

901

E. Tropicana Ave
Las Vegas, NV 89119



LEAD AGENT

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AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±0.23 acres
APN	162-27-510-001
Address	901 E. Tropicana Ave Las Vegas, NV 89119
Built in	1961
Sale Type	Owner User
Building Square Footage	±3,355
Parking	± 8 Spaces
# of Offices	±4
Restrooms	2
Submarket	Las Vegas
Zoning	CG
Annual Property Taxes	±\$4,129

- HVAC Cooled office
- Tropicana Frontage
- Visible Signage Along Tropicana
- Five Minutes from the Las Vegas "Strip"
- Built in 1961
- Functional Layout with natural lighting throughout
- Re-development opportunity

Buyer to verify all building aspects pertaining to the purchase

**ASKING PRICE
\$785,000**

**TOTAL SF
±3,355**

Property Specifications:

North American Commercial presents the opportunity to own a one of a kind Office building located in the Centralized Region across from UNLV.

The asset is situated on ±.23 acres, with a total size of ±3,355 square feet and features multiple offices, restrooms, a favorable layout, and is HVAC cooled.

The building is situated on Tropicana Avenue, which services tens of thousands of daily drivers in the sub-market. This property is ideal for an owner user looking for a great building with high visibility.

UNLV



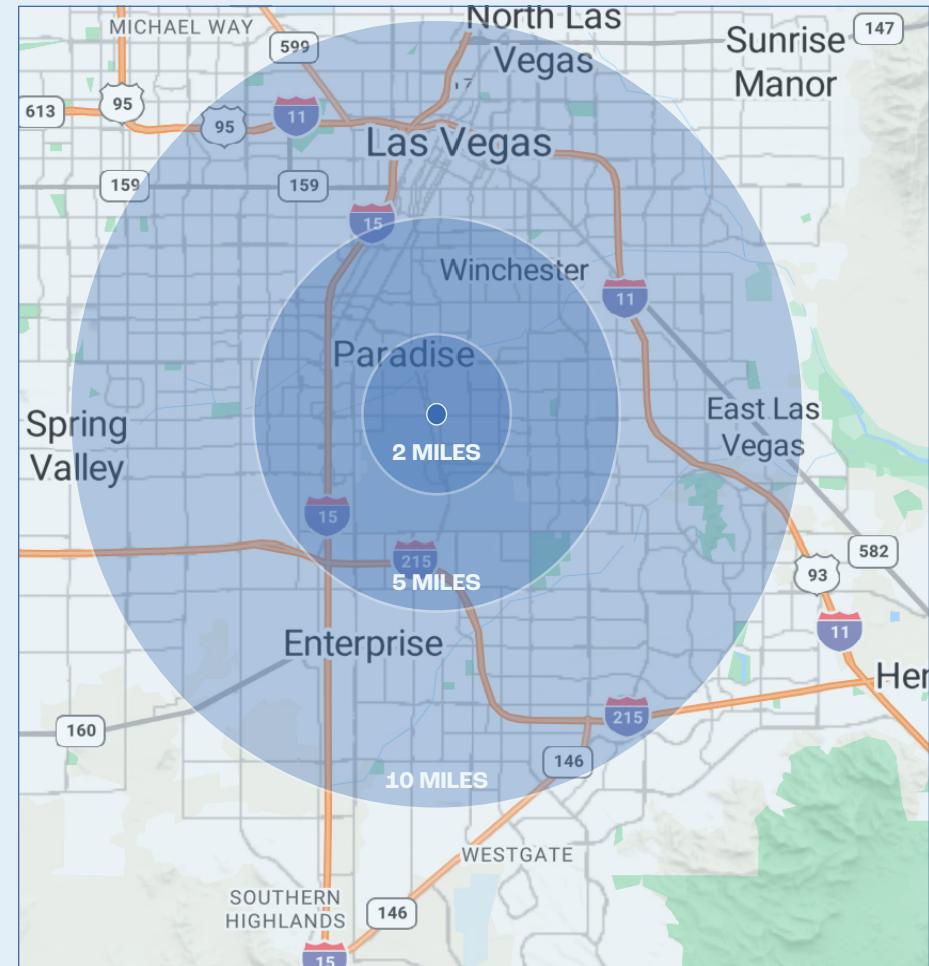
DEMOGRAPHICS

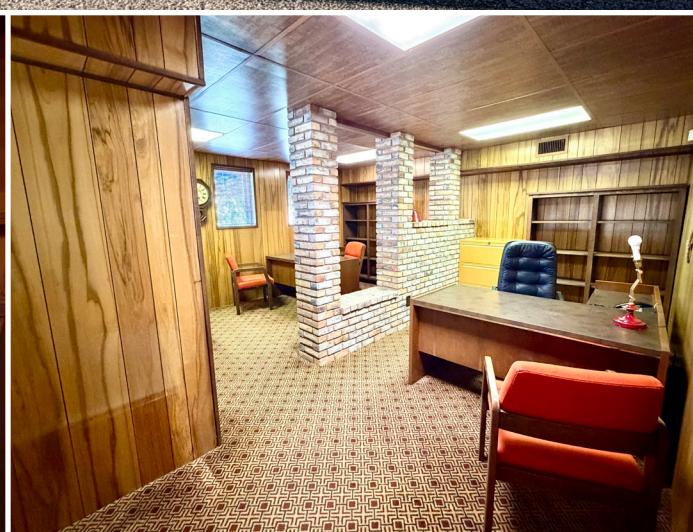
 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





MARKET SUMMARY

PARADISE, NV

Located in Central Las Vegas, in a thriving business district. This office/retail property offers a prime opportunity for owner users to expand in a rapidly growing area.

INVESTMENT UPSIDE

This district is one of the fastest-growing areas in Nevada, with a booming economy, excellent visibility, and a vibrant commercial community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a purchase in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF A HIGHLY DESIRABLE SUBMARKET

901 E Tropicana is strategically located in the heart of Central Las Vegas, one of the city's most dynamic and highly sought-after commercial corridors. The property offers excellent accessibility, just minutes from the Las Vegas Strip and major freeways including I-215 and US-95. Surrounded by a vibrant mix of office/retail users, resort operations, and professional services, the area continues to thrive as a key hub for business activity and investment growth.

Vacancy Rates: This submarket continues to see historically low vacancy rates, currently hovering around 9.2%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The property benefits from being in close proximity to major attractions on the strip.

Nearby Businesses: Ellis Island Casino, Tropicana Las Vegas, Oyo Hotel, Dotty's Casino, MGM Grand, UNLV



FOR SALE

LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%.**



ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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