

Sublease



2570 E Tropicana Ave
Las Vegas, NV 89121

4,000 SF
Restaurant



David Gonzalez

(725) 339-4269
David@SansoneInvestments.com



asing Details

ey Space Available: 4,000 SF

rant & Retail

Rate: \$2.00/SF

Property Highlights

Located less than 0.5-miles to the US-95 Freeway ($\pm 161,000$ VPD)

Excellent Access: Positioned along E. Tropicana Ave. with $\pm 56,000$ VPD

Pylon Signage Available

Former Mexican Restaurant w/ grease trap available

Demographics

Population

1-mile: 22,644

3-miles: 163,417

5-miles: 429,884

Income

1-mile: \$77,520

3-miles: \$71,911

5-miles: \$77,996

Housholds

1-mile: 9,677

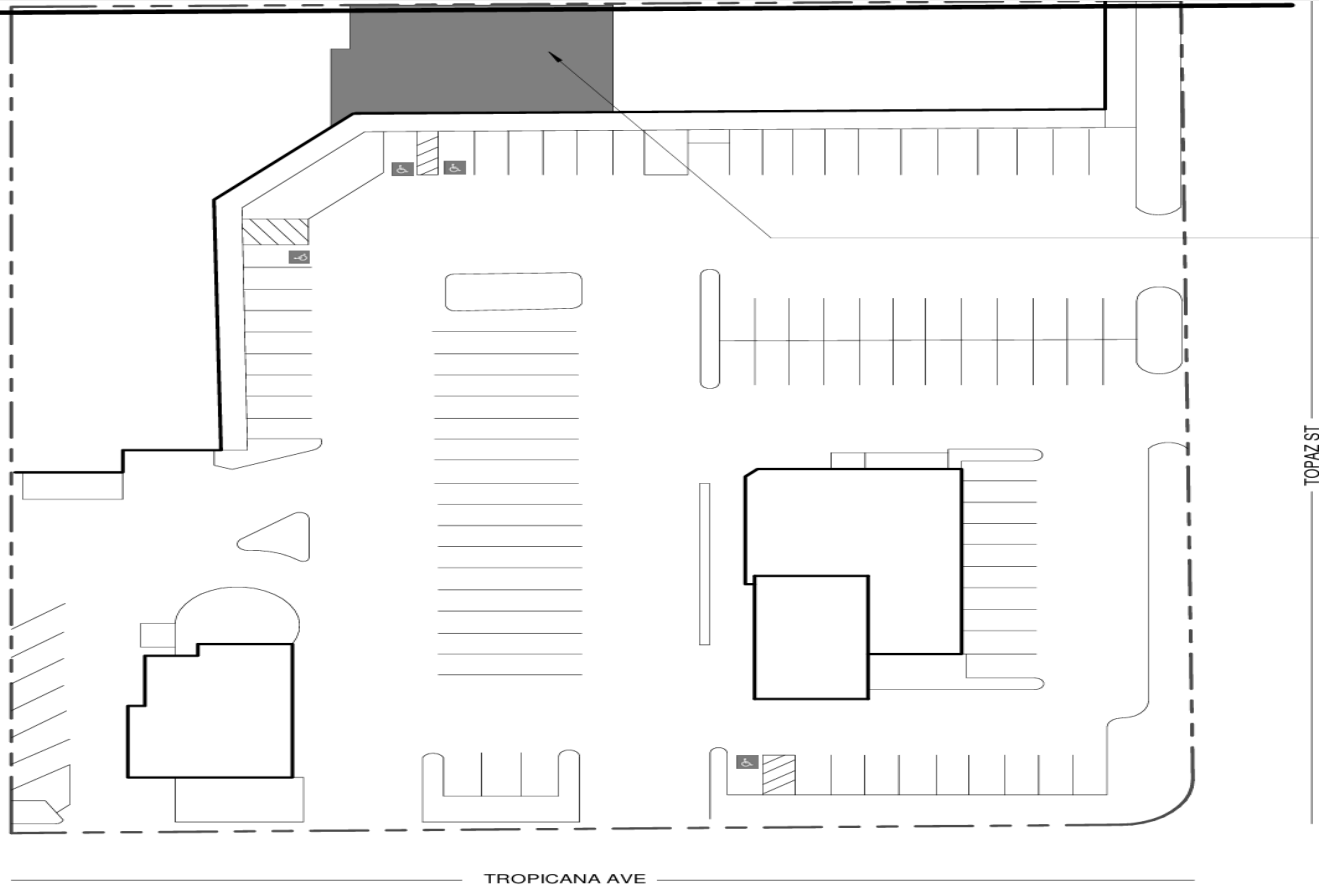
3-miles: 69,095

5-miles: 177,141

**Turn Key
Restaurant
Available:
4,000SF**

**Lease Rate:
\$2.00/SF NNN**

**\$8,000/Month
CAMs included**



**2570 E Tropicana Ave
Las Vegas, NV 89121**

David Gonzalez

(725) 339-4269
David@SansoneInvestments.com

SANSONE
INVESTMENTS

Aerial

Proximity to Key Locations:
International Airport
Henderson Hospital
Las Vegas Strip
UNLV

David Gonzalez

(725) 339-4269
David@SansonInvestments.com



Contact us for more information.

David Gonzalez

(725) 339-4269

David@SansoneInvestments.com

