

For Sale or Lease

Prime UNLV-Adjacent Restaurant Opportunity - ± 5,331 SF on ± 0.77 AC



1395 E. Tropicana Ave.
Las Vegas, NV 89119

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Listing Snapshot



\$3,000,000

Sale Price



\$2.75 PSF NNN

Lease Rate



± 5,331 SF

Total Square Footage



± 0.77 AC

(Potential to expand to ± 2.05 AC with adjacent parcel)

Land Size



2000

Year Built

Property Highlights

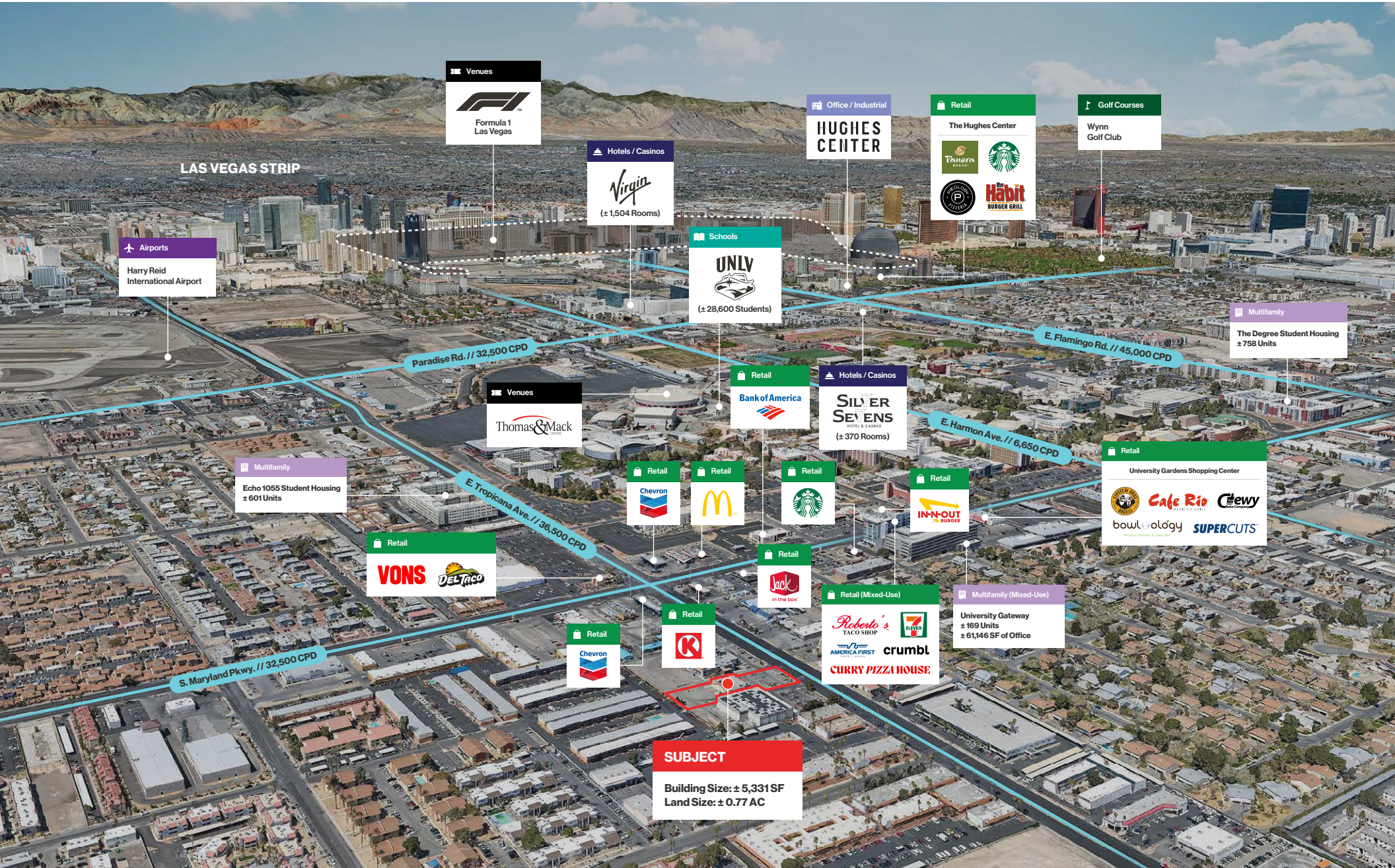
- Prime ± 5,331 SF location across from UNLV and Thomas & Mack Center
- High-visibility site at busy intersection (± 75,000 combined CPD)
- 1.8 miles east of Las Vegas Strip, near Harry Reid International Airport
- Single-tenant, freestanding building with pylon sign, and ample parking
- Fully equipped restaurant space with existing kitchen and hood system
- Grease trap and large walk-in cooler (two doors) already in place
- Established restaurant site, previously home to successful local chain
- Excellent opportunity in a high-traffic area with built-in customer base
- **See site plan page for more details on both parcels**

Demographics

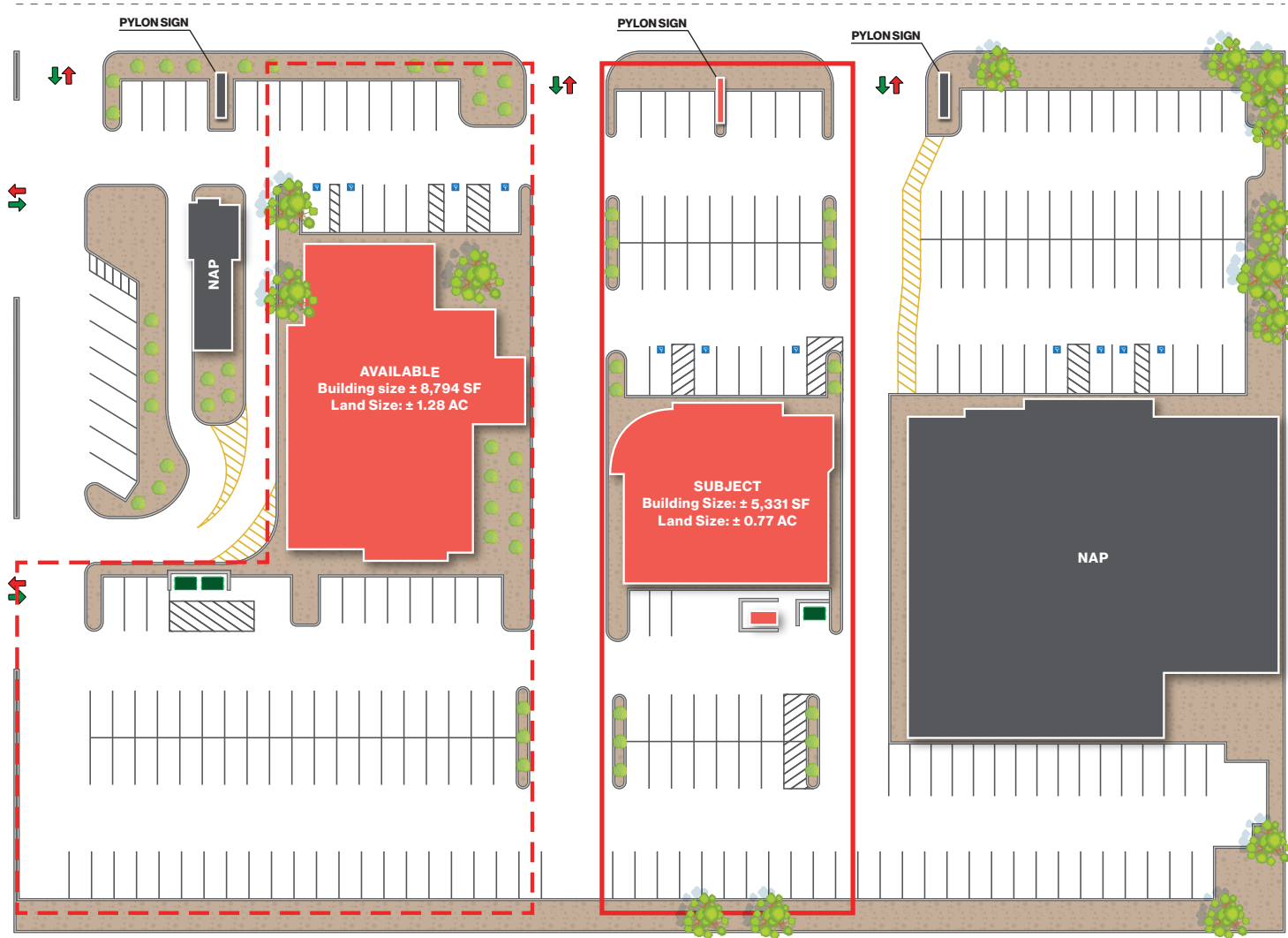
	1-mile	3-mile	5-mile
2024 Population	27,128	125,660	419,217
2024 Average Household Income	\$60,585	\$75,045	\$76,498
2024 Total Households	11,824	55,855	176,161



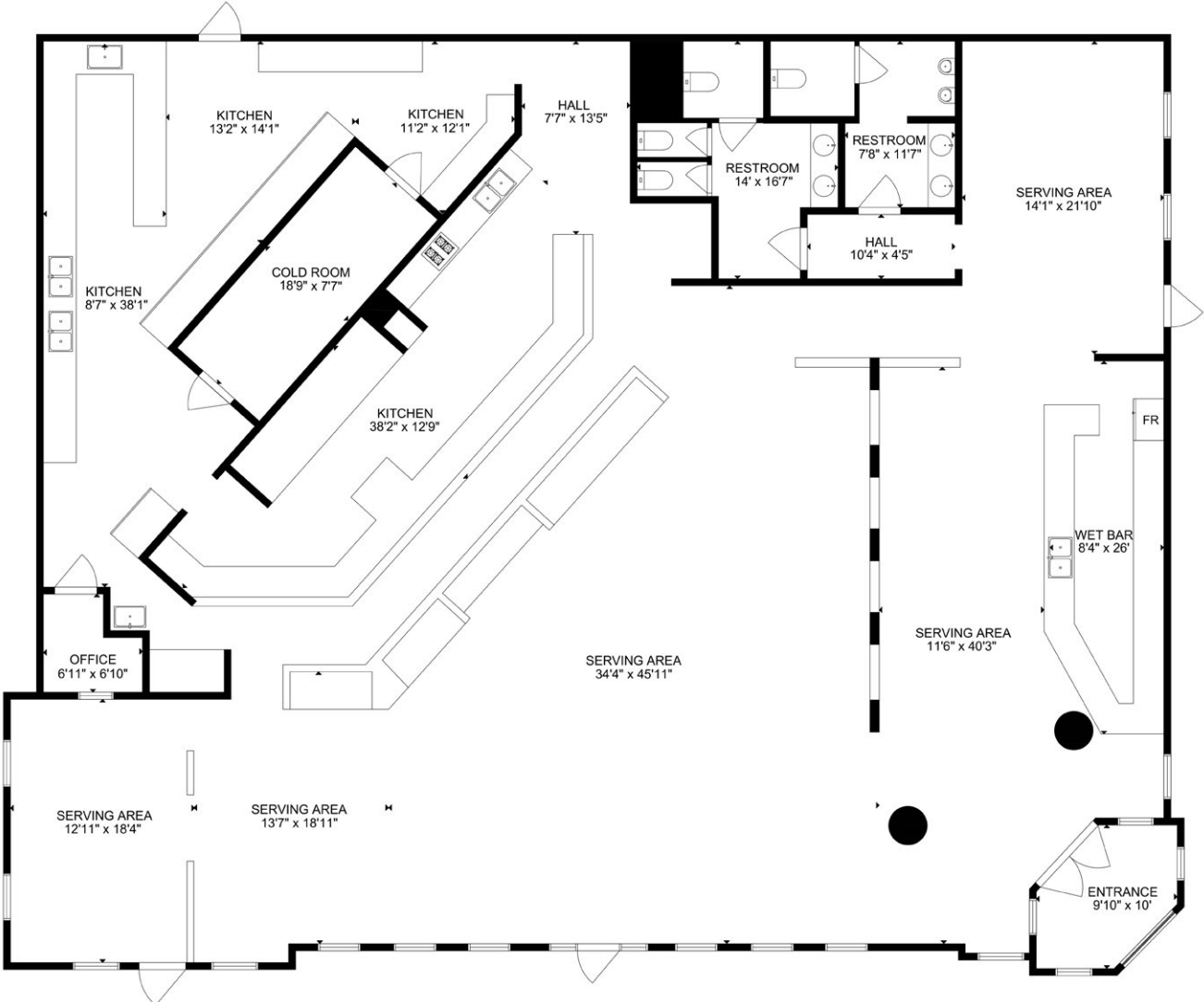




E. Tropicana Ave. // 36,500 CPD



Floor Plan | ± 5,331 SF



Exterior Photos



Interior Photos



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For inquiries please reach out to our team.

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