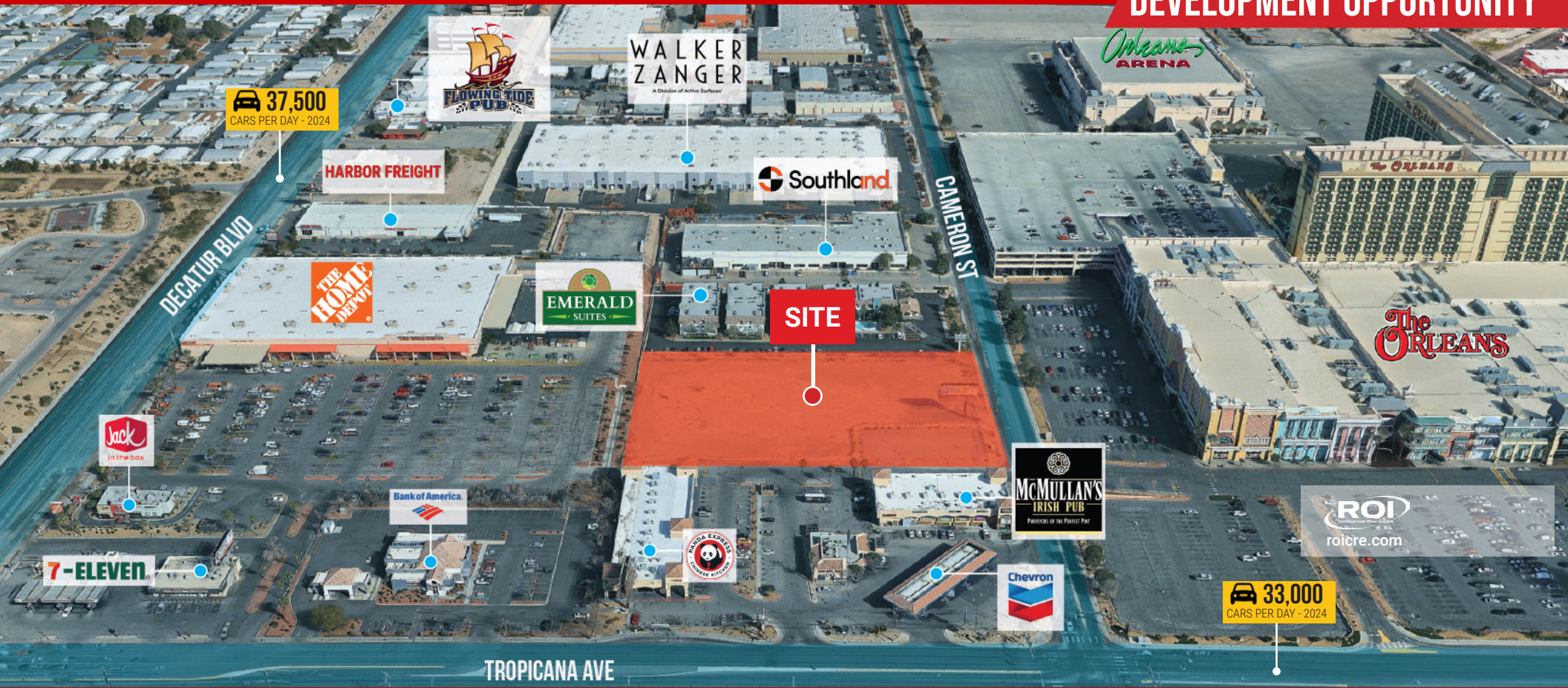


±3.06 Acres For Sale

N-NWC Tropicana Ave & Cameron St
Las Vegas, NV 89103

DEVELOPMENT OPPORTUNITY



graskiretailteam

roicre.com

Contact our team today!

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PROPERTY HIGHLIGHTS

±3.06 ACRES FOR SALE
N-NWC Tropicana Ave & Cameron St
Las Vegas, NV 89103

±3.06 Acres of Land For Sale

The Graski Retail Team is pleased to present the opportunity to purchase a prime ±3.06 acre plot of land directly across from The Orleans Hotel & Casino.

\$4,000,000.00
ASKING PRICE

- ✓ **Signalized Intersection:** The subject property is close to the signalized intersection of Tropicana Ave. & Cameron St. which provides for easy access to West and East bound Tropicana Ave.
- ✓ **High Traffic Counts:** Tropicana Ave. is one of the major east/west arterials throughout the Las Vegas Valley with traffic counts on Tropicana Ave. at 33,000 AADT (source: NDOT 2024).
- ✓ **Close proximity to I-15 and the Las Vegas Strip:** The subject property is located one mile to the west from the I-15 freeway and less than two miles to the Las Vegas Strip.
- ✓ **Nearby Traffic Generators:** Located in close proximity to the subject property are The Orleans Hotel & Casino (with 1,886 hotel rooms), with approximately 3.8 million visitors per year (Source: Placer AI), The Home Depot (just to the west), the Palms Casino Resort (1.25 miles to the Northeast), the Gold Coast Hotel and Casino (1.5 miles to the northeast) and Allegiant Stadium (1.75 miles to the southeast).

162-19-401-014
APN

📍 Commercial Resort (CR)
ZONING



TRADE AREA AERIAL

±3.06 ACRES FOR SALE
N-NWC Tropicana Ave & Cameron St
Las Vegas, NV 89103



AREA DEMOGRAPHICS



POPULATION

1 MILE	18,746
3 MILES	123,075
5 MILES	390,058



AVERAGE HOUSEHOLD INCOME

1 MILE	\$78,321
3 MILES	\$89,883
5 MILES	\$97,076



TRAFFIC COUNTS

TROPICANA AVE	33,000 VPD
DECATUR BLVD	37,500 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024



±3.09 ACRES FOR SALE
N-NWC Tropicana Ave & Cameron St
Las Vegas, NV 89103




±3.06 AC FOR SALE

Tropicana Ave & Cameron St
Las Vegas, NV 89103



graskiretailteam

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Let's keep in touch.



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