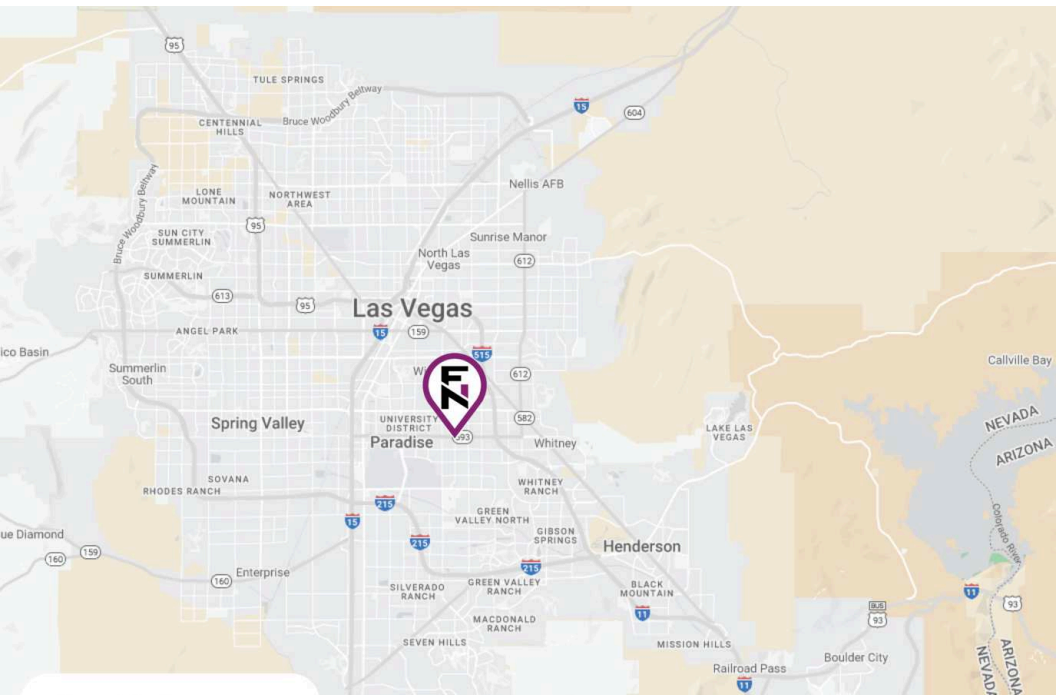


# TROPICANA CENTRE

3035-3375 E. Tropicana Avenue, Las Vegas, NV 89121



## HIGHLIGHTS

**COUNTY** Clark  
**GLA** 586,332  
**ACRES** 59.48  
**PARKING** 3,054

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	19,223	169,121	442,510
	8,632	71,974	179,901
	\$84,182	\$67,056	\$76,686

## PROPERTY FEATURES

- Tropicana Centre is an institutional quality, 586,332 SF shopping center.
- The property has the unique feature of three essential anchors, including a 133,768 SF Sam's Club, a 120,363 SF Walmart and a 40,020 SF Sprouts.
- Other high-quality tenants on the roster include WSS, Ross, Ace Hardware, Big 5 Sporting Goods, Dollar Tree, Rainbow, Leslie's Pools and McDonald's.
- Tropicana Centre is situated in a densely populated retail corridor approximately 4 miles east of the Las Vegas Strip. The property sits at a signalized intersection along the region's dominant east-west thoroughfare which sees combined traffic of over 71,000 vehicles per day.
- Within a 5-mile radius of the Tropicana Centre resides a population of over 442,000 people.
- Within a 1-mile radius of the property, the average household income is over \$84,000.



**PROPERTY WEBSITE**

**Bret Nesbitt** | 850-401-0554 | bnesbitt@fnrpusa.com

**fnrpusa.com**

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AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)

SUITE	TENANT NAME	SF
OP1	Available	
OP2	Available	3,280
3025-A	Dollar Tree	9,576
3025-B	Advance Auto Parts	10,848
3035-A1	State Farm Insurance	1,348
3035-A2	Available	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
3035-H	Available	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
3125-E	Available	1,500
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
3185-A	Available	50,150
3185-B	Bulldog Liquidators	20,711
3225	McDonald's	3,516
3245	KFC	3,280
3265-1A	Leslie's Pools	2,980
3265-1E	Allstate	1,094
3265-1F	Noble Oaks	1,971
3265-1G	Vegas Finest	1,094
3265-A	Big 5 Sporting Goods	18,741
3265-B	Humana	21,027
3265-C/D	LaundroLab	5,217
3335-A	Available	4,221
3335-B	Available	3,890
3335-C	Available	4,444
3335-D	Available	996
3335-E	Available	1,570
3365	Sprouts Farmers Market	40,020
3375-F1-F7	702 Motoring	9,484
3375-F8-F9	Paradise Smiles Dentistry	3,200



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SUITE	TENANT NAME	SF
5075-A/B	Durango Taco	2,465
5075-C	Available	1,500
5075-D	EZ Shipping	1,415
5101	Sam's Club	133,769
5101-B	Sam's Club Gas	

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