

FOR LEASE



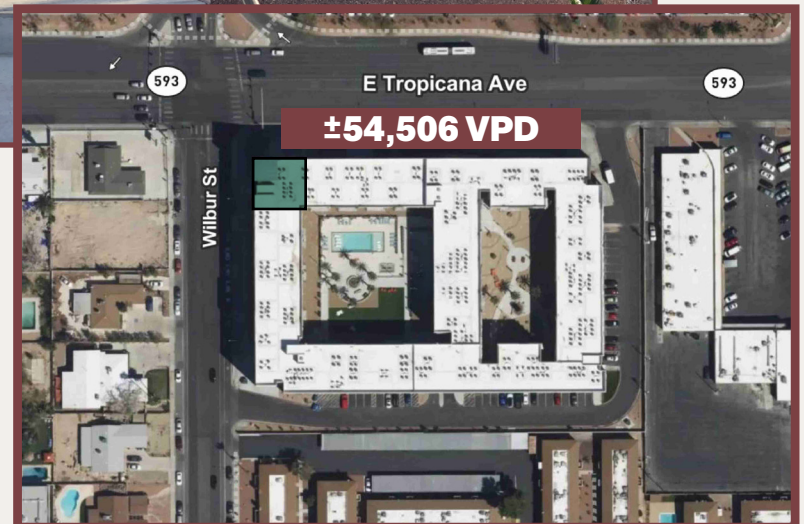
ECHO 1055

Directly adjacent to UNLV and steps from Maryland Parkway

±1,500 Square Feet Corner Retail Suite Available

1055 East Tropicana Avenue

Las Vegas, NV 89119



Source: Placer AI, 2025

CBRE



Nearby Residents

In addition to the 600 students living directly above the retail space, an additional 1,800 UNLV students live on campus within a short 5-min walk.

Dayton Complex

Directly across the street from Echo
500 beds

South Complex

Directly across the street from Echo
500 beds

Tonopah Complex

600 beds

Upper Class Complex

200 beds

Grand Total

1,800 Beds

Source: UNLV, 2025

Property Overview

1055 East Tropicana Avenue Las Vegas, NV 89119

±1,500
SF

corner space

54,506
VPD

directly in front of the retail
space along Tropicana Ave

Built-in
Customer

base with 600+ bed
luxurious student
housing, excellent retail
opportunity

Prime
Location

on signalized intersection of
Tropicana Ave and Wilbur St

Cross
Walk

to UNLV campus, all the
on- campus housing units
and Thomas and Mack
Center

Grab
& Go

Uber Eats access around
corner from space

54'
Feet

of Frontage on Tropicana

Only
Retail

space servicing student
tenants

1 Block
West

of the City approved
\$350M+ Maryland
Parkway Bus Rapid Transit

10,000+
Riders

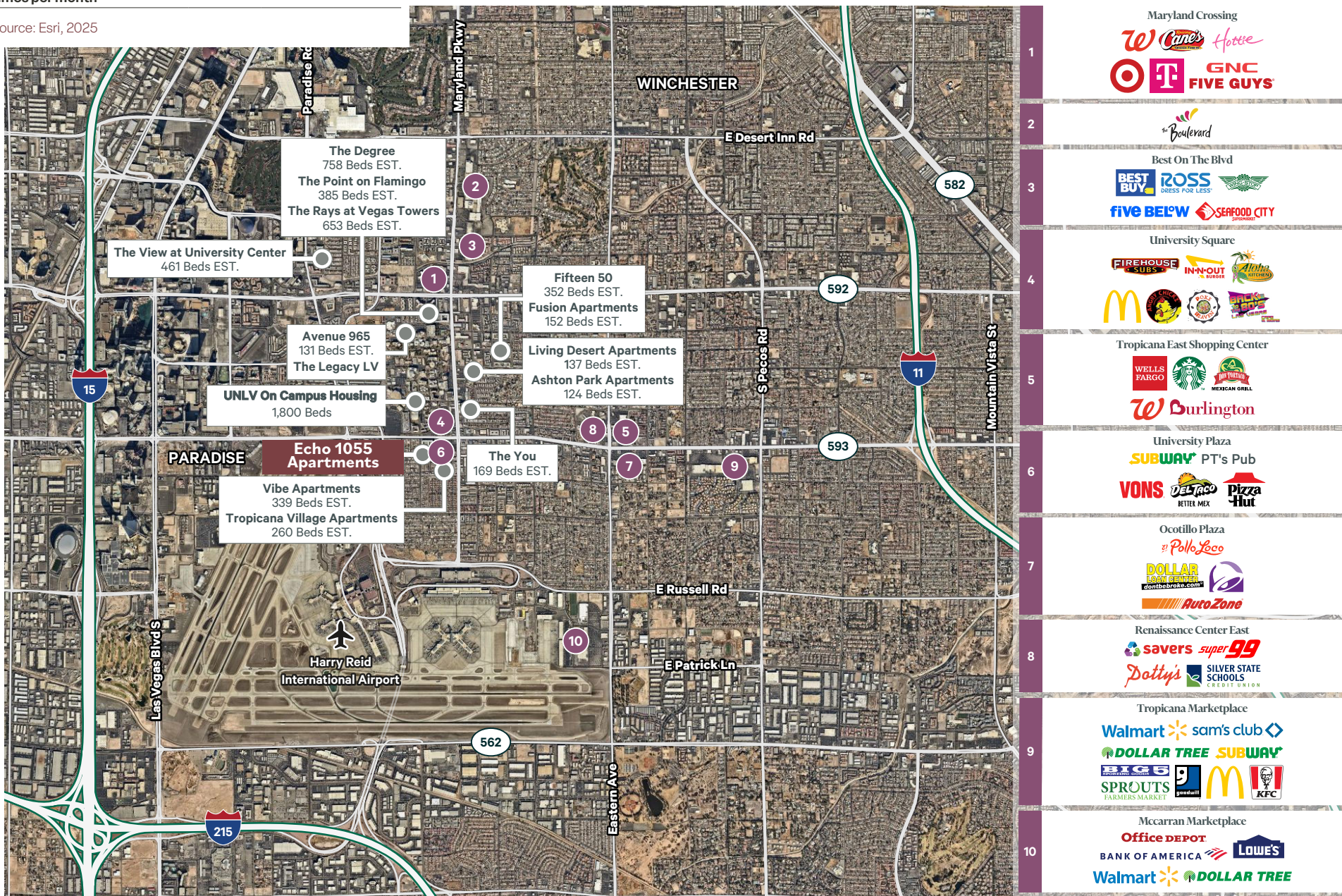
per day along Maryland
Parkway, Transit is located
on UNLV Campus across
from property

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--|----------|----------|----------|
| 2024 Population | 23,240 | 117,133 | 409,327 |
| 2024 Households | 10,729 | 53,196 | 173,313 |
| Average Household Income | \$56,559 | \$75,247 | \$76,362 |
| Adults that visit fast casual restaurants 9+ times per month | 43.6% | 40.9% | 40.9% |

Source: Esri, 2025

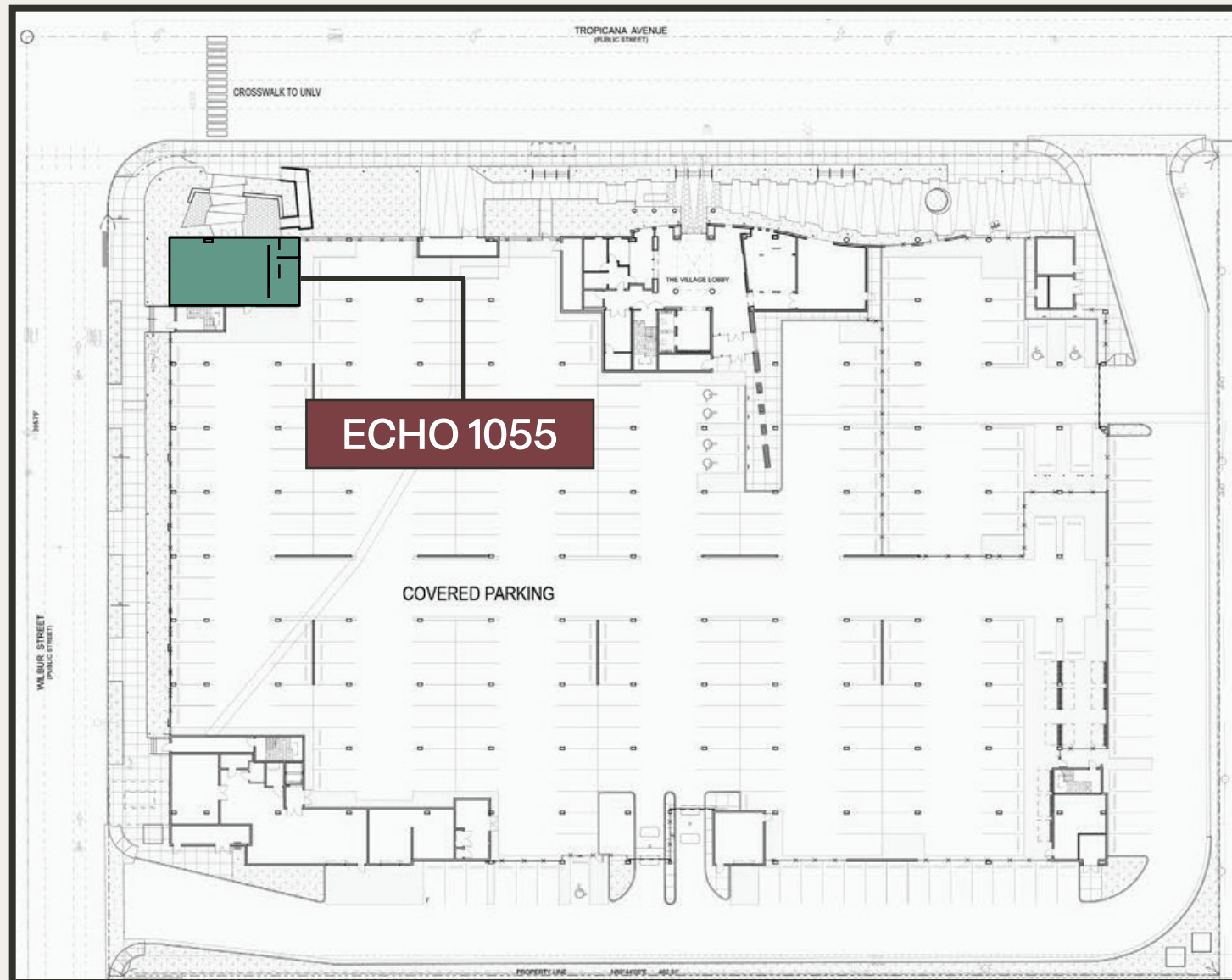
Nearby Amenities

1055 East Tropicana Avenue Las Vegas, NV 89119



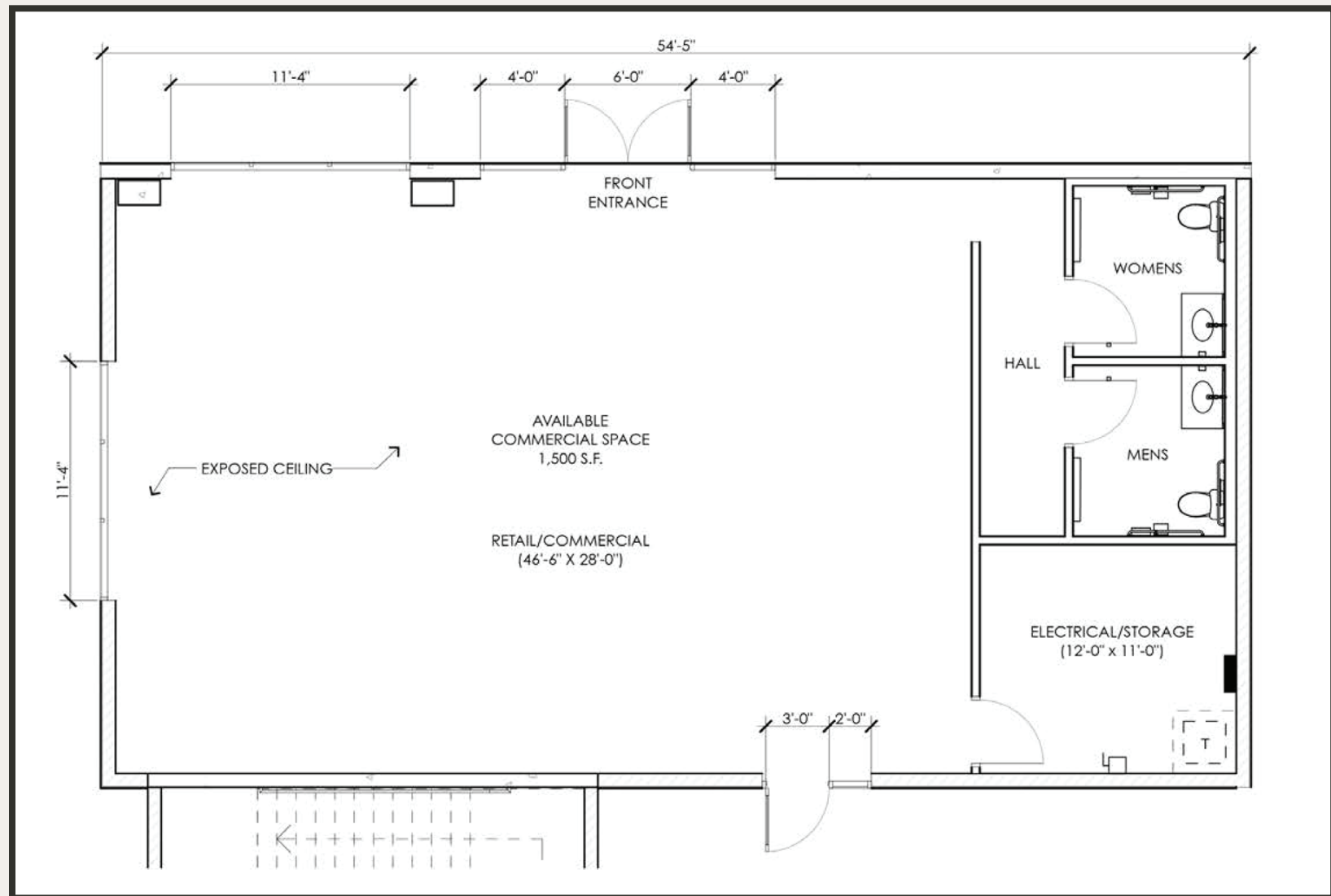
Site Plan

1055 East Tropicana Avenue
Las Vegas, NV 89119



Floorplan

1055 East Tropicana Avenue
Las Vegas, NV 89119



Contacts:

Luis Camargo

Associate
License No. S.0198144
+1 702 751 5989
luis.camargo1@cbre.com

Honey Tejero

Associate
License No. S.0192920
+1 702 416 6512
honey.tejero@cbre.com

For Lease

±1,500 Square Feet Retail Suite

ECHO 1055

1055 East Tropicana Avenue
Las Vegas, NV 89119

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE