

For Sale or Lease

Prime UNLV-Adjacent Restaurant Opportunity on ± 1.28 Acres



1375 E. Tropicana Ave.
Las Vegas, NV 89119

Sean Margulis
Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

Landon Tenwolde
Senior Associate
702.954.4141
ltenwolde@logicCRE.com
S.0184822

Gil Villegas
Associate
702.954.4173
gvillegas@logicCRE.com
S.0182234

Listing Snapshot



\$4,000,000
Sale Price



± 8,794 SF
Total Square Footage



± 1.28 AC
(potential to expand to ± 2.05 AC with adjacent parcel)
Current Land Size



\$2.75 PSF NNN
Lease Rate



10:1 (ample parking)
Parking Ratio



± 215 linear ft on Tropicana Ave.
Potential Combined Frontage

Property Highlights

- Prime ± 8,794 SF 2nd-generation restaurant location across from UNLV and Thomas & Mack Center (Former Macayo's)
- High-visibility site at busy intersection (± 75,000 combined CPD)
- ± 1.8 miles east of Las Vegas Strip, near Harry Reid International Airport
- Single-tenant, freestanding restaurant building with large pylon sign opportunity
- Fully equipped restaurant space with existing kitchen and hood system
- Grease trap and large walk-in cooler(s) already in place
- Established restaurant site, previously home to successful local chain
- Excellent opportunity in a high-traffic area with built-in customer base
- Ample parking with a ratio of 10:1
- Potential to combine with adjacent parcel at 1395 E. Tropicana Ave. for a larger development opportunity:
 - Combined land size: ± 2.05 AC (current parcel: ± 1.28 AC & adjacent parcel: ± 0.77 AC)
 - Potential combined frontage: ± 215 linear feet on Tropicana Ave.
- **See Site Plan Page for more details on both parcels**

Demographics

	1-mile	3-mile	5-mile
2024 Population	26,505	126,268	420,014
2024 Average Household Income	\$60,122	\$75,298	\$76,605
2024 Total Households	11,660	56,275	176,809



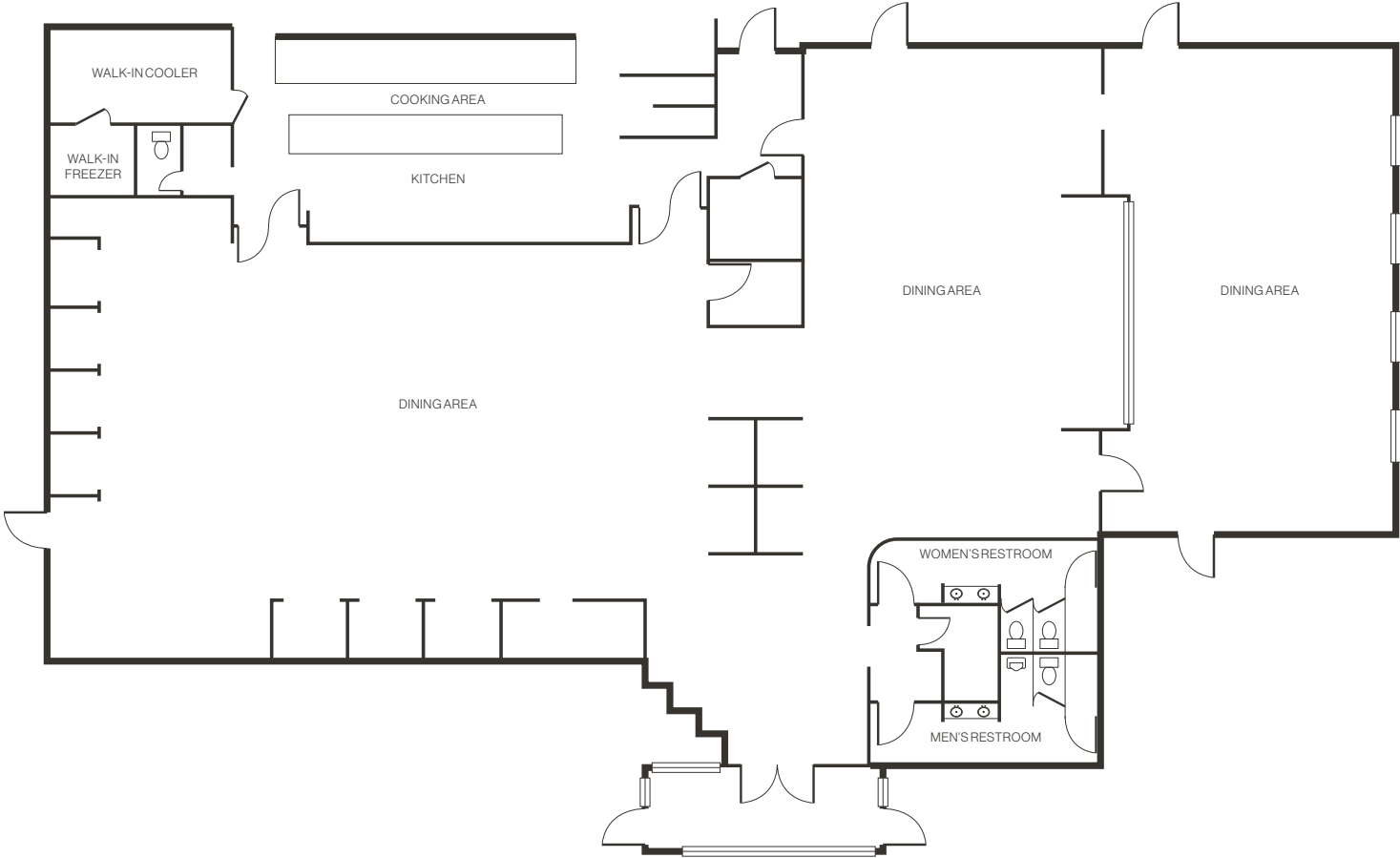




± 215 ft of potential linear Frontage on Tropicana Ave. - Parcels can be combined ± 2.05 AC



Floor Plan



Property Photos



Property Photos



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For inquiries please reach out to our team.

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