

GREAT AMERICAN CAPITAL RETAIL FOR LEASE

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TROP PLAZA

4945 - 5045 West Tropicana Avenue | Las Vegas, Nevada 89103



Leasing Details

Retail Space For Lease
920 SF - 3,483 SF

Leasing Space From:
\$3.50 PSF NNN

VIDEO - <https://vimeocom/380365744>

Property Highlights

- Located at the heavily traveled signalized intersection of W. Tropicana Ave and S. Decatur Blvd
- Trop Plaza consists of 90,000 SF of retail
- Anchored by EOS Fitness & Walgreens
- Excellent frontage and unobstructed views from both W. Tropicana Ave & S. Decatur Blvd
- Combined exposure to over 80,000 +/- CPD
- Adjacent to the Orleans Hotel & Casino
- Close proximity to the I-15 freeway & the Las Vegas Strip
- Heavy commercial and residential corridor
- National Tenants in and around the center

Demographics

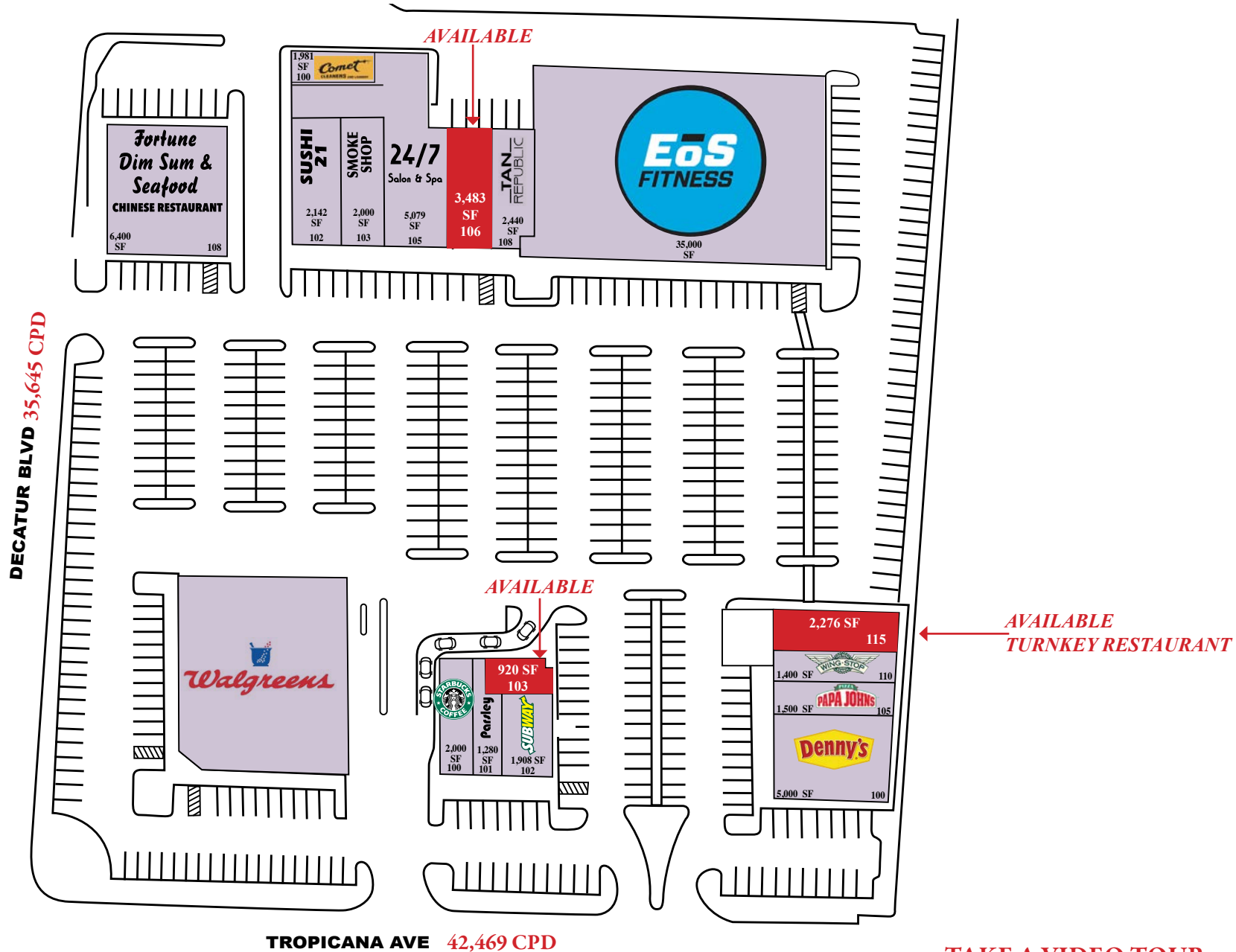
	1 Mile	3 Miles	5 Miles
POPULATION			
Population	21,797	129,417	389,220
Proj. Population (2029)	23,364	140,146	420,152
INCOME			
Avg. HH Income (2024)	\$59,359	\$63,271	\$69,231
EMPLOYMENT			
Employees	22,398	233,476	426,131
HOUSEHOLDS			
Households (2024)	9,864	54,541	159,484
Proj. Households (2029)	10,561	59,115	172,189



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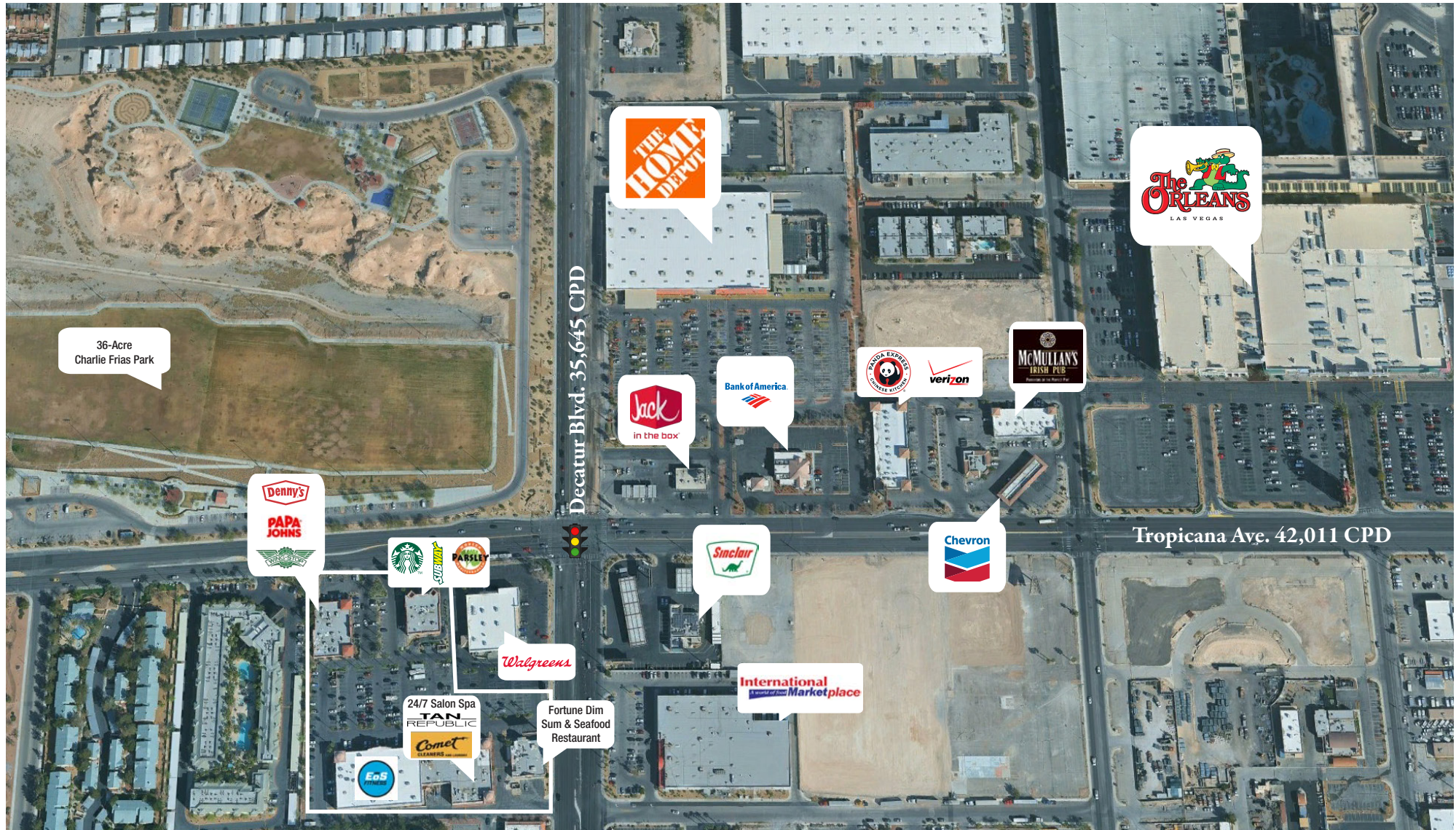
TAKE A VIDEO TOUR
<https://vimeo.com/380365744>



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