

FOR LEASE OR SALE

# 21,900 SF Junior Anchor Retail

3345 E. TROPICANA AVENUE  
LAS VEGAS, NV 89121



## NEWMARK

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**Square Footage:** 21,900 SF

**Lease Rate:** \$1.25/SF/mo. NNN

**Asking Price:** \$4,927,500

**Building Type:** Vacant retail box

**NNN:** \$0.15 (est.)

**Zoning:** CG Commercial General (Clark County)

**Traffic Counts:** 69,500 ADT

Great opportunity to lease or purchase a 21,900 SF junior anchor space next door to Sprouts Farmers Market on the busy corner of Tropicana Ave. & Pecos Rd. The property benefits from its location within the larger Tropicana Centre, a ±586,000 SF Walmart and Sam's Club anchored power center. The subject property is not subject any surrounding exclusives or restrictions, allowing for complete flexibility in its future use.

The property is surrounded by numerous national retailers including Ross, Dollar Tree, ACE Hardware, WSS Shoes, Rainbow, dd's Discount, MattressFIRM and more. Notable restaurants in the immediate area include McDonalds, KFC, Burger King, WingStop, Subway and Domino's.

- 21,900 SF junior box available
- Located next to busy Sprouts Market with Tropicana frontage
- Large pylon signage on Tropicana Ave.
- ±69,500 vehicles per day at the intersection
- Property is not bound by surrounding exclusives or restrictions



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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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## Site Plan

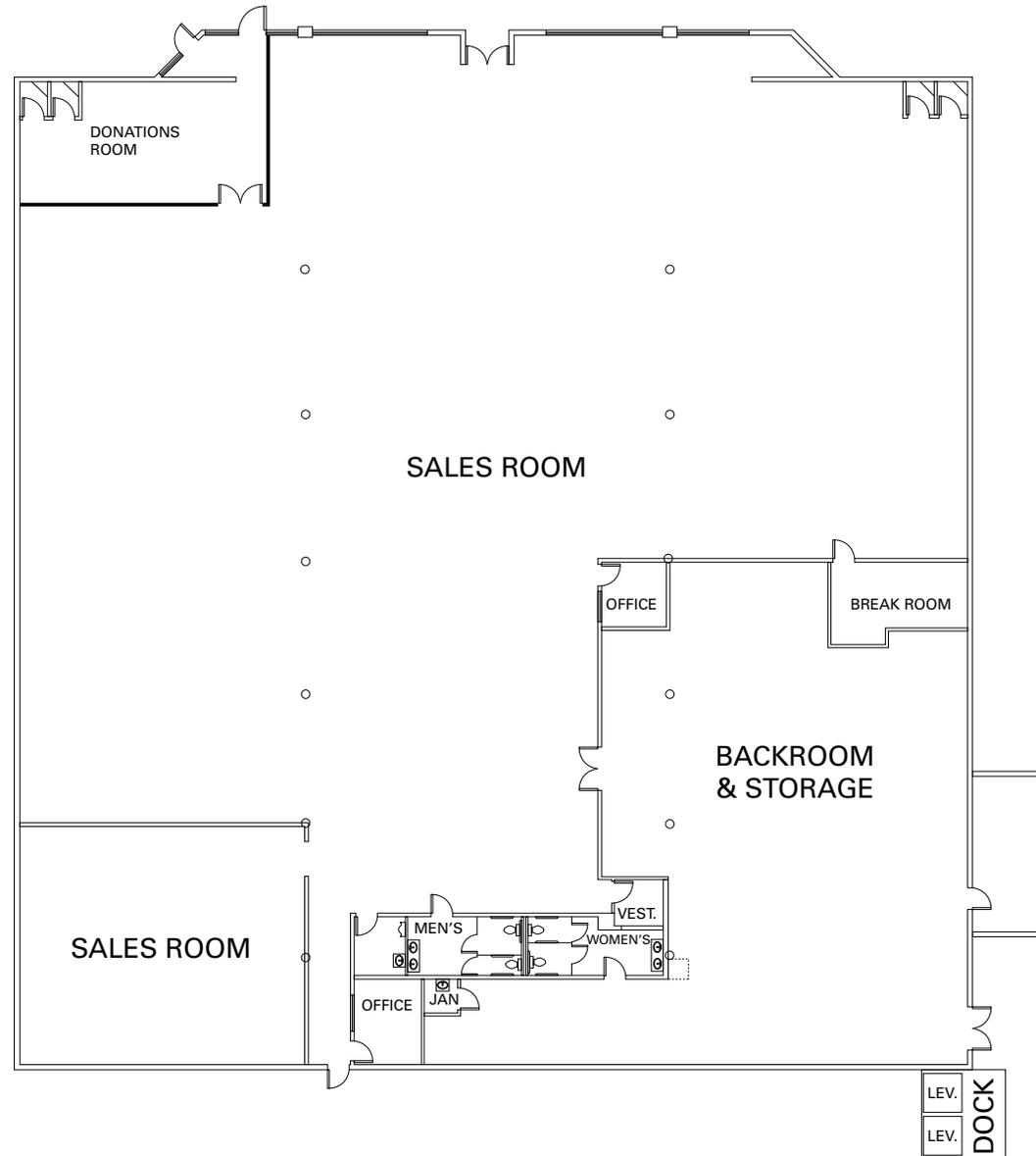


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## Floor Plan



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*\*Floor plan is for illustrative purposes only.*