

SUITE A&B (2,750 SF)
Available for Lease

TROPICANA AND TOPAZ CENTER

2615 2625 2635 E Tropicana Avenue | Las Vegas, Nevada | 89121



RESTAURANT SPACE

LEASE RATE: \$2.25 per square foot + \$0.75 NNN
3-5 year Lease • Las Vegas, NV 89121

Tropicana & Topaz Center offers an excellent tenant mix, with national retailers such as Pizza Hut and Moneytree. Amazing signage opportunities both on the building and the Pylon. Excellent parking. The Center is located in the well-developed East side of town. Minutes from several amenities such as the McCarran Airport, South end of the Strip, UNLV, and all three freeways. Several apartment complexes within walking distance of the center and custom ranch-style homes just around the corner.

PROPERTY HIGHLIGHTS:

Fully Built-out Restaurant Space!

Grease Trap, Walk in cooler/freezer, bar area, 18' hood,
(2) bathrooms and located close to UNLV student housing!

- Located on busy East Tropicana Avenue
- Great tenant mix
- Amazing Freeway access
- Join established retailers: Moneytree, Pizza Hut and XO Liquor
- Ample Parking spaces
- Pylon and Building Signage Available
- Close to UNLV, McCarran Airport and the Strip

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	22,071	159,859	419,677
Avg HH Income	\$57,137	\$55,208	\$58,168

FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



LEASE RATE: \$2.25 per square foot + \$0.75 NNN • ZONED M-1 • LAS VEGAS, NV 89121

2615	Moneytree Loan Center	2,000 SF
2625-A&B	AVAILABLE	2,750 SF
2625-C	Laundromat	2,200 SF
2625-D	Smoke Shop	1,100 SF
2625-E	Smoke Shop	1,110 SF
2625-F	Leased	700 SF

2625-G	Pizza Hut	1,500 SF
2625-H	Restaurant	1,100 SF
2625-I	XO Liquor	3,000 SF
2635-A	Tacos	700 SF
2635-B	Automotive	2,442 SF



FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113



American Real Estate Investments

COMMERCIAL

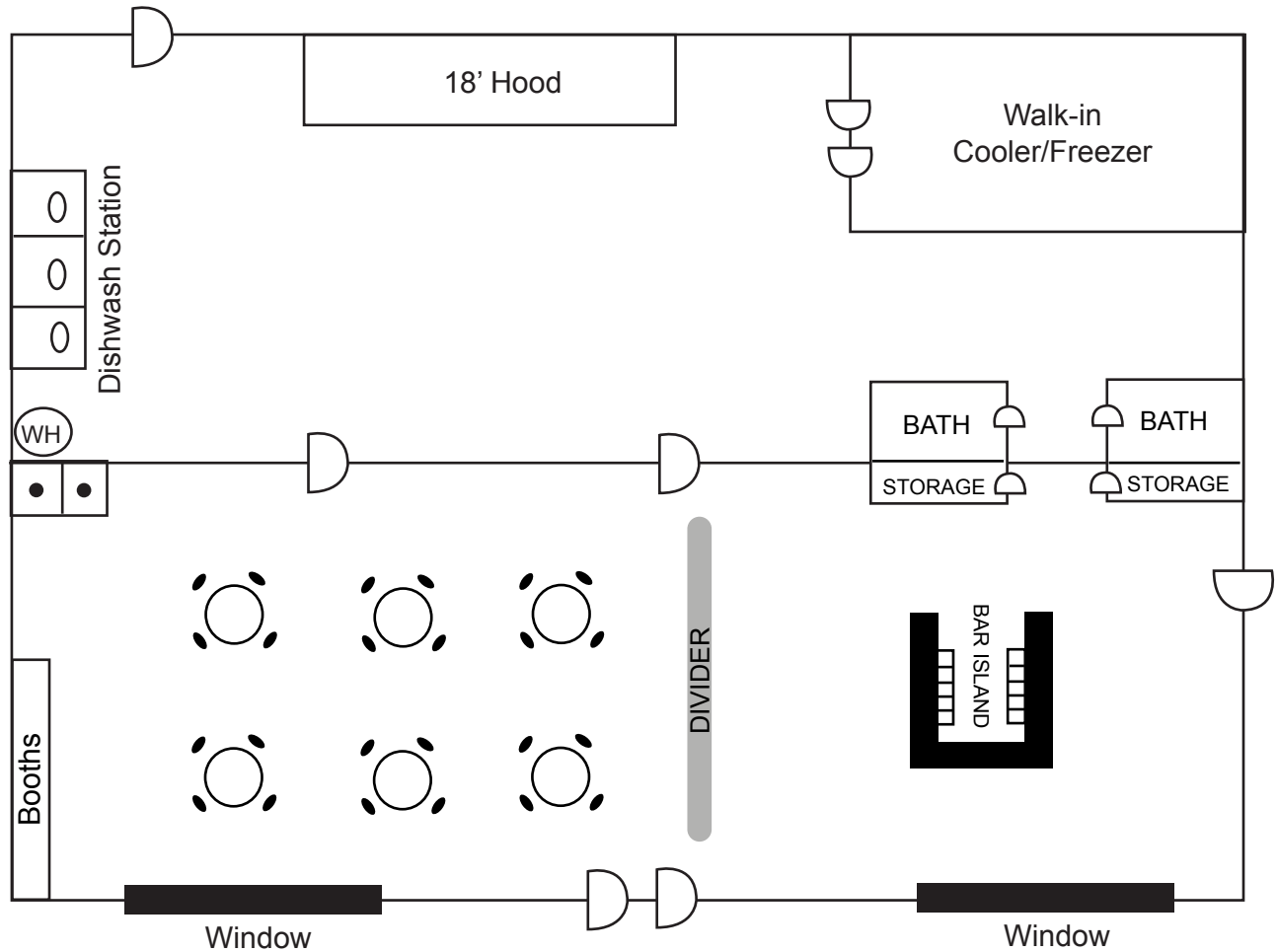
This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

LEASE RATE: \$2.25 per square foot + \$0.75 NNN • ZONED M-1 • LAS VEGAS, NV 89121

FLOORPLAN: 2625-A&B

2,750 SQ FT

Fully Built-out Restaurant Space!



FOR MORE INFORMATION CONTACT:

MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.