

TROPICANA - TOPAZ PLAZA PAD

2555 E. Tropicana Avenue, Las Vegas, NV 89121

AVAILABLE
For Lease

PAD AVAILABLE FOR
GROUND LEASE OR
BUILD-TO-SUIT



MDLGroup

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Leasing Details



CONTACT BROKER



\$0.41 PSF

Lease Rate



±2,500 - 3,000 SF

Monthly CAM Charges

Space Available

Demographics

	1 mile	3 miles	5 miles
Population	21,571	156,230	419,728
2025 Population			

	1 mile	3 miles	5 miles
Average Household Income	\$84,575	\$78,412	\$84,387
2025 Average Household Income			



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Property Highlights

- Proposed PAD available for ground lease or build-to-suit
- Prominent frontage & signage on E. Tropicana Avenue, with strong car counts of 76,500+ VPD
- 13,667 Homes inside a half a mile
- Strong household incomes at \$84,575 within 1-mile
- 290 Parking spaces provides for 6.37:1000 SF ratio

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Property Overview

PROPOSED PAD AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT. Prime retail opportunity located along one of Las Vegas' most heavily traveled east-west corridors. Positioned on E Tropicana Avenue near Eastern Avenue, the property offers excellent visibility and accessibility to both local residents and commuter traffic. The center features highly functional layout options suitable for a wide range of retail, service, or restaurant uses. Its placement within a dense trade area provides exposure to strong daytime traffic, established neighborhoods, and nearby national and regional retailers.

Area Overview

2555 E. Tropicana Avenue is strategically located along one of Las Vegas' busiest east-west corridors, just minutes from UNLV and Harry Reid International Airport. The property benefits from exceptional visibility and accessibility with strong traffic counts, proximity to major intersections, and multiple points of ingress/egress.

The surrounding area is densely populated and rapidly growing. 154,000 residents within a 3-mile radius and more than 64,000 households supporting steady demand for retail, dining, and service-oriented uses. The area includes established residential communities, schools, and retail centers, providing a built-in customer base.

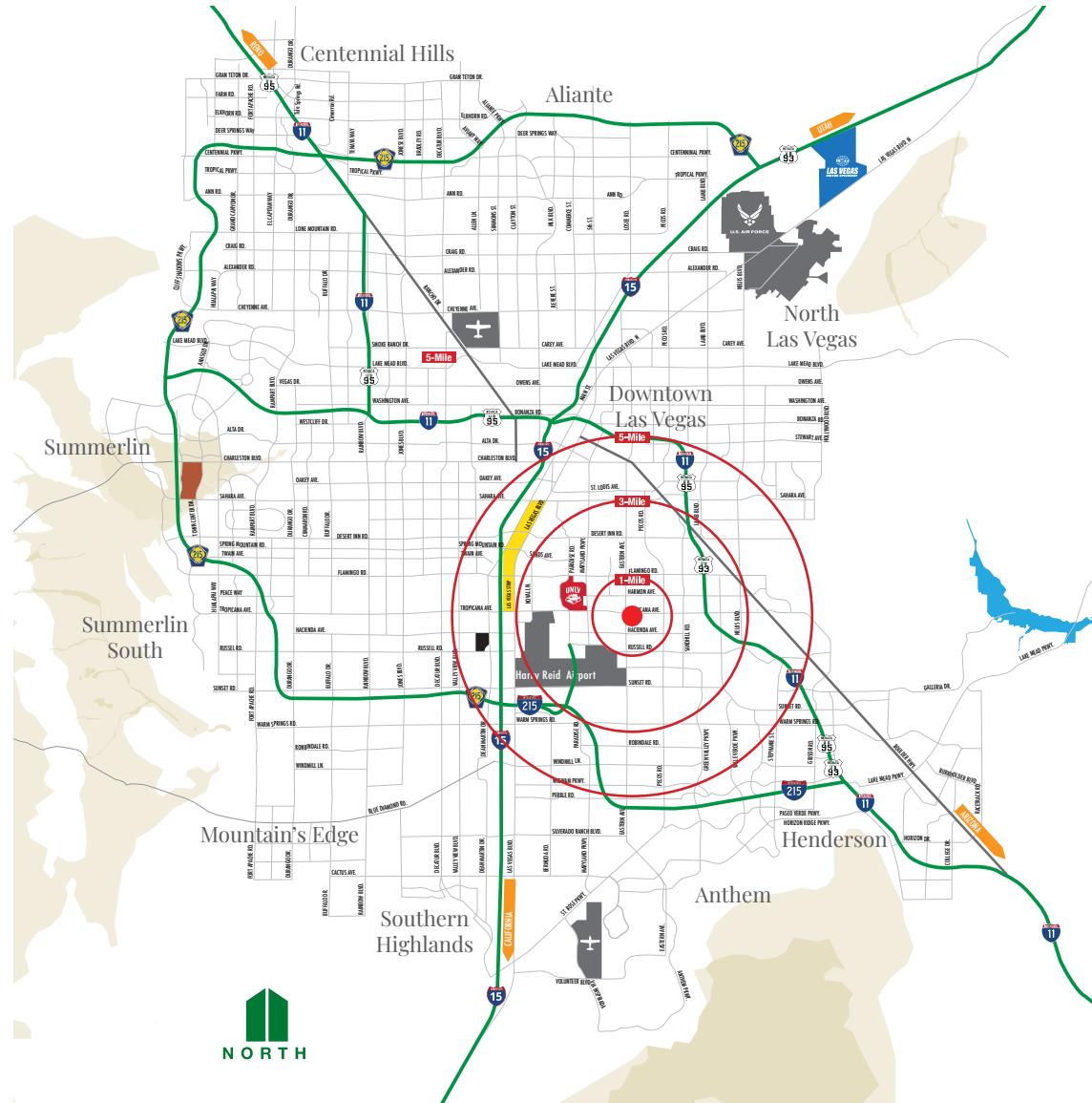
Population	1 mile	3 miles	5 miles
2010 Population	20,625	144,546	393,899
2020 Population	21,566	154,387	416,688
2025 Population	21,571	156,230	419,728

2030 Population	22,518	159,833	431,455
2010-2020 Annual Rate	0.45%	0.66%	0.56%
2020-2025 Annual Rate	0.00%	0.23%	0.14%
2025-2030 Annual Rate	0.86%	0.46%	0.55%
2025 Median Age	38.3	38.1	40.8

Households	1 mile	3 miles	5 miles
2025 Wealth Index	59	52	60
2010 Households	8,809	59,570	157,168
2020 Households	9,069	64,746	170,768
2025 Total Households	9,164	66,632	176,090
2030 Total Households	9,623	68,879	183,128
2010-2020 Annual Rate	0.29%	0.84%	0.83%
2020-2025 Annual Rate	0.20%	0.55%	0.59%
2025-2030 Annual Rate	0.98%	0.67%	0.79%

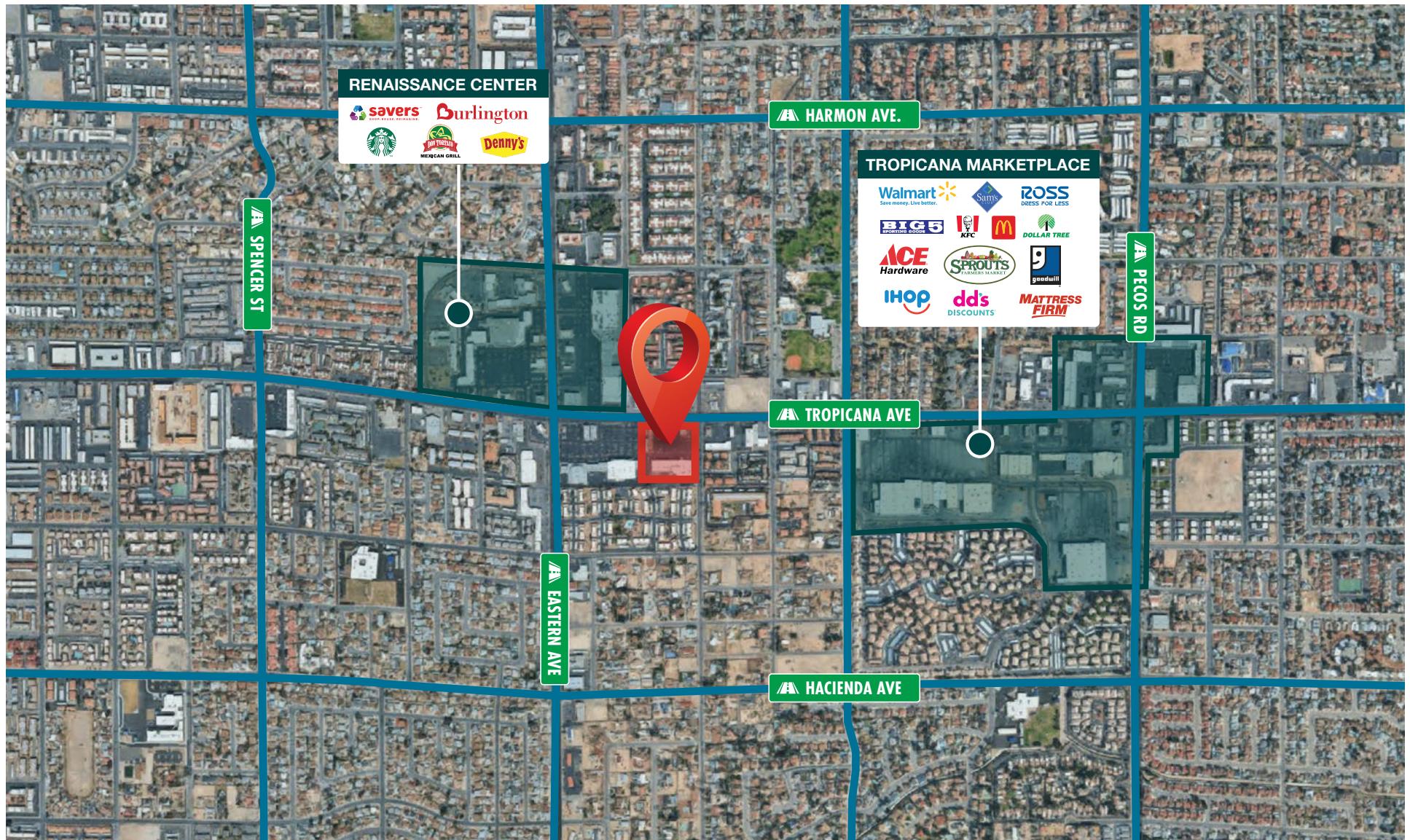
Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$84,575	\$78,412	\$84,387
2030 Average Household Income	\$95,636	\$86,987	\$93,658
2025-2030 Annual Rate	2.49%	2.10%	2.11%

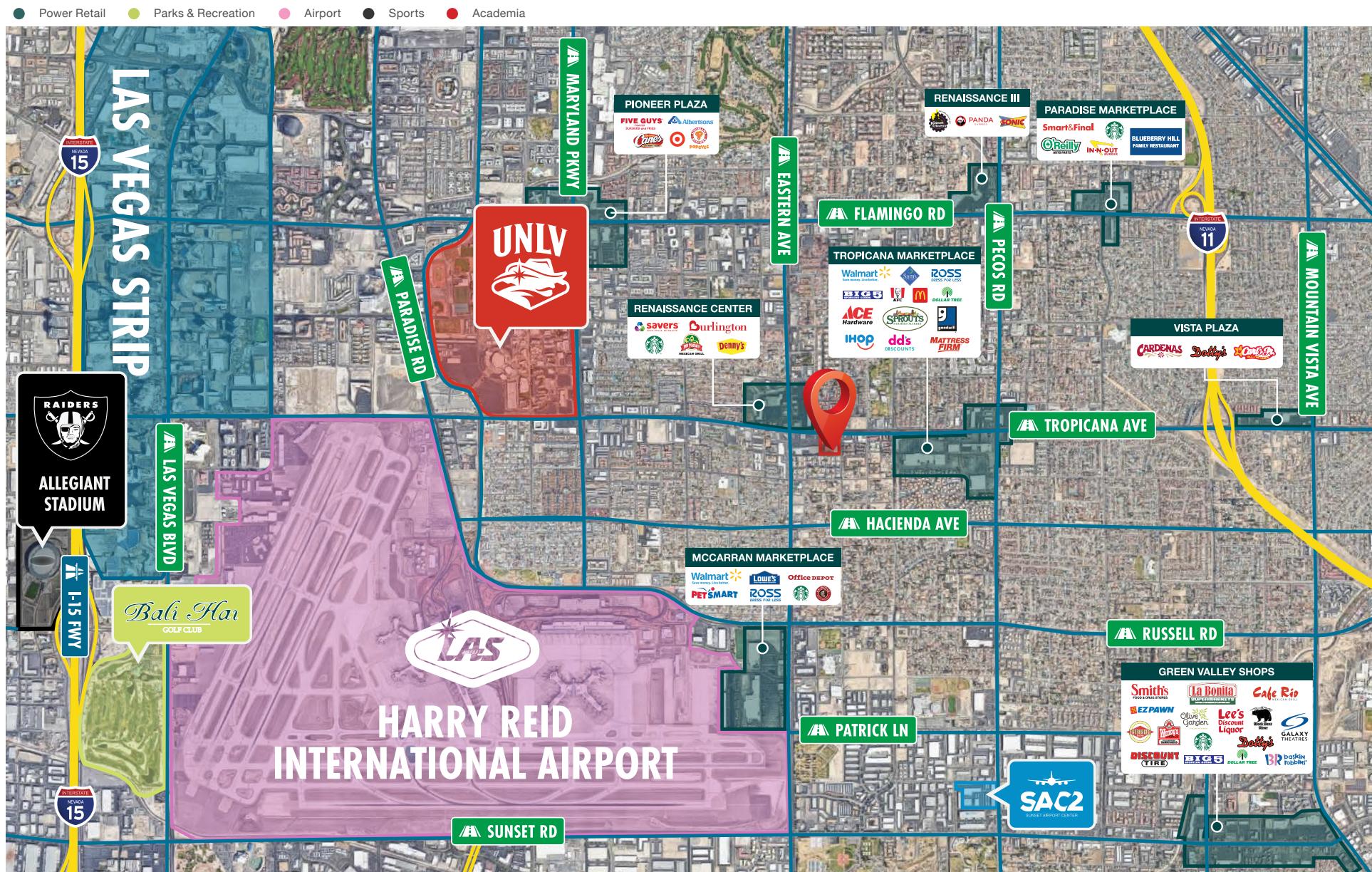
Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,168	73,470	194,970
2020 Total Housing Units	9,953	73,192	193,891
2025 Total Housing Units	9,928	74,241	197,162
2025 Owner Occupied Housing Units	3,964	24,147	75,338
2025 Renter Occupied Housing Units	5,200	42,485	100,752
2025 Vacant Housing Units	764	7,609	21,072
2030 Total Housing Units	10,466	77,183	206,021
2030 Owner Occupied Housing Units	4,192	25,106	79,608
2030 Renter Occupied Housing Units	5,432	43,774	103,520
2030 Vacant Housing Units	843	8,304	22,893





● Power Retail







PAD	Size	Lease Rate
Available	±2,500 - 3,000 SF	CONTACT BROKER



Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

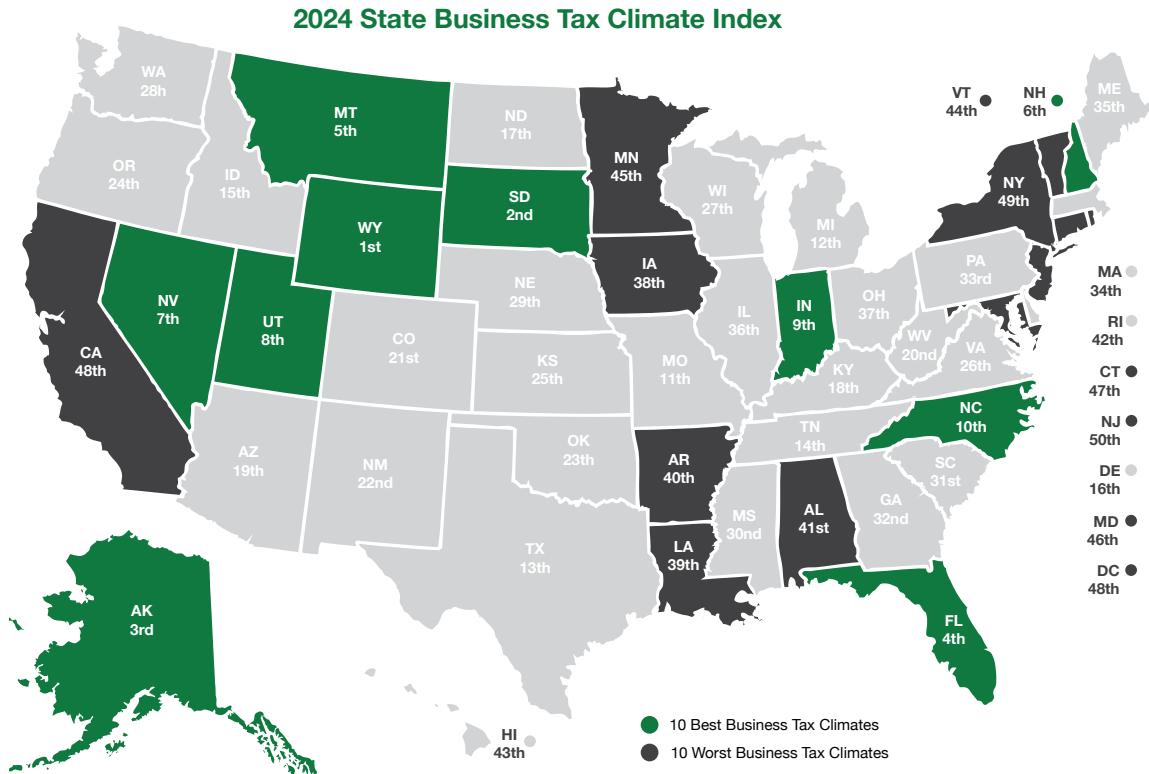
NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)