

TROPICANA & TEE PEE RETAIL CENTER

±1,370 SF AVAILABLE



9575 W Tropicana Ave,
Las Vegas, NV 89147



JIM HILL

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NV Lic# 0173080

ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

±1,370 SF AVAILABLE
DO NOT DISTURB TENANT

- Easy access to I-215
- Direct access from Tropicana Ave
- Exposure to over 41,500 vehicles per day
- Close proximity to affluent neighborhoods and master planned communities

 **TROPICANA AVE & TEE PEE LANE**
CROSS STREETS

 **COMMERCIAL GENERAL (C-2)**
ZONING | CLARK COUNTY



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

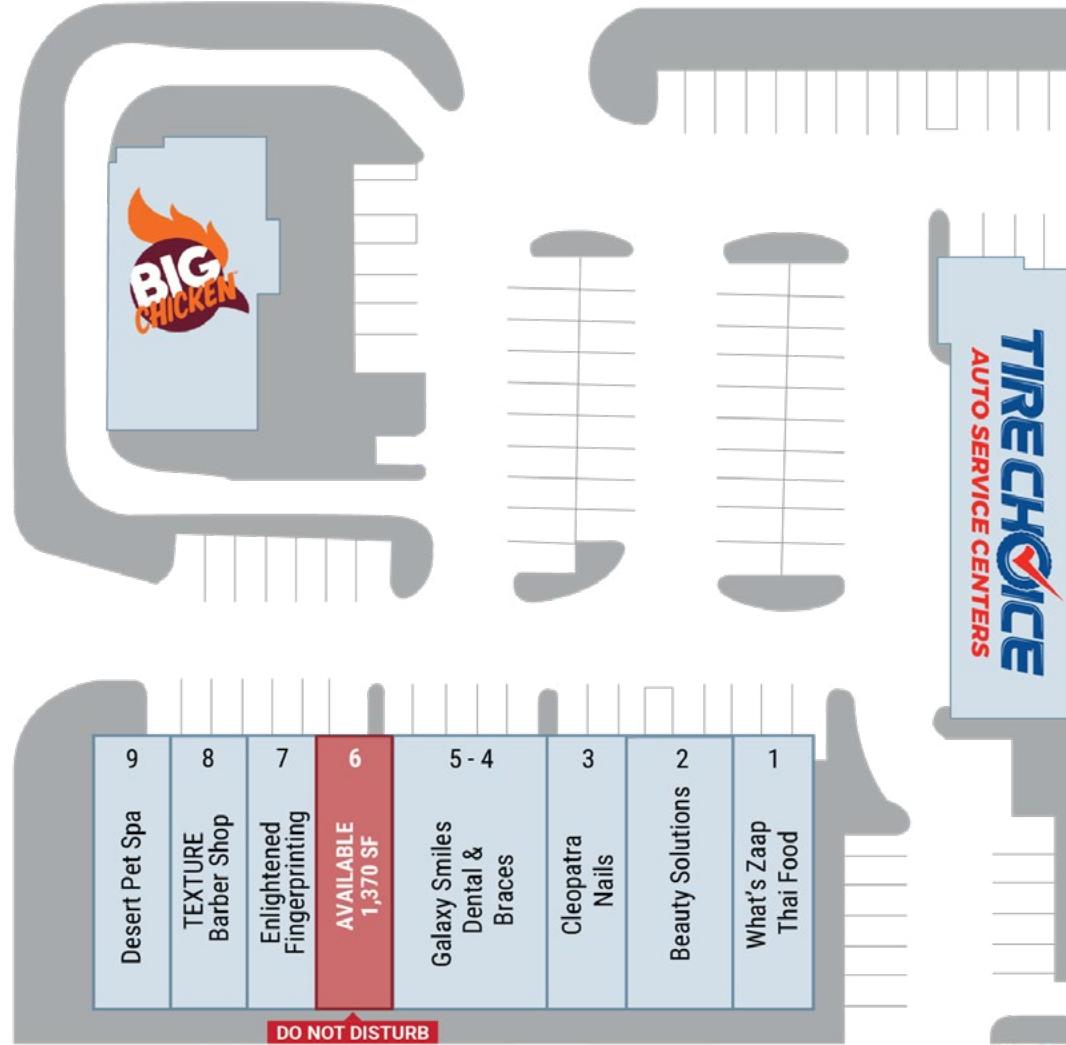
9575 W TROPICANA AVE
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PROPERTY SITE PLAN

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WEST TROPICANA AVENUE

TEE PEE LANE



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OBLIQUE AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
26,832	159,448	324,936



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$113,235	\$125,404	\$121,814



TRAFFIC COUNTS

W TROPICANA AVE	I-215
41,500 VPD	211,000 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024

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