



FOR LEASE

1550 E Tropicana Ave,
Las Vegas, NV 89119

- Only Suite Available
- Includes Private Office & Reception
- Located in the center of Las Vegas
& close to the Las Vegas Strip

±3,200 SF | RETAIL

Property Specs

LEASE PRICE	\$1.50/SF/NNN
CAMS	\$0.55/SF
MONTHLY RENT	\$6,560.00
TOTAL AVAILABLE	Suite 7 ±3,200 SF
ZONING	CG
TYPE	Retail Neighborhood Center

- **New Step-Up base lease rate available to qualified Tenants.**
\$1.00 for the first six months, \$1.25 for the next six months,
\$1.50 for year two on a new five-year lease.
4% annual increases thereafter.
Call Broker For More Information.
- Center is across the street from a brand new apartment complex.
- Close to UNLV and the Thomas and Mac Center
- The building has several long standing Tenants.
- Only one vacancy at this time.
- Suite is built out with many private offices and a reception and waiting area.
- Suite has a rear ground level rollup door.
- Rear fenced parking available
- Located in the center of Las Vegas and close to the Strip
- Well established office complexes to draw from.



OR TEXT 22795 TO 39200

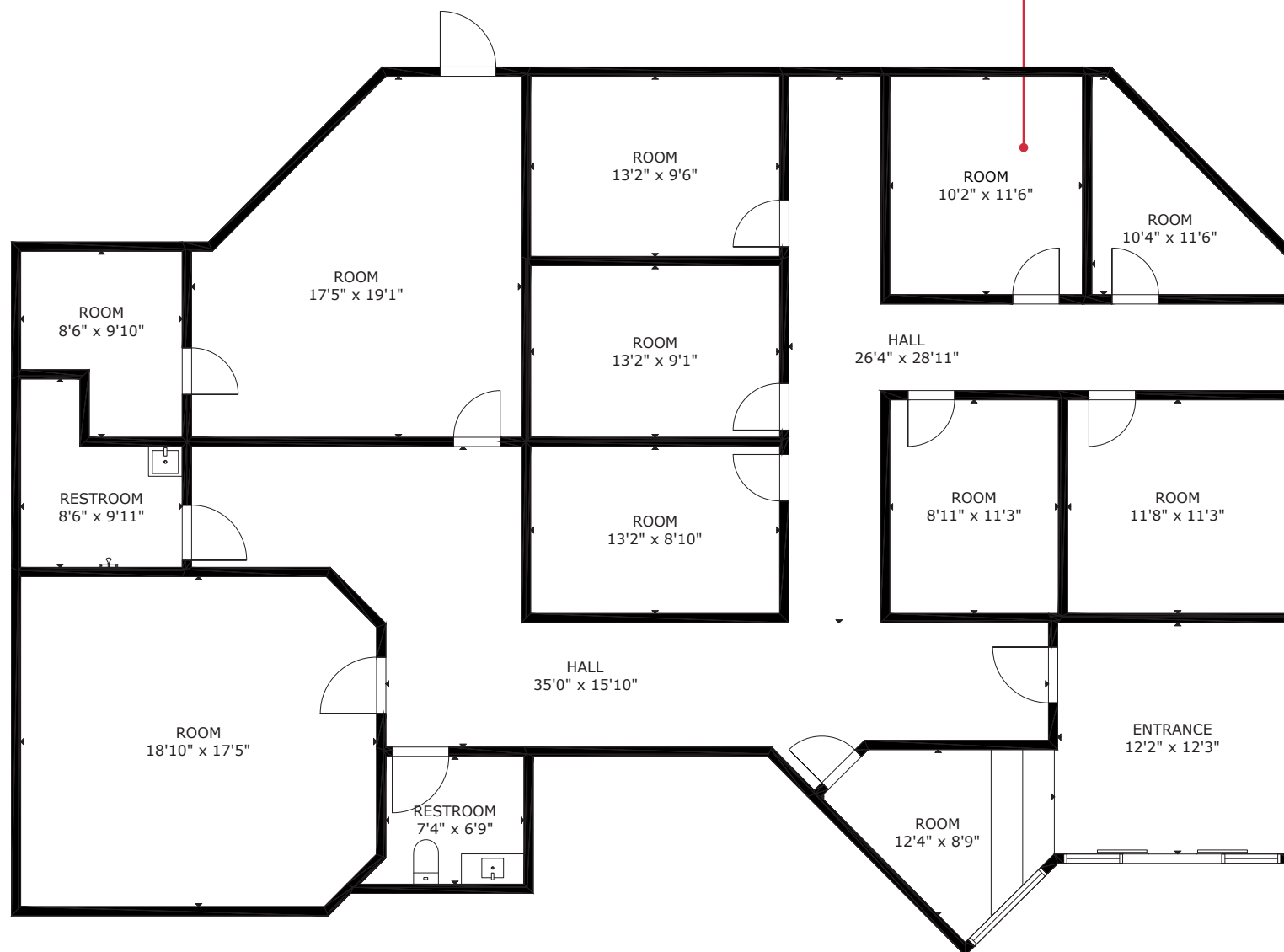
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





PHOTOS

5.3

MILES TO 1-15 ONRAMP

1.3

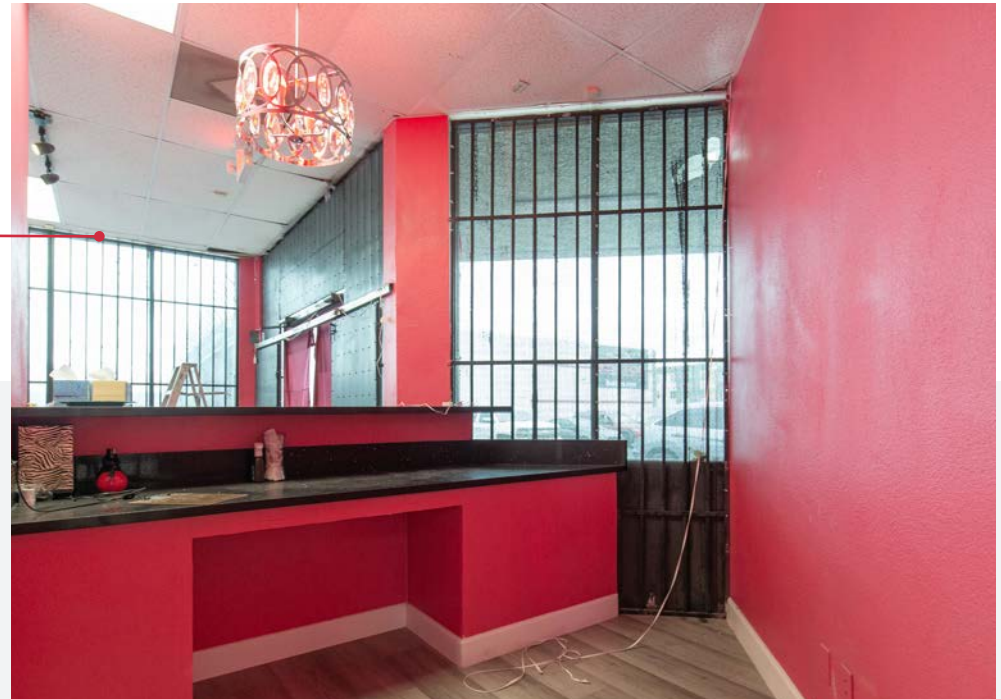
MILES TO AIRPORT

CG

ZONING

±3,200

TOTAL SF AVAILABLE





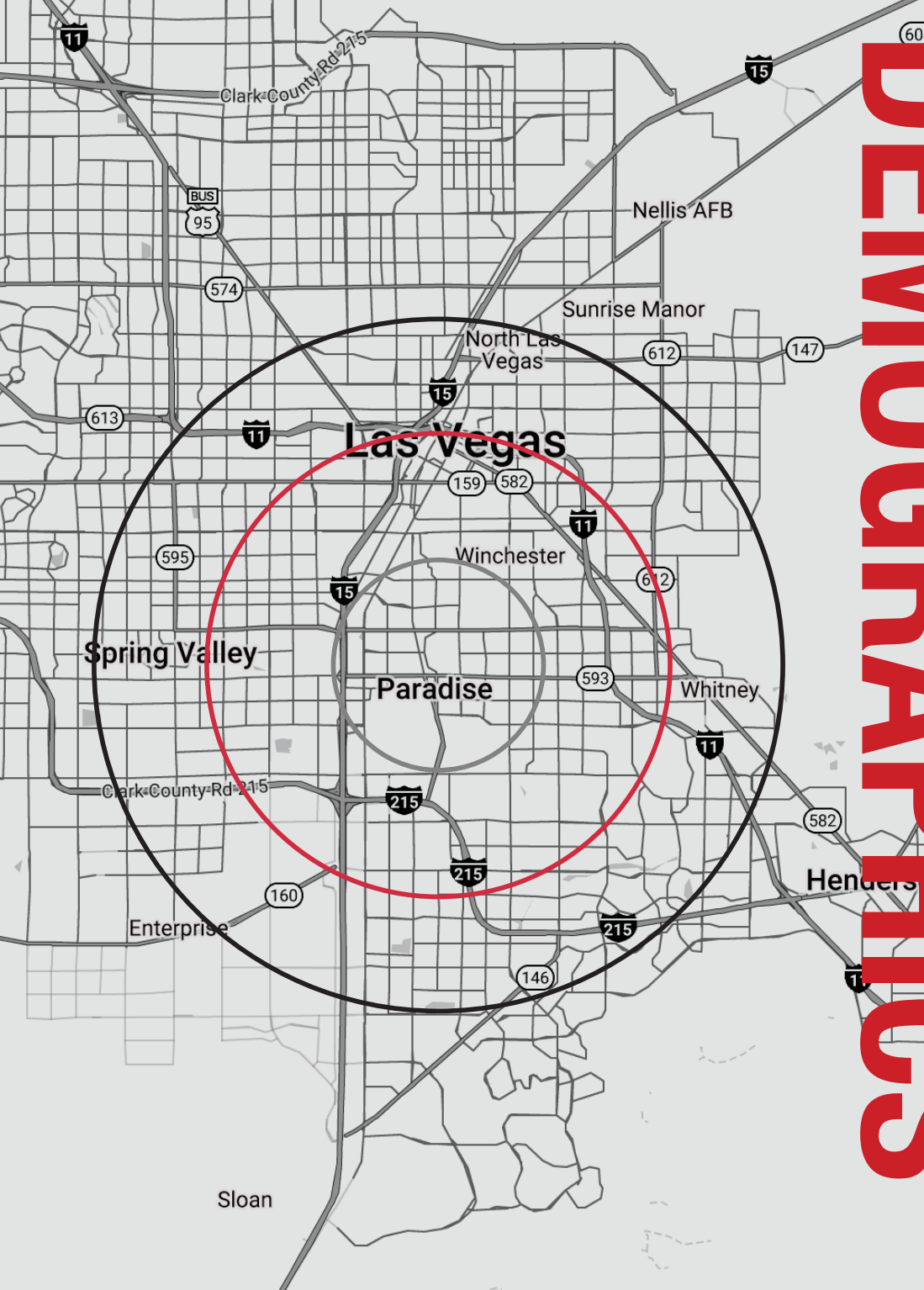
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	6,339	29,971	51,213
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,176	10,811	18,922
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$102,236	\$115,977	\$110,420

Traffic Counts

STREET	AADT
Pioneer Parkway	4,483
Snow Canyon Parkway	6,743

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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