

FOR LEASE

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NEWMARK



MOUNTAIN WEST

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PROPERTY DETAILS

360 East Tropicana Avenue, Las Vegas, NV 89169

- **Last Remaining Space 5,620 SF (Demisable from 2,000 SF - 5,620 SF)**
- Area Construction Updates:
 - Ground breaking on 400 new rooms
 - UNLV Campus Expansion planned for adjacent 52 Acres (See pages 4-5)
- Hilton Vacations [Blue Green Timeshares] - 480 Keys
- Join Super Liquor [Top Selling Liquor Store in Las Vegas], Wing Nutz, Einstein Bros. Bagels, Subway, and Golden Hour Nail Salon
- Kelch Drive cuts through to Harmon and has a planned stoplight at Tropicana
- Attracts customers from the Strip (0.9 miles), Airport (0.5 miles), UNLV (0.2 miles), future Las Vegas A's Stadium, T-Mobile Arena (1.2 miles), and Allegiant Stadium (1.7 miles)
- New Large LED Reader Board Provides Excellent Signage

2025 DEMOS



EST. POPULATION

1 MILE » **26,726**

3 MILE » **147,872**

5 MILE » **410,989**



EST. HOUSEHOLDS

1 MILE » **14,783**

3 MILE » **69,544**

5 MILE » **175,468**



EST. AVERAGE HH INCOME

1 MILE » **\$69,082**

3 MILE » **\$81,666**

5 MILE » **\$82,398**

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312 East South Temple

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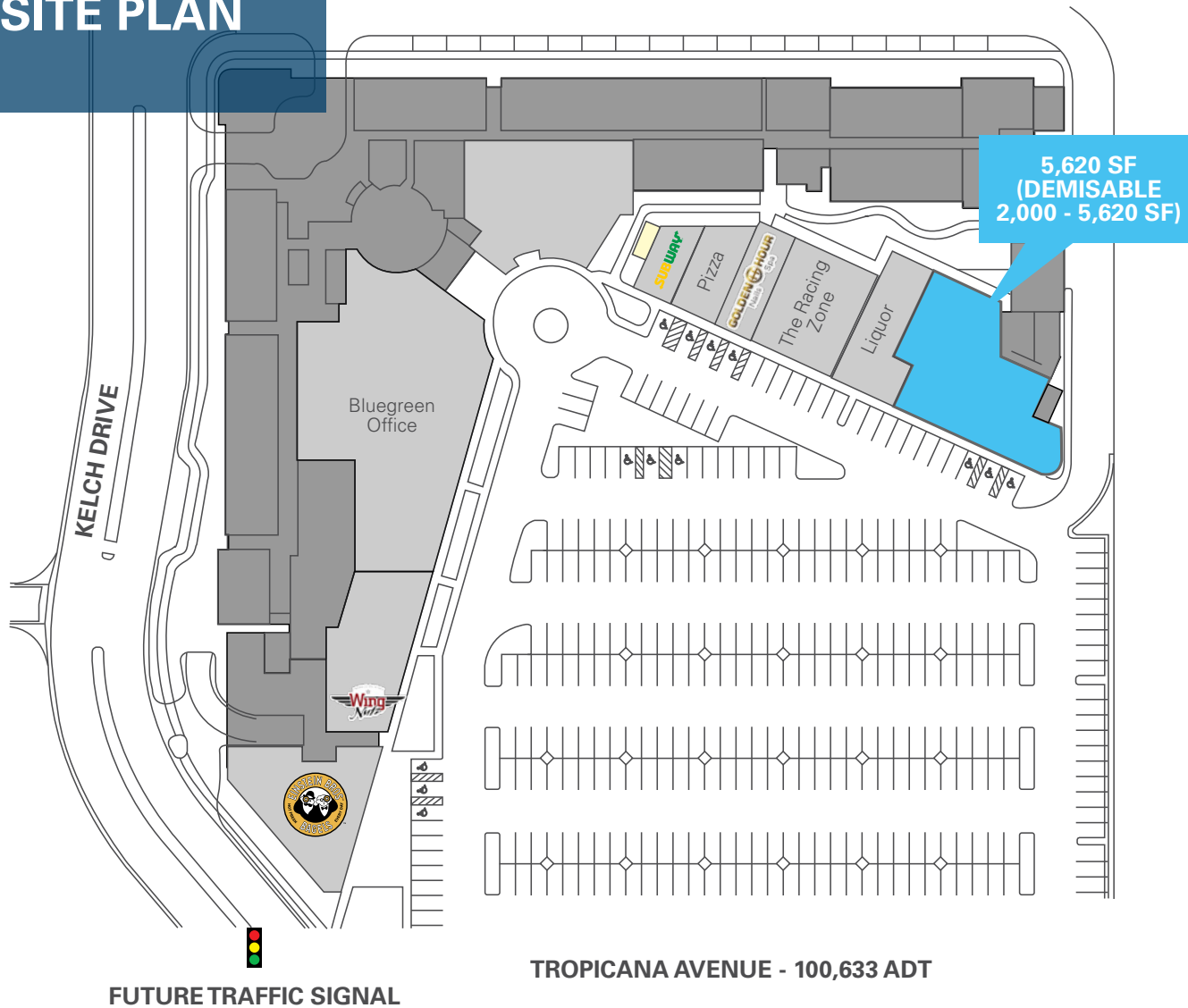
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McCARRAN VILLAGE

SITE PLAN



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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CAMPUS EXPERIENCE



**McCarran
Village**

**Las Vegas A's
Stadium**

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CAMPUS VILLAGE

A UNLV Footprint for programs such as Exec. Education, Educ. Outreach, Entertainment Eng, Kinesiology and Clinics, Others
+/- 600,000 – 700,000 GSF

B Mixed Use and/or 'Flex' Space Through Potential P3 or Other Development
+/- 200,000 – 300,000 GSF

C Market Residential Through Potential P3 Development
+/- 500,000 GSF (550 Units) with parking as required/needed

D Parking
Surface and/or structured parking as required/needed

E Campus Village Open Space

Potential Occupants:

- Executive Education (Hotel Management, Business, Law, Medicine, General Programs)
- Educational Outreach
- Entertainment Engineering
- Kinesiology
- Clinical Opportunities (Medicine, Dental, Other)

Traditional mixed use development through Public-Private Partnerships would be more focused on Tropicana Avenue Frontage pads. Flex space development may be more focused on remaining pads, on space with more direct UNLV uses, be them purely UNLV functions or UNLV functions combined with other uses/ functions. Campus master plan provides development options/flexibility for this item to develop as needed demands and as opportunities present themselves.

