

3331-3355 E. TROPICANA AVE.

FOR LEASE



PROPERTY DETAILS

3331-3355 E. Tropicana Ave., Las Vegas, NV 89121

- Two spaces available – freestanding restaurant building and inline retail suite
- Restaurant building: asking \$150,000 annually (DND current tenant)
- Inline suite: asking \$1.50/SF + NNN
- On busy Tropicana Avenue: 29,700 ADT
- Sprouts Farmers Market adjacent with ample shared parking
- Located along Tropicana Avenue near Walmart, Sprouts, Sam's Club, Ross, Conn's, and Ace Hardware

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » 27,417
3 MILE » 155,315
5 MILE » 424,603



EST. HOUSEHOLDS

1 MILE » 12,398
3 MILE » 68,984
5 MILE » 181,752



EST. AVERAGE HH INCOME

1 MILE » \$74,616
3 MILE » \$82,079
5 MILE » \$89,735

NEWMARK



MOUNTAIN WEST

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