

TROPICAL & LOSEE

NWC Tropical Pkwy & Losee Rd
6035 Losee Rd | North Las Vegas, NV



LAND

FOR SALE OR
GROUND LEASE

SITE

Smith's
FOOD & DRUG STORES

MURPHY
USA

TROPICAL PKWY 7,700 (2024)

19,300 ADT LOSEE RD (2024)

Jeanene McClenahan-Maxson

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LICENSE# BS.0146680.LLC

Bill Dunbar

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LICENSE# B.1002946.LLC

DUNBAR
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XTEAM
RETAIL ADVISORS

LAST UPDATED: 1/12/2026

Dunbar Commercial, LLC | 120 South Green Valley Pkwy | Suite 274 | Henderson, NV 89012 | 702.740.0040 | www.dunbarcommercial.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

✓ SUMMARY

- ✓ Size: 0.67 Acres
- ✓ Ground Lease: \$90,000/Year
- ✓ APN: West portion of 124-26-605-014
- ✓ Zoning: PUD

🗨 FEATURES

- 🗨 Access From Tropical Pkwy & Losee Rd
- 🗨 Signalized Intersection

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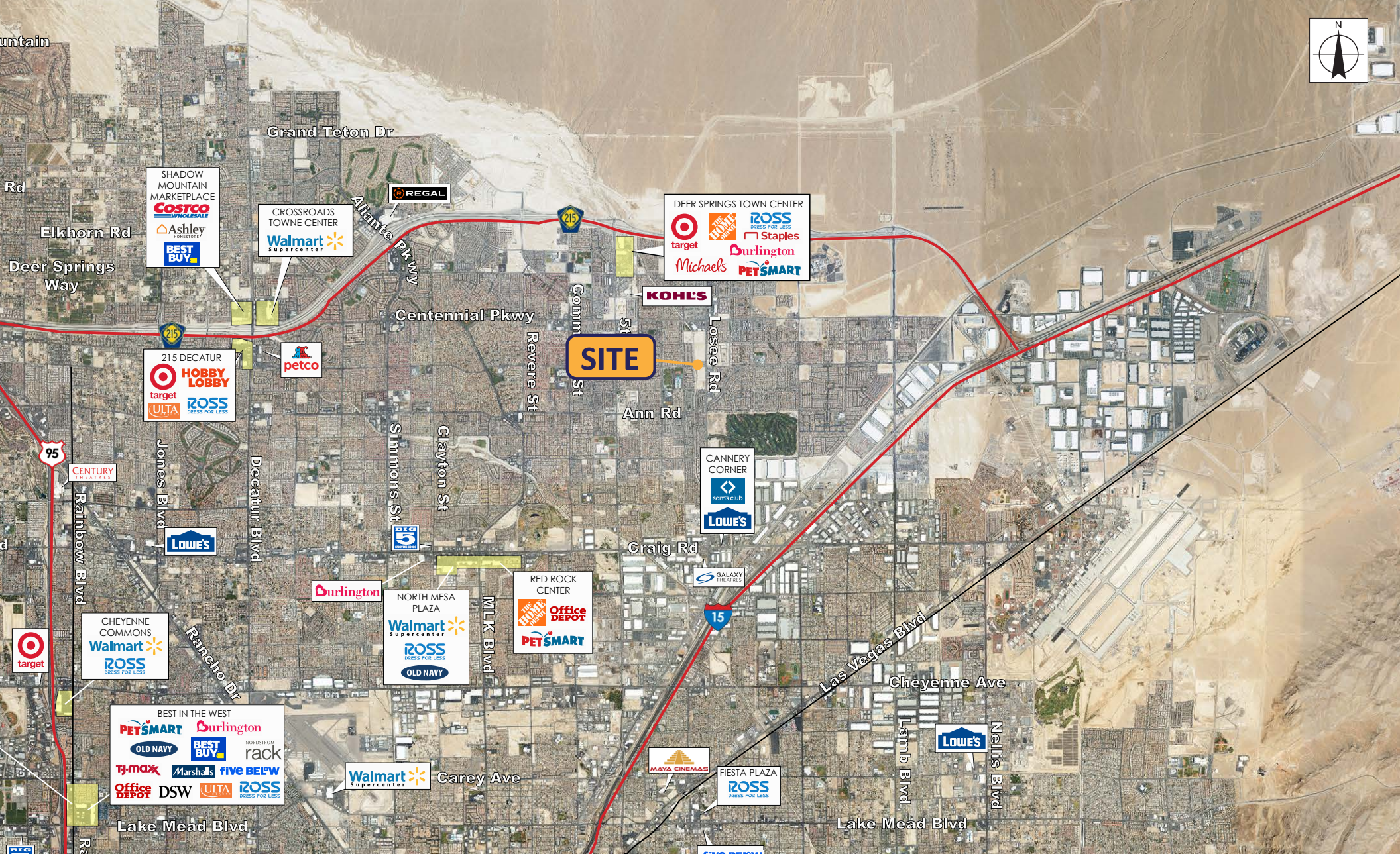
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3 MILE DEMOGRAPHICS

2024
Population



120,937

2024 Average
Household Income



\$96,884

2024
Households

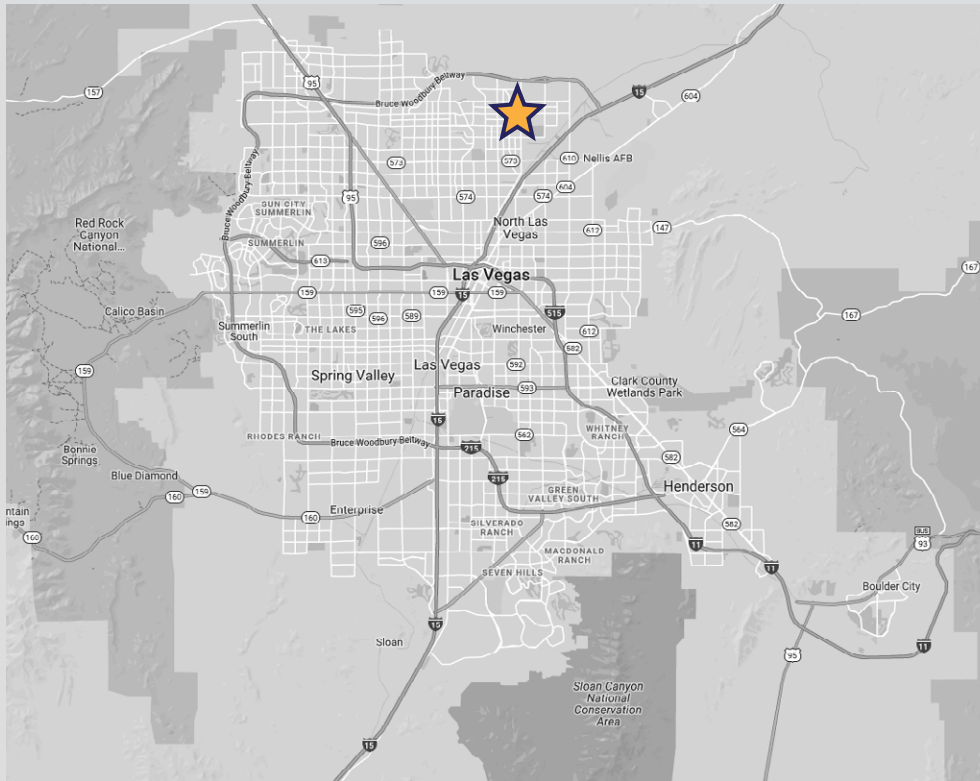


38,755

5-Year Population
Growth



6.1%



DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Longitude: -115.11827

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	23,331	107,055	275,816
Households	7,527	33,643	87,046
Average Household Size	3.10	3.17	3.11
2024 Summary			
Population	27,429	120,937	298,588
Households	8,922	38,755	95,441
Families	6,285	29,001	70,092
Average Household Size	3.07	3.11	3.08
Owner Occupied Housing Units	5,527	26,338	58,586
Renter Occupied Housing Units	3,395	12,417	36,855
Median Age	32.1	33.0	33.3
Median Household Income	\$79,146	\$80,466	\$72,927
Average Household Income	\$95,758	\$96,884	\$90,013
2029 Summary			
Population	29,398	128,358	313,098
Households	9,709	41,694	101,265
Families	6,802	31,077	74,221
Average Household Size	3.03	3.07	3.04
Owner Occupied Housing Units	6,085	28,568	62,842
Renter Occupied Housing Units	3,623	13,126	38,423
Median Age	33.7	34.4	34.3
Median Household Income	\$88,365	\$93,902	\$84,706
Average Household Income	\$111,376	\$112,208	\$105,390
Trends: 2024-2029 Annual Rate			
Population	1.40%	1.20%	0.95%
Households	1.71%	1.47%	1.19%
Families	1.59%	1.39%	1.15%
Owner Households	1.94%	1.64%	1.41%
Median Household Income	2.23%	3.14%	3.04%

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