

4300 Trop For Lease Innovative Business Campus



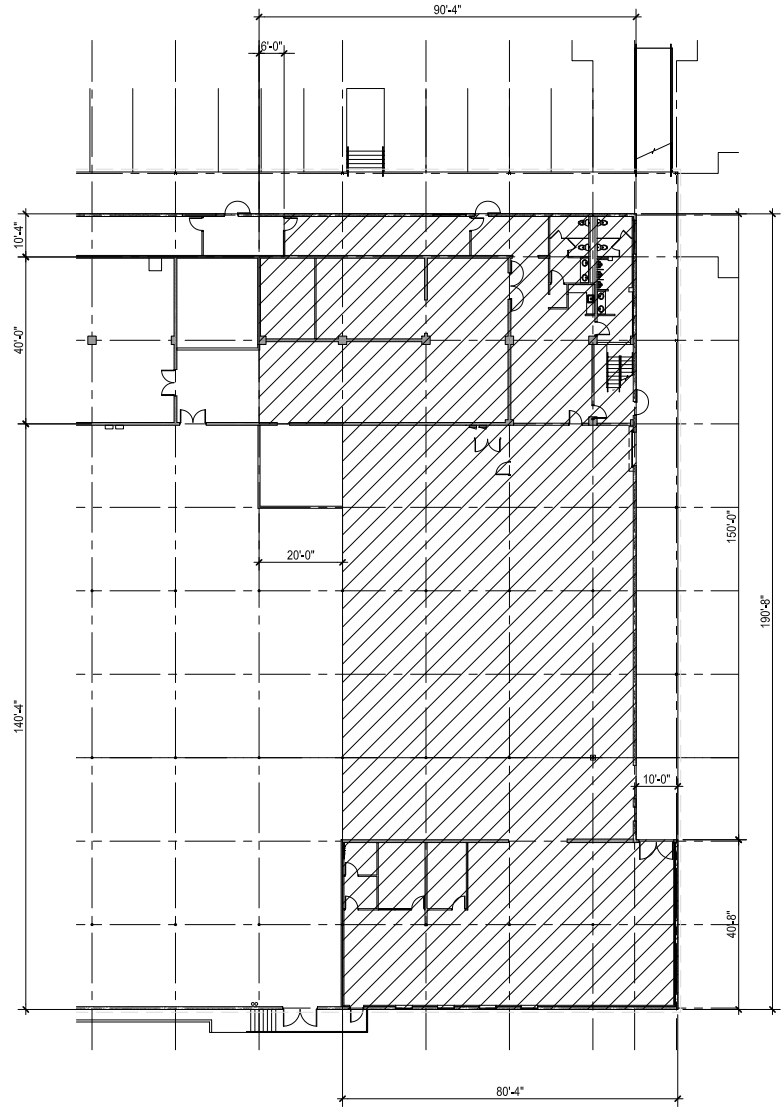
4300 W. Tropicana, Las Vegas, Nevada 89103

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Overview

- Address:** 4300 W Tropicana Avenue, Las Vegas, NV 89103
- Overview:** Newly remodeled, 4300 Trop consists of five existing well maintained and landscaped buildings totaling 125,000 sq feet situated on 14.56 acres. Each buildings is currently demised into individual suites. There is only one shared power meter for the entire property.
- Location:** Located at the northeast corner of Tropicana Avenue and Arville Street, 4300 Trop is situated in the highly sought after southwest Las Vegas industrial sub market. It is located across the street from the Orleans casino and is in the shadow of the Palms, Rio and City Centre. 4300 Trop offers direct access to the entire Las Vegas “Strip” and the Las Vegas Valley.
- Landlord:** 4300 Trop LLC. Locally owned and managed
- Redevelop:** For redevelopment purposes, after the first 2 years, Landlord has the right to cancel a lease with 6 month’s written notice.
- Available:** Warehouse & Office Sublease
Sublandlord: Unimacts Global, LLC; Sublease expires April 30, 2028
Building C, Suite 300 is 17,012 square feet
100% air-conditioned, two story office, receiving area, ramp & loading dock (no drive in capability)
\$20,800 per month including CAMs
- One Executive Office
Building A, Suite 138 is 132 sq feet
Luxurious, glass walls, upscale shared common areas, outdoor garden, large presentation room
Option 1: \$1,500 per month or
Option 2: \$1,700 per month for our DMV package which includes building signage and 2 reserved parking spaces
- Annual Inc:** 4% Annual Rent Increases
- CAM’s:** Common Area Maintenance Charges (CAM’s) are currently \$0.15 per square foot per month
- Features:** Prime Tropicana and Arville Frontage
Recently remodeled
Innovative Business Campus
- Property:** 4300 Trop is situated on 14.56 acres. APN: 162-98-01-012, 2,500 amps of 480 volt 277 watt 3 phase power
- Zoning:** Originally built in 1986, the property is a concrete structure currently zoned Industrial Light (IL).
Located in Paradise Township, Clark County, Nevada 89103
- Neighbors:** Auntee M’s Market, Vinco, Kre8 Media, Bajas Machine Shop, Desert Lotus Medical Center, Sally Drives, Airport Van Rentals
- Coop Fee:** 3% Broker cooperation encouraged.

Building C, Suite 300 Floor Plan



FIRST FLOOR PLAN = 14,762 SF
 MEZZANINE = 2,250 SF
 TOTAL = 17,012 SF

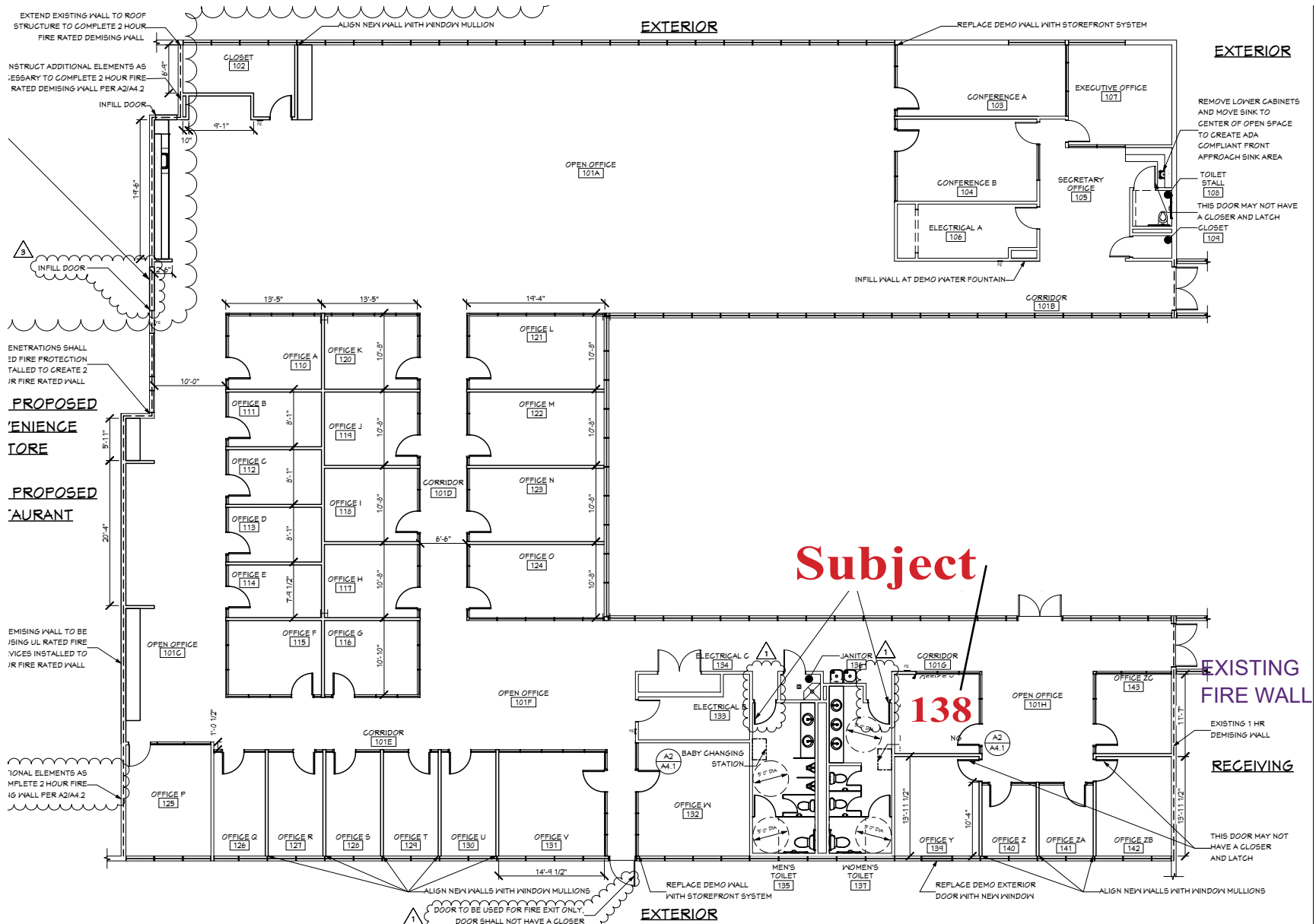
4300 TROPICANA



Offered for Lease By: Super Realty; Benjamin J Super, Broker, (702) 737-0390

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Executive Suite Floor Plan

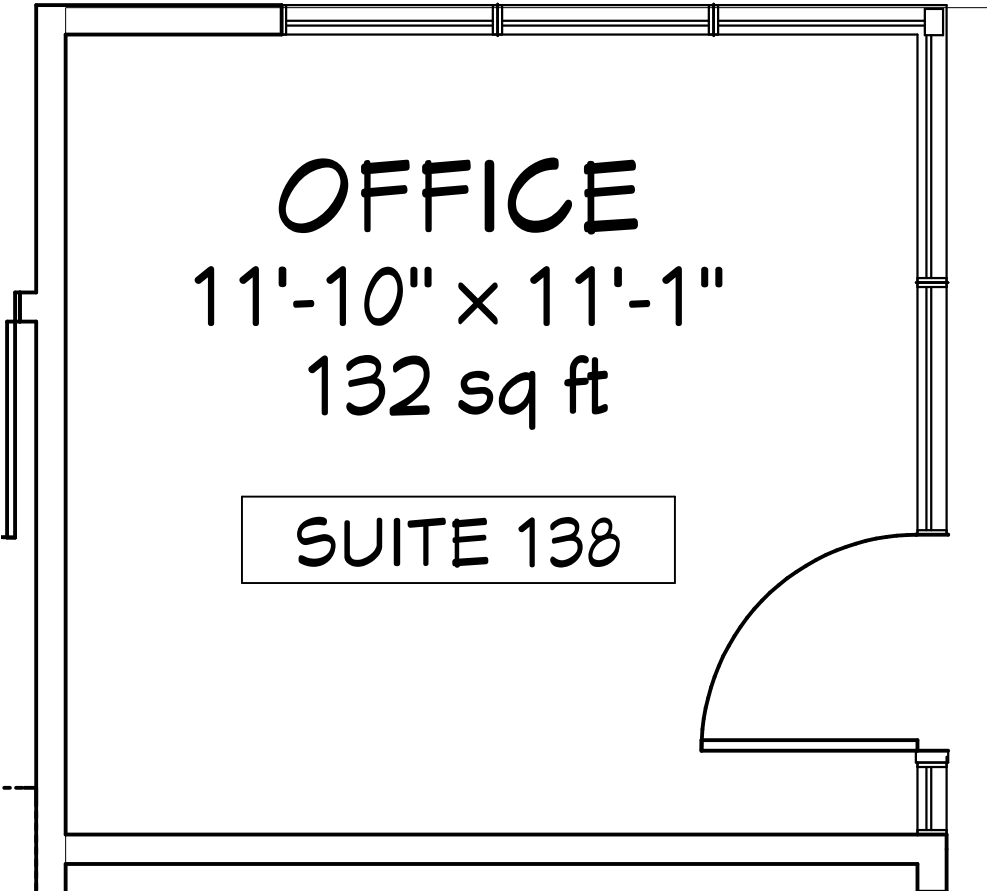


FLOOR PLAN

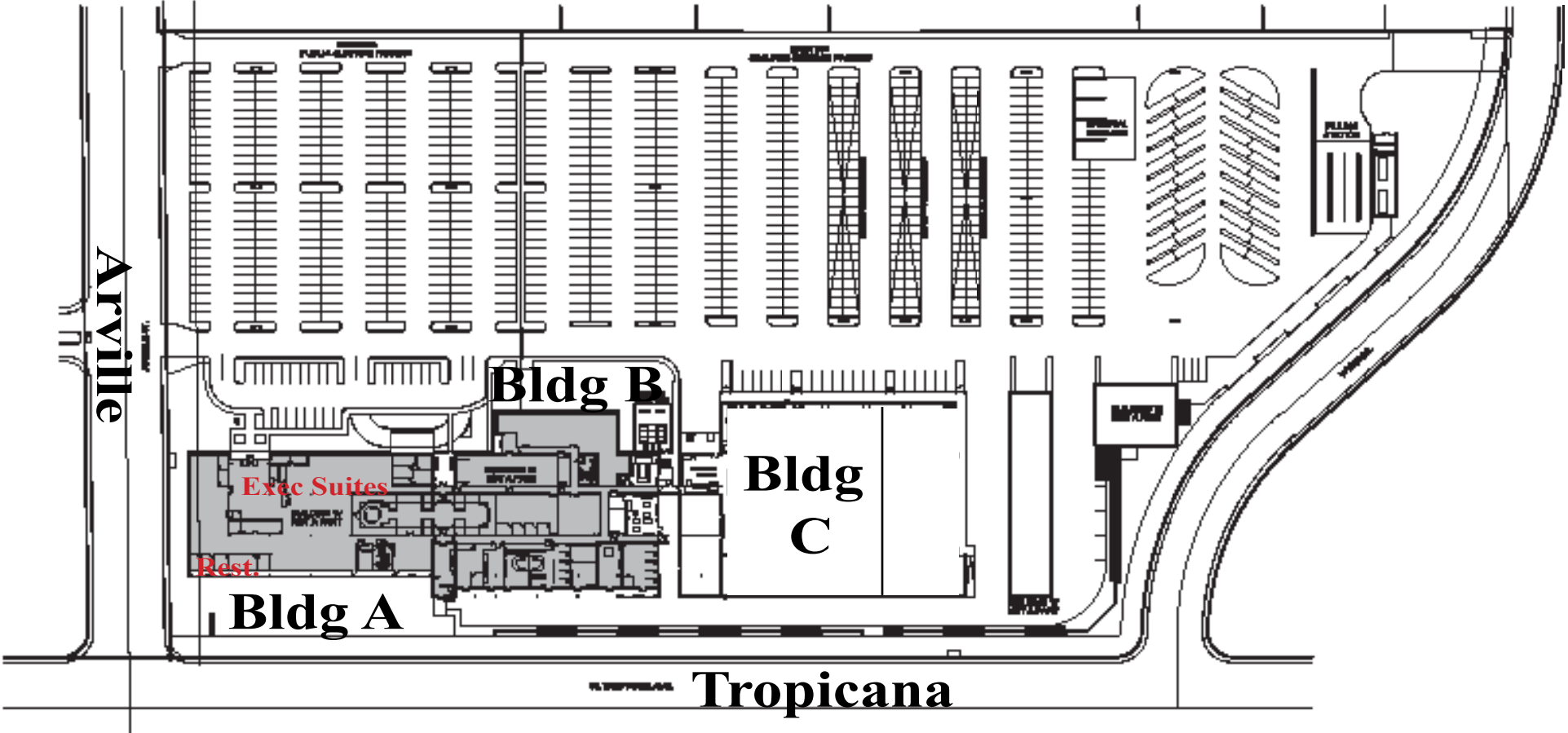
SCALE: 1/8" = 1'



Executive Suite 138



Site Plan: 4300 Trop



Assessor's Information



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 08/20/2024

Property Information

Parcel: 16219801012
Owner Name(s): FRANK HABIBIAN L LC
Site Address: 4300 W TROPICANA AVE
Jurisdiction: Clark County - 89103
Zoning Classification: Industrial Light (IL)
Planned Landuse: Entertainment Mixed-Use (EM)

Misc Information

Subdivision Name: null
Lot Block: Lot: Block:
Sale Date: 03/2021
Sale Price: \$2,591,837
Recorded Doc Number: 20210331 00004815
Flight Date: 2024-06-29
Construction Year: 1986
T-R-S: 21-61-19
Census tract: 2956
Estimated Lot Size: 14.56

Elected Officials

Commission: A - Michael Naft (D)
US Senate: Jacky Rosen, Catherine Cortez-Masto
State Senate: 10 - Fabian Donate (D)
School District: F - Irene Bustamante Adams
Board of Education: 3 - Felicia Ortiz
City Ward:
US Congress: 3 - Susie Lee (D)
State Assembly: 16 - Cecilia Gonzalez (D)
University Regent: 3 - Byron Brooks
Minor Civil Division: Las Vegas

Aerial View



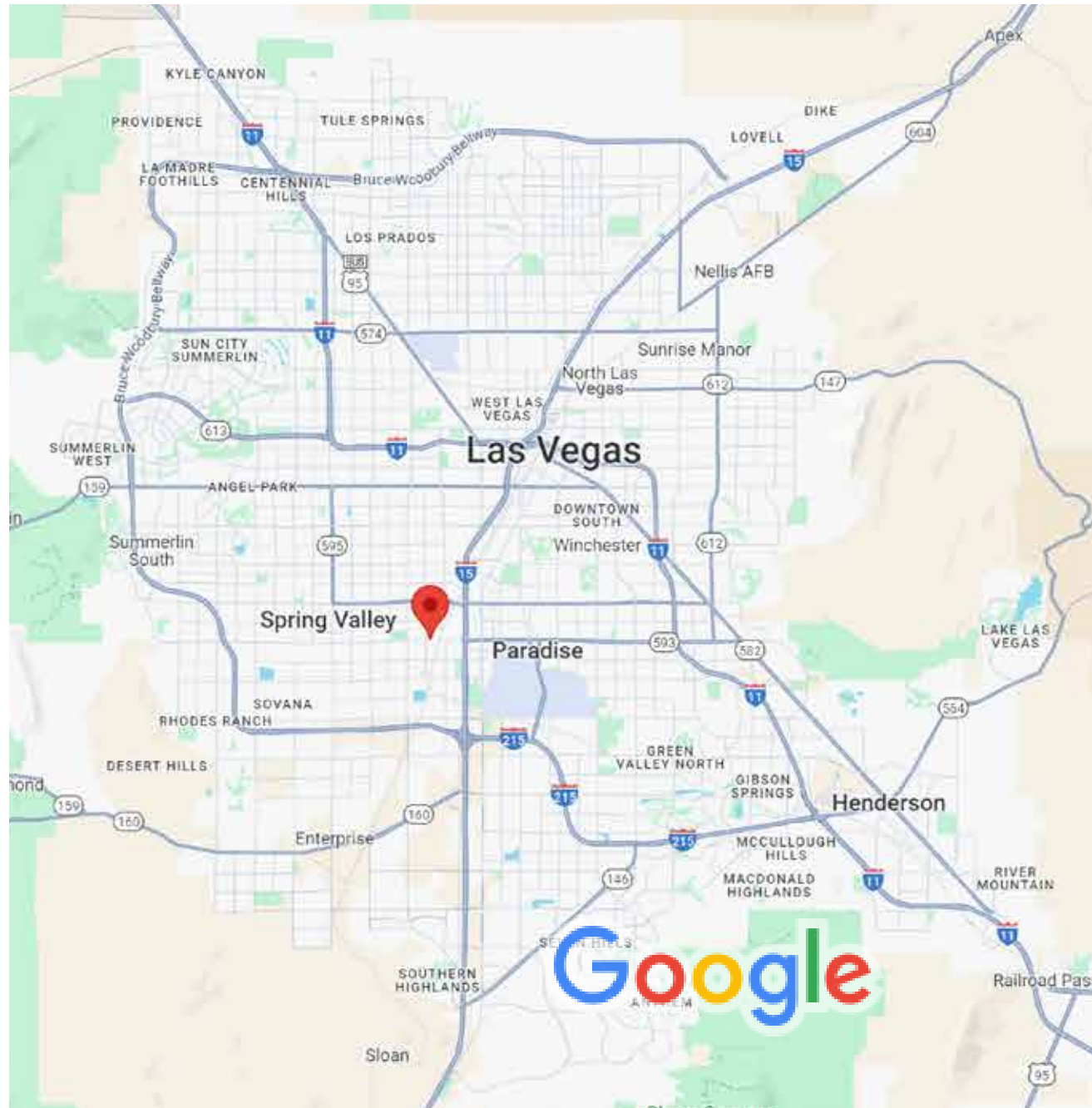
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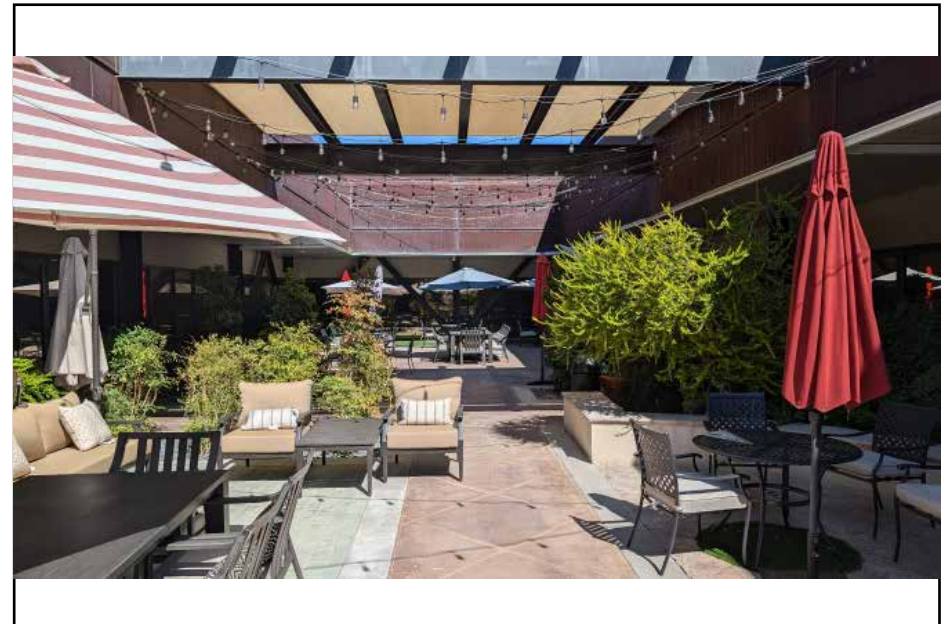
Google Map



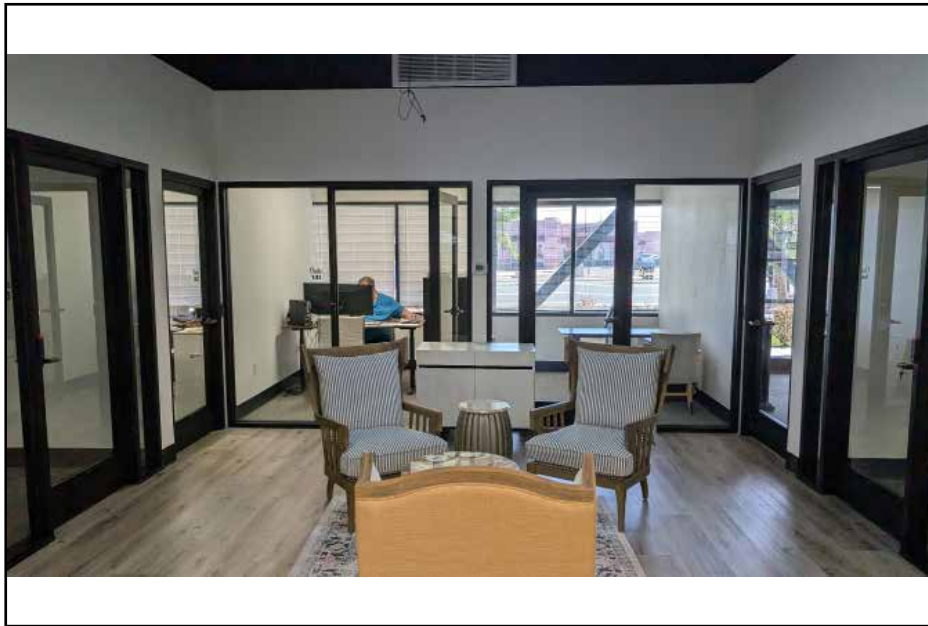
Google Map



Executive Offices



Executive Offices

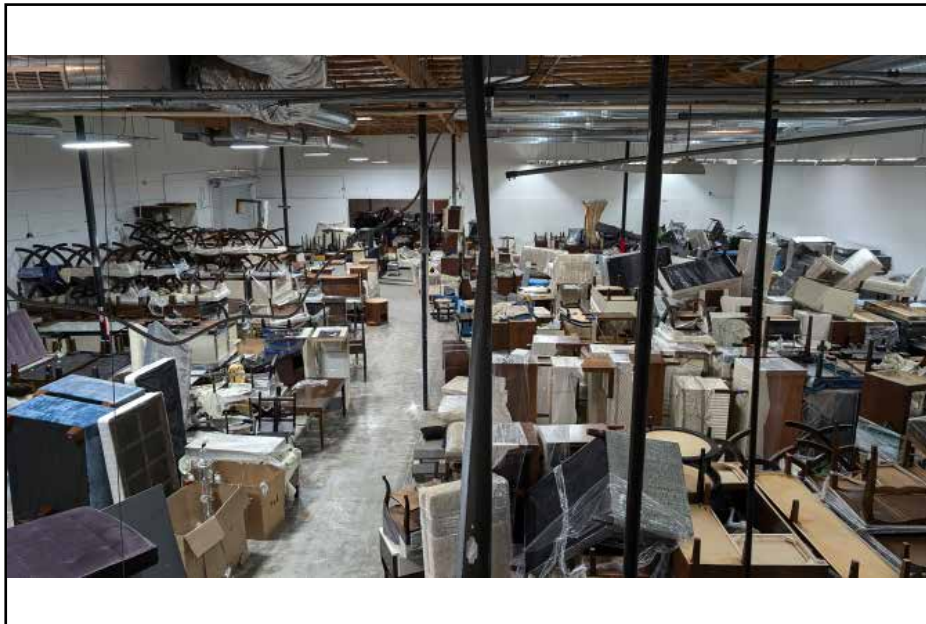
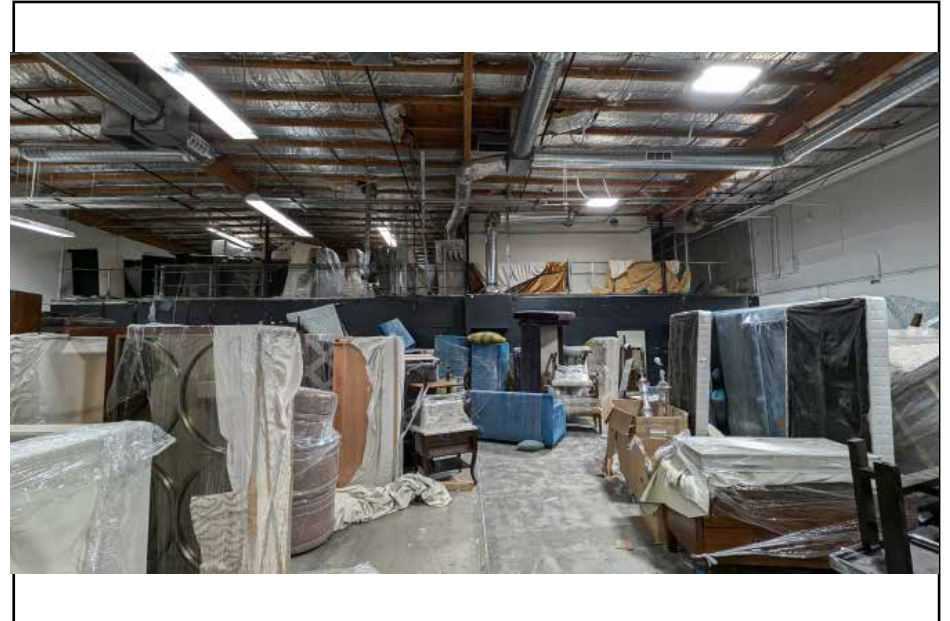




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Bldg C - Suite 300



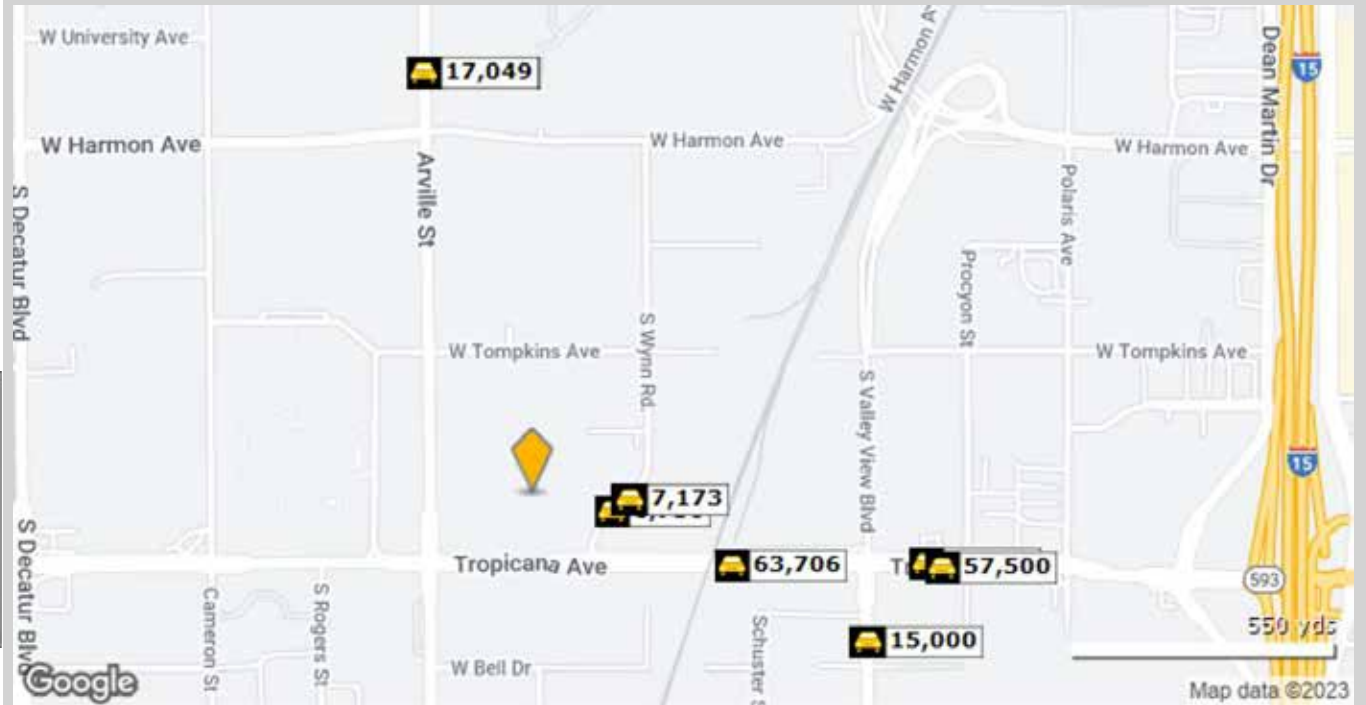
Bldg C Suite 300



Traffic Count Report

4300 Tropicana Ave, Las Vegas, NV 89103

Building Type: **Industrial**
 RBA: **2,942 SF**
 Land Area: **15.87 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: -



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 Wynn Road | Cannoli Cir | 0.08 N | 2019 | 6,750 | AADT | .10 |
| 2 Wynn Rd | Cannoli Cir | 0.08 N | 2022 | 7,027 | MPSI | .12 |
| 3 Wynn Rd | Cannoli Cir | 0.08 N | 2020 | 7,173 | MPSI | .12 |
| 4 W Tropicana Ave | S Valley View Blvd | 0.16 E | 2018 | 63,706 | MPSI | .25 |
| 5 S Valley View Blvd | Graphic Center Dr | 0.03 N | 2022 | 13,992 | MPSI | .44 |
| 6 S Valley View Blvd | Graphic Center Dr | 0.03 N | 2016 | 15,000 | AADT | .44 |
| 7 W Tropicana Ave | Procyon St | 0.05 E | 2022 | 53,962 | MPSI | .48 |
| 8 West Tropicana Avenue | Procyon St | 0.05 E | 2019 | 57,500 | AADT | .50 |
| 9 Arville St | W Harmon Ave | 0.08 S | 2020 | 17,333 | MPSI | .52 |
| 10 Arville St | W Harmon Ave | 0.08 S | 2022 | 17,049 | MPSI | .52 |



Demographic Summary Report

4300 Tropicana Ave, Las Vegas, NV 89103

Building Type: **Industrial**

Warehouse Avail: -

RBA: **2,942 SF**

Office Avail: -

Land Area: **15.87 AC**

% Leased: **100%**

Total Available: **0 SF**

Rent/SF/Mo: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------|---------|---------|
| Population | | | |
| 2028 Projection | 10,042 | 162,095 | 415,159 |
| 2023 Estimate | 9,644 | 154,226 | 400,975 |
| 2010 Census | 7,641 | 112,628 | 331,688 |
| Growth 2023 - 2028 | 4.13% | 5.10% | 3.54% |
| Growth 2010 - 2023 | 26.21% | 36.93% | 20.89% |
| 2023 Population by Hispanic Origin | | | |
| 2023 Population | 2,222 | 64,818 | 148,621 |
| White | 9,644 | 154,226 | 400,975 |
| Black | 5,272 | 102,839 | 260,413 |
| Am. Indian & Alaskan | 2,139 | 20,834 | 52,140 |
| Asian | 118 | 1,992 | 5,229 |
| Hawaiian & Pacific Island | 1,552 | 19,982 | 59,490 |
| Other | 86 | 1,482 | 4,098 |
| U.S. Armed Forces | 477 | 7,096 | 19,603 |
| | 29 | 108 | 211 |

| Households | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|--------|---------|
| 2028 Projection | 5,364 | 70,366 | 169,882 |
| 2023 Estimate | 5,141 | 66,674 | 163,761 |
| 2010 Census | 4,004 | 46,892 | 133,465 |
| Growth 2023 - 2028 | 4.34% | 5.54% | 3.74% |
| Growth 2010 - 2023 | 28.40% | 42.19% | 22.70% |
| Owner Occupied | 1,316 | 20,088 | 63,313 |
| Renter Occupied | 3,825 | 46,586 | 100,448 |

| 2023 Households by HH Income | 1 Mile | 3 Mile | 5 Mile |
|----------------------------------|----------|----------|----------|
| Income: <\$25,000 | 5,141 | 66,673 | 163,760 |
| Income: \$25,000 - \$50,000 | 757 | 15,417 | 36,134 |
| Income: \$50,000 - \$75,000 | 1,613 | 17,770 | 40,669 |
| Income: \$75,000 - \$100,000 | 992 | 10,767 | 28,022 |
| Income: \$100,000 - \$125,000 | 326 | 7,554 | 18,900 |
| Income: \$125,000 - \$150,000 | 382 | 3,558 | 11,139 |
| Income: \$150,000 - \$200,000 | 262 | 2,799 | 7,982 |
| Income: \$200,000+ | 133 | 2,302 | 8,424 |
| 2023 Avg Household Income | 676 | 6,506 | 12,490 |
| 2023 Med Household Income | \$91,276 | \$80,857 | \$79,861 |
| | \$53,841 | \$50,324 | \$54,318 |



Property Summary:

Innovative Business Campus For Lease

Prime Tropicana and Arville Frontage

Recently remodeled

Distance to Major Cities:

| City | Population | Miles | Drive Time |
|---------------|------------|-------|------------|
| Phoenix | 1,660,272 | 276 | 5 h 36 m |
| Los Angeles | 3,990,456 | 279 | 5 h 18 m |
| San Diego | 1,425,976 | 323 | 6 h 3 m |
| San Jose | 1,030,119 | 520 | 10 h 1 m |
| San Francisco | 883,305 | 566 | 10 h 44 m |



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