

## The Center on Tropicana

5705-5725 E TROPICANA AVE., LAS VEGAS, NV 89122

### FOR LEASE



#### PROPERTY HIGHLIGHTS

- ±22,000 SF NEIGHBORHOOD RETAIL PLAZA
- ±1,710 SF TURNKEY NAIL SALON AVAILABLE NOW (SUITE 104)
- C-2 ZONING (COUNTY)
- MULTIPLE POINTS OF INGRESS/EGRESS
- HIGHLY VISBLE RETAIL STOREFRONT



### **LOCATION HIGHLIGHTS**

- SOUTHEAST LAS VEGAS MARKET
- SIGNALIZED INTERSECTION OF BOULDER HWY & TROPICANA AVE (±51,000 VPD)
- WITHIN DENSE RESIDENTIAL CORRIDOR
- OFFERING IMMEDIATE ACCESSIBILITY
  TO US-95 FREEWAY (±140,000 VPD)



### **OFFERING HIGHLIGHTS**

CONTACT FOR PRICING GUIDANCE



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## SITE PLAN



#### **5705 E TROPICANA AVE**

SUITE 120-122: CHARITY CHRISTIAN CHURCH SUITE 124-129: ACCELERATION ACADEMIES

3011E 124-129. ACCELERATION ACADEMIE

SUITE 131: BM MOTORS

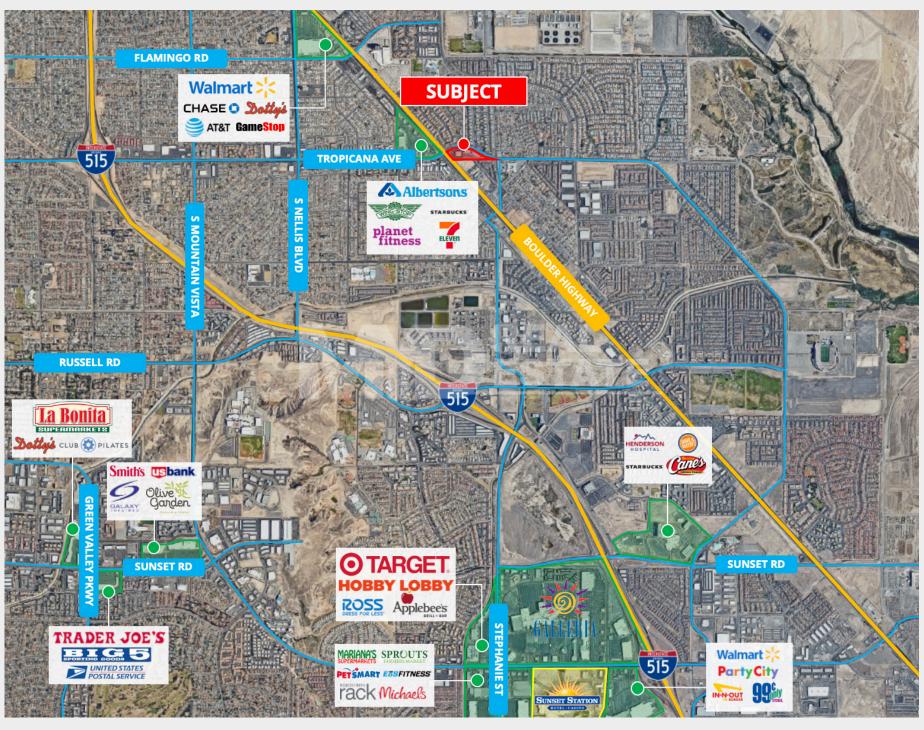
#### **5725 E TROPICANA AVE**

SUITE 100: MEMORY EVENTS

**SUITE 104: AVAILABLE** 

SUITE 106-113: FRONTIER MEDICAL GROUP

### **AERIAL MAP**



Retail Center

Hospitality









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