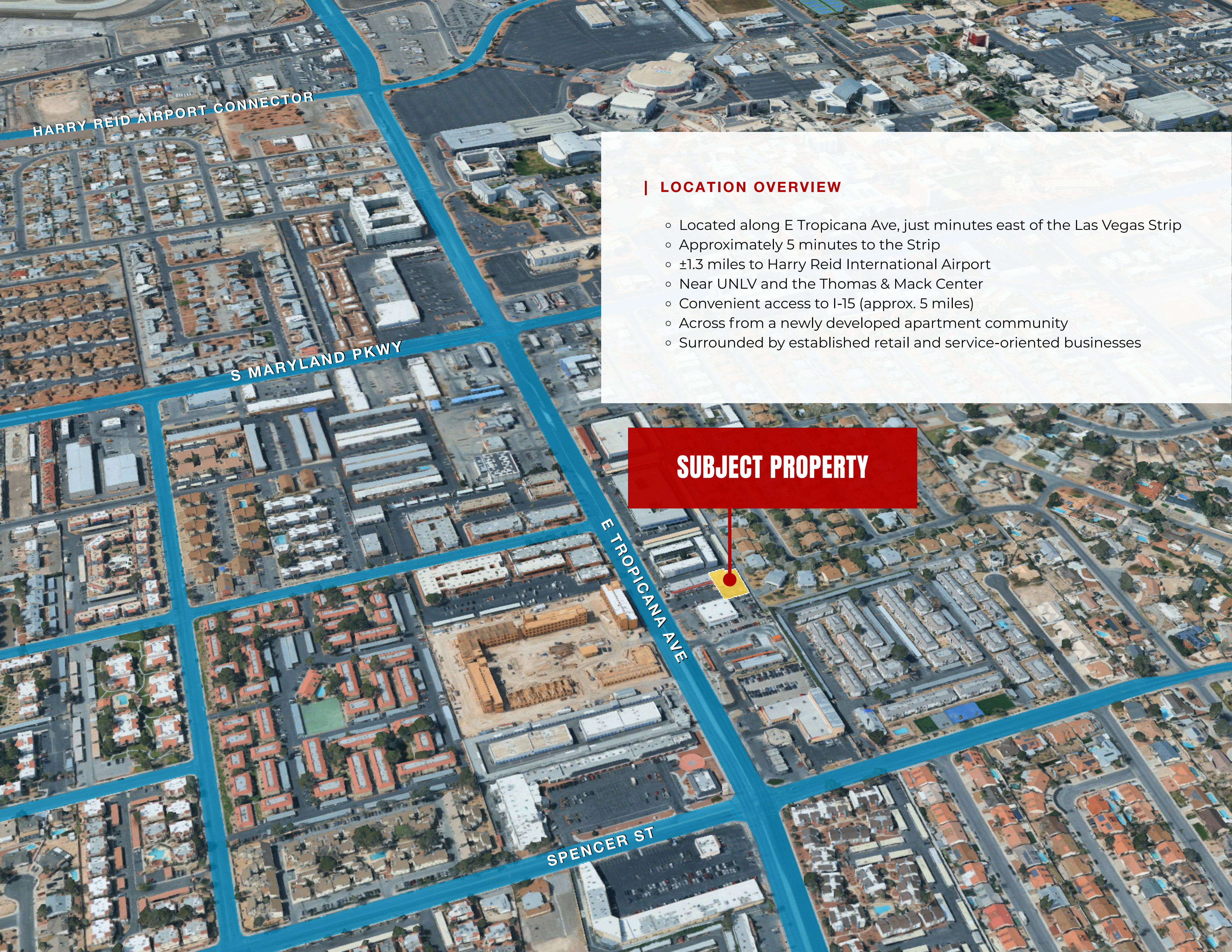
The existing configuration was designed to accommodate a range of uses, with flexibility depending on user requirements.





| AERIAL WITH SUITE & YARD OVERLAY

Overlay highlights the location of the available rear suite along with the adjacent fenced yard/parking area, illustrating its position within the property and access from the surrounding parking areas.



HARRY REID AIRPORT CONNECTOR

S MARYLAND PKWY

E TROPICANA AVE

SPENCER ST

| LOCATION OVERVIEW

- Located along E Tropicana Ave, just minutes east of the Las Vegas Strip
- Approximately 5 minutes to the Strip
- ±1.3 miles to Harry Reid International Airport
- Near UNLV and the Thomas & Mack Center
- Convenient access to I-15 (approx. 5 miles)
- Across from a newly developed apartment community
- Surrounded by established retail and service-oriented businesses

SUBJECT PROPERTY



FOR MORE INFORMATION:

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