ANCHORED BY Smith's

±2,092 SF Available | **For Lease**

Siena Town Center

10080 – 10180 W. Tropicana Avenue, Las Vegas, NV 89147

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Colliers

Accelerating success.

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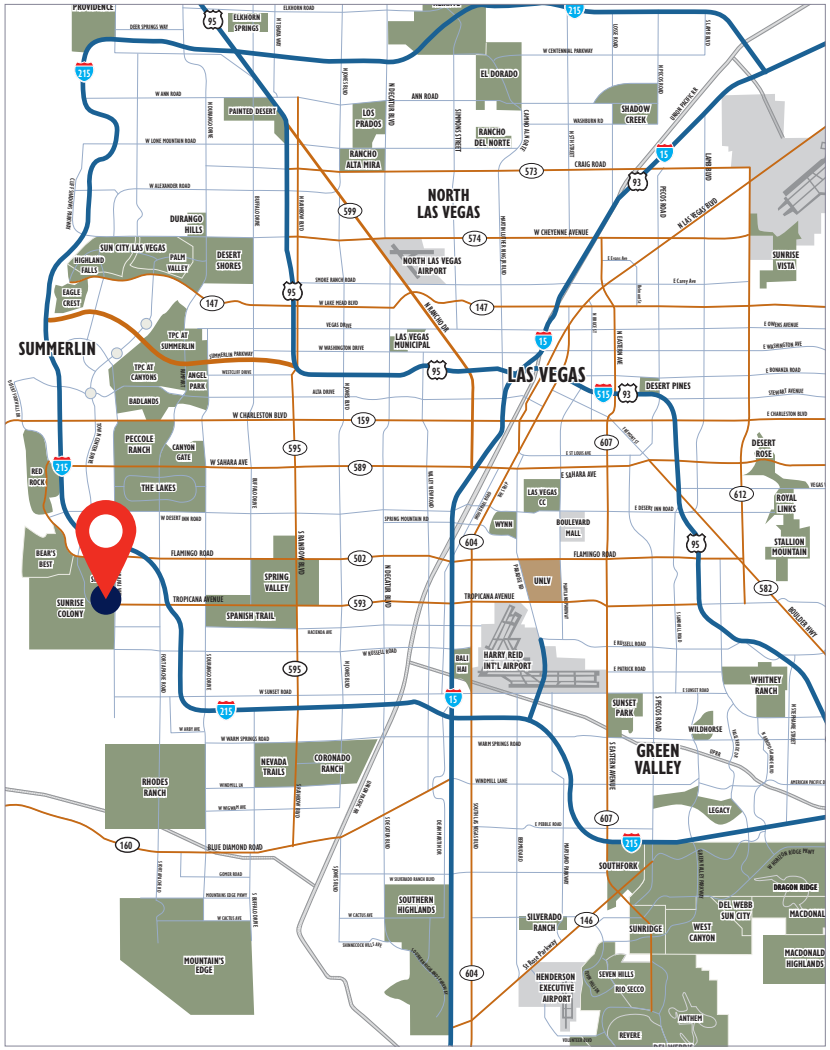
Siena Town Center is located on the northeast corner of West Tropicana Avenue and Hualapai Way. Anchored by Smith's Grocery Store, this shopping center is positioned directly across from the entrance to the Siena Summerlin south master planned community, and is just one mile from the I-215 Beltway.

HIGHLIGHTS

- Anchored by Smith's, Smith's Fuel Center and Wells Fargo Bank
- Join Sculpt Spa, China A Go Go, Smile City, Dotty's, and UPS
- Approximately one (1) Mile from I-215 Beltway
- Zoned Clark County General Commercial (C-2)
- Shopping Center Size: ±114,468 SF on ±12.88 Acres
- Daily Total Traffic Count: 54,300+ Cars Per Day



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Demographics

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	21,017	133,654	285,592
2025 Total Households	9,330	54,738	115,870
2025 Average Household Income	$121,688	$131,450	$127,499
2025 Per Capita Income	$53,833	$53,892	$51,726
2025 Owner Occupied Housing Units	4,761	30,051	65,352
2025 Renter Occupied Housing Units	4,569	24,687	50,518

2030 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	22,037	140,531	299,953
2030 Estimated Total Households	9,915	58,044	122,697
2030 Average Household Income	$135,311	$146,072	$142,372
2030 Estimated Per Capita Income	$60,708	$60,379	$58,239
2030 Owner Occupied Housing Units	5,045	32,041	69,532
2030 Renter Occupied Housing Units	4,870	26,003	53,165

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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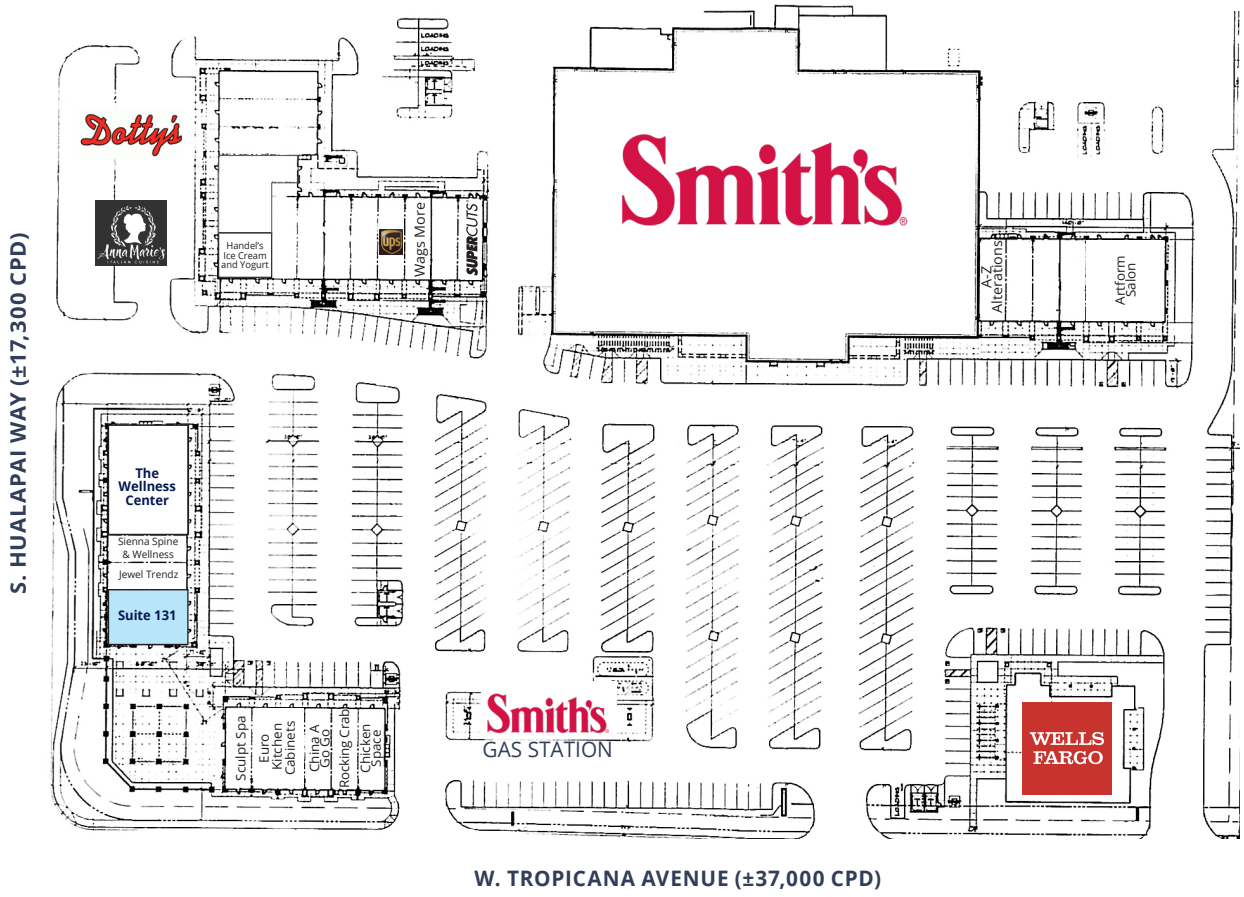
Suite	Tenant	SF
Pad 1	Wells Fargo (Ground Lease)	±5,961
121	Chicken Space	±1,200
122	Rocking Crab	±1,161
123	China A Go Go	±1,200
124-125	Euro Kitcthen Cabinets	±2,100
126	Sculpt Spa	±1,500
131	**Available**	**±2,092**
133	Jewel Trendz	±1,500
134	Sienna Spine & Wellness	±1,200
136	The Wellness Center	±4,761
141	Dotty's	±4,500
144	Anna Marie's Italian Cuisine	±2,400
150	Handel's Ice Cream & Yogurt	±1,600
152	Anna Marie's Italian Cuisine	±1,400
153	Optic Gallery	±1,200
154-155	Smile City	±2,400
156	UPS	±1,200
157	Wags More	±1,200
158	Signature Nails	±1,200
159	Supercuts	±1,161
161	A-Z Alterations	±1,210
162	Thrift DLUX Cleaners	±1,200
163	One Love Pet Salon	±1,200
164	Broberg Physical Therapy	±1,200
165-167	Artrform Salon	±3,561

Site Plan



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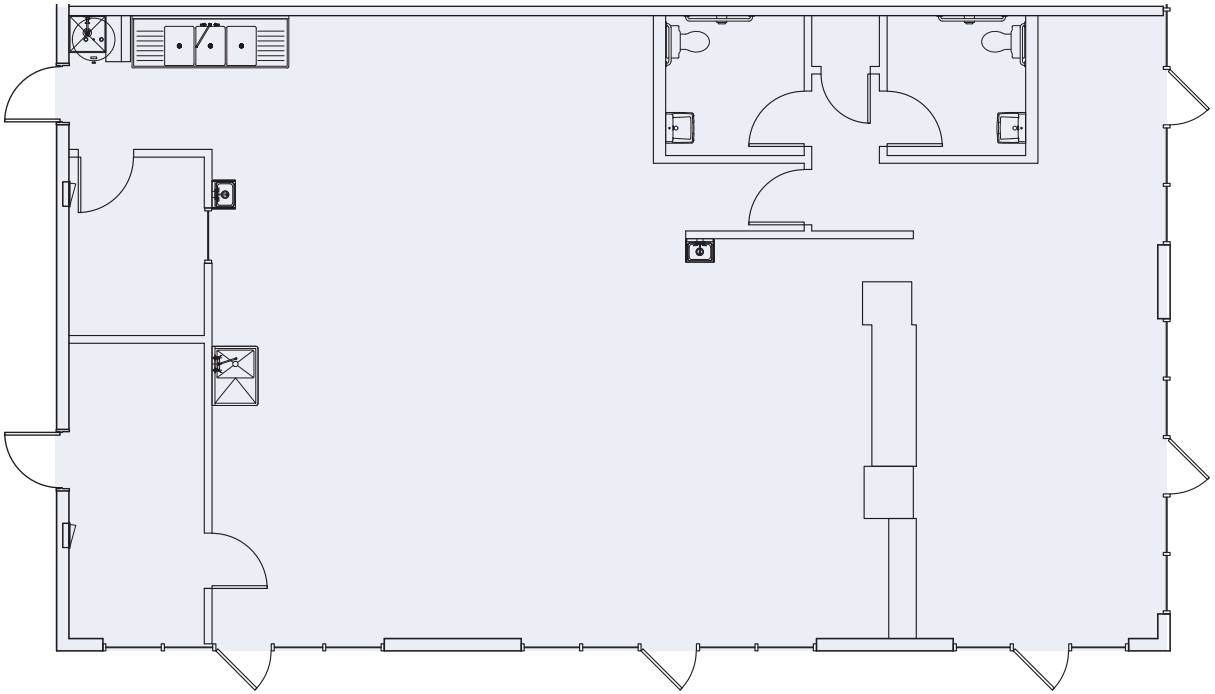
N

Floor Plan

Suite 131



±2,092 SF

End cap 2nd Gen
Restaurant w/ Patio

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Aerial Map

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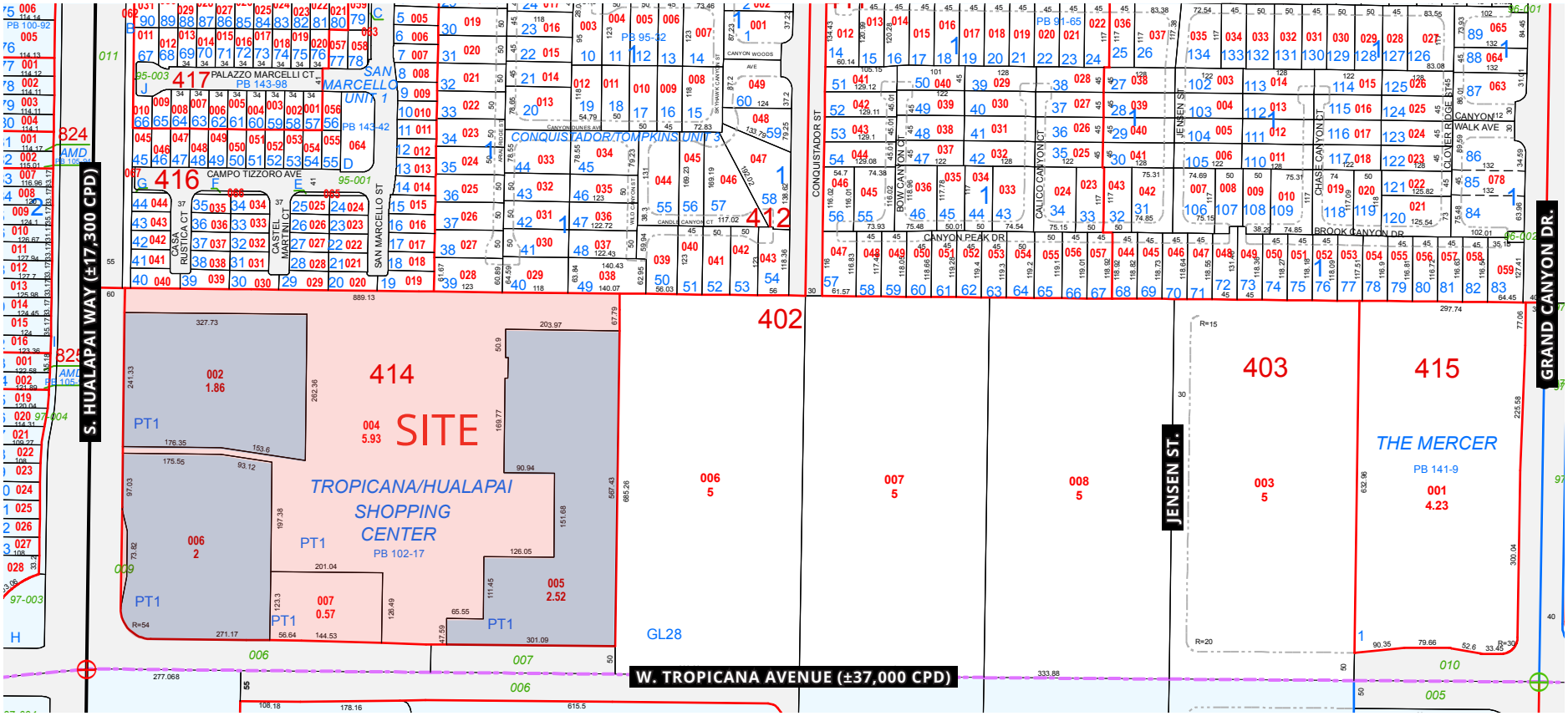
Parcel Map



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Tenant Overview

Smith's

Smith's Food and Drug is a prominent regional supermarket chain operating in the Southwest and Northwest as a subsidiary of The Kroger Company. The company was founded in 1911 and currently operates over 132 locations.

www.smithsfoodanddrug.com

CenterWell

Leading health and well-being company Humana Inc. (NYSE: HUM) announced today a new brand – CenterWell – to describe and connect a range of the company's payer–agnostic health care services offerings. The first Humana–owned care facilities that have operated as "Partners in Primary Care" in several states.

www.centerwellprimarycare.com

Wells Fargo

Wells Fargo & Company provides retail, commercial, and corporate banking services to individuals, businesses, and institutions and real estate and mortgage brokerage services. The company was founded in 1852 and currently operates over 9,000 locations.

www.wellsfargo.com

Supercuts

Supercuts is a hair salon franchise with more than 2,400 locations across the United States. It is a wholly owned subsidiary of Regis Corporation, which also owns Regis Salons, Mia & Maxx, MasterCuts, Cost Cutters, SmartStyle, and First Choice Haircutters in the United States and Canada.

www.supercuts.com

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Property Photos

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$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

$100B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

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Colliers

ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over $5.0 billion in annual revenues, a team of 24,000 professionals, and more than $100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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