

# 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





# PROPERTY HIGHLIGHTS

9575 W TROPICANA AVE  
Las Vegas, NV 89147

±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



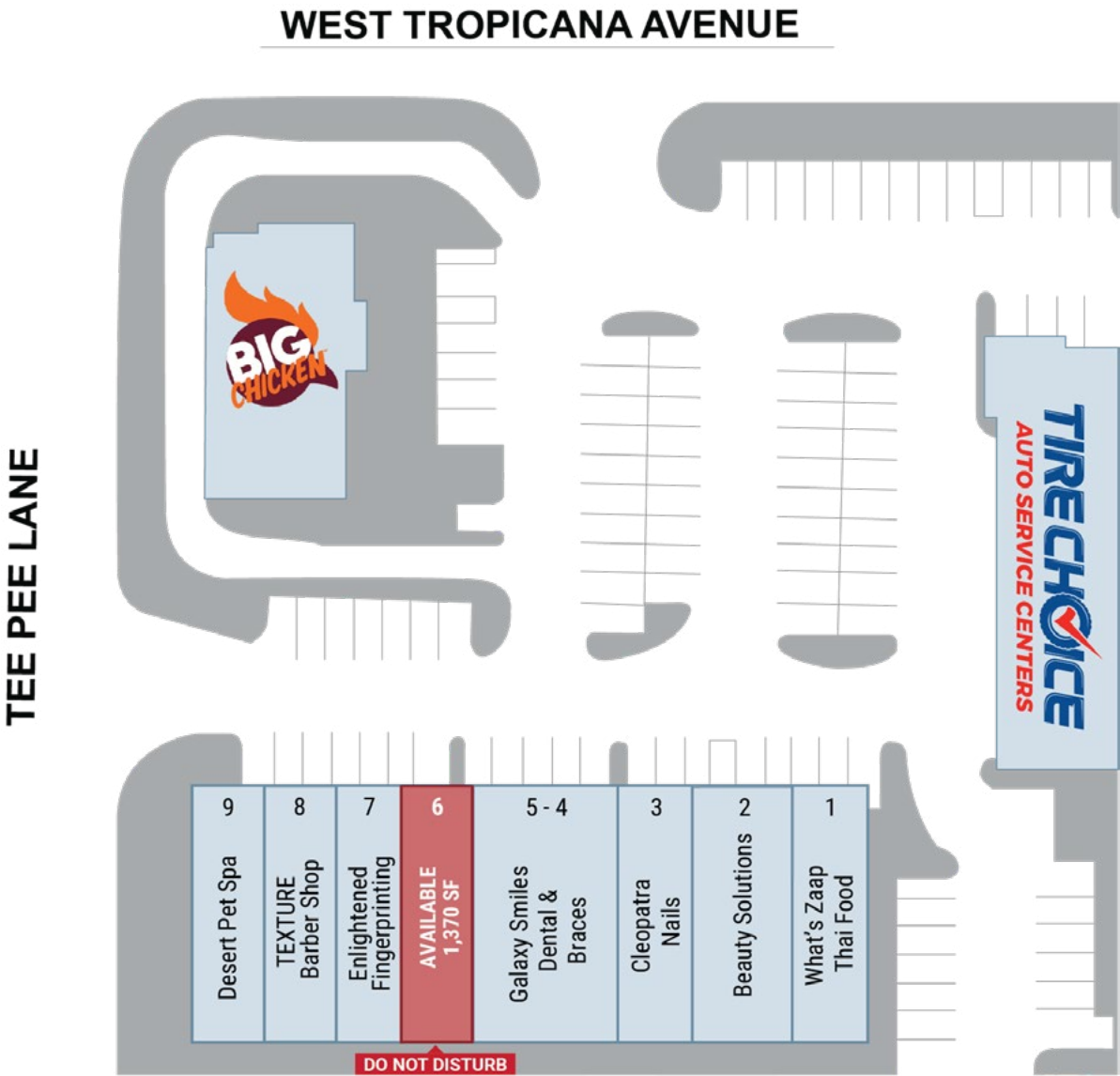
All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information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



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# PROPERTY SITE PLAN

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# OBLIQUE AERIAL

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# AREA DEMOGRAPHICS

9575 W TROPICANA AVE  
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## 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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