



# TROPICANA PLAZA FOR LEASE

## Tropicana & Pecos

3430 East Tropicana Ave. • Las Vegas, NV 89121  
Retail Space Available from 800 Sq. Ft. to 6,000 Sq. Ft.



### FEATURES

- Join Anchor Tenants: dd's Discounts, Bank of America and CSL Plasma
- Electronic Reader Board
- Great Retail Environment
- Pylon Signage Available
- FREE Rent to Qualified Tenants
- Friendly Management
- High Traffic Intersection

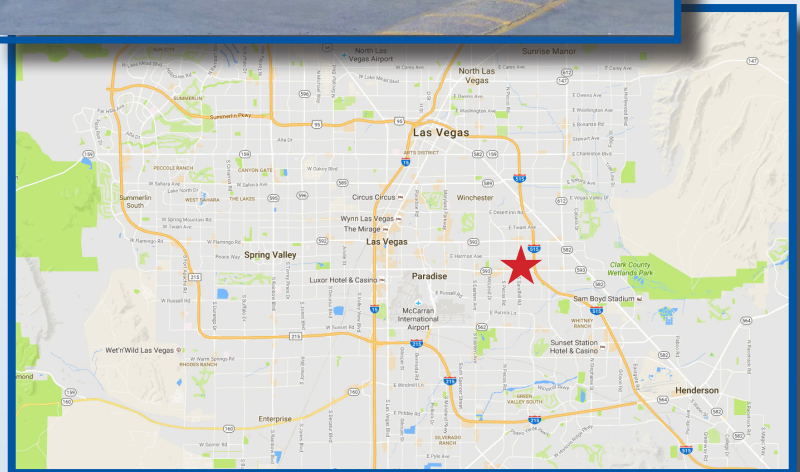


**Lease Rate: \$0.85 to \$1.00 PSF/Mo**

**Lease Term: 2 to 5 yrs.**

**CAM: \$0.30 PSF/Mo**

*Additional Information:*  
Great southwest location. Well maintained shopping center located on the northeast corner of Tropicana and Pecos. Close to McCarran Airport, restaurants, banks and freeway exchanges.



**E. Tropicana Ave. Traffic Count 45,500**  
2016 Est. Avg. Household Income

1 Mile Radius	3 Mile Radius	5 Mile Radius
\$58,272 per yr.	\$49,341 per yr.	\$55,229 per yr.

DISCLAIMER: The information contained herein is subject to the possibility of errors and omissions. No guarantees, warranties or representations are made as to its accuracy. You and your legal counsel should conduct your own investigations of the property.

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