



For Lease **Echo 1055**
1055 East Tropicana Avenue, Las Vegas, NV 89119

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100% Student Housing
Occupancy

**AVISON
YOUNG**

Property Highlights

- ±1,500 SF Retail Suite available
- Zoning: C-2 (General Commercial)
- New ground floor retail
- 600+ bed student housing 100% leased
- Intersection of Tropicana Avenue at Wilbur Street
- Cross walk to UNLV Campus
- Only retail servicing student tenants
- On Tropicana Avenue next to Vons Plaza
- Close proximity to Harry Reid International Airport, Las Vegas Strip, Las Vegas Medical District and Downtown
- Asking Rate: \$2.50 PSF NNN

1055 East Tropicana Avenue, Las Vegas, NV

Demographics

 Total Population	1-mile 23,886	3-miles 114,693	5-miles 409,121
 Median HH Income	1-mile \$37,583	3-miles \$46,952	5-miles \$51,215
 Median Home Value	1-mile \$281,568	3-miles \$296,064	5-miles \$291,534
 Total Households	1-mile 10,346	3-miles 50,658	5-miles 169,059
 Average Size Household	1-mile 2.2	3-miles 2.2	5-miles 2.4

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Site Plan

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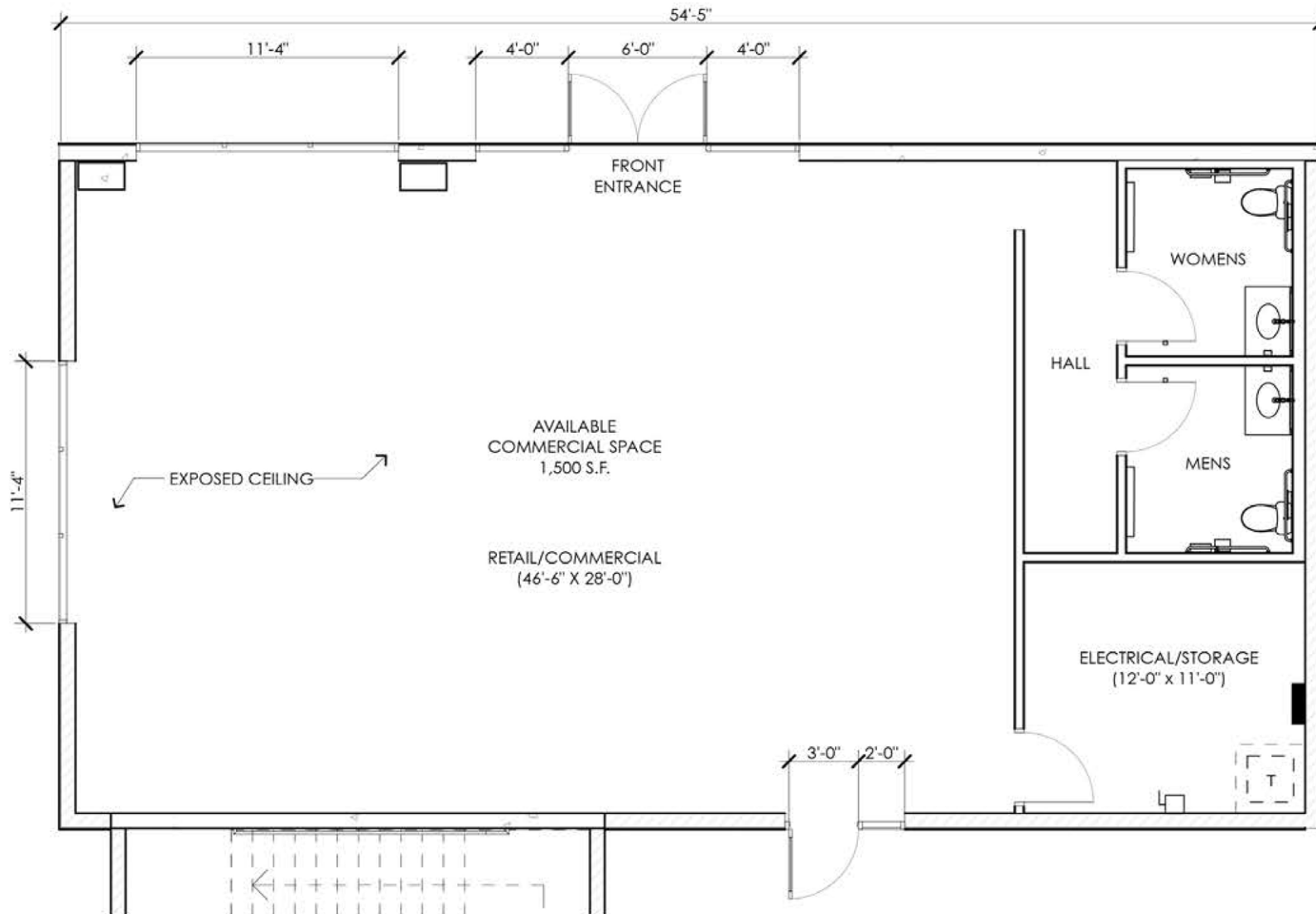
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Floor Plan

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