



RETAIL & OFFICE SUITES AVAILABLE

FOR LEASE

TROPICANA CINEMAS

3330 & 3340 E. TROPICANA AVENUE
LAS VEGAS, NV 89121

Tropicana Cinemas is located in a well established community at East Tropicana Avenue & South Pecos Road. Directly across from a regional power center, this retail corridor is a destination for all consumers within a five-mile radius. This central location provides easy access to Harry Reid International Airport, Convention Centers, The Las Vegas "Strip" and I-15 & I-215 freeways.



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www.realcommadvisors.com

TROPICANA CINEMAS

3330-3340 EAST TROPICANA AVENUE

FOR LEASE



PROPERTY DETAILS

- ±44,826 Total SF Situated on ±2.87 Acres
- Retail & Office Space Available
- Units From ±900 SF Up To ±2,870 SF
- Parking Ratio: 5.58:1,000 (±179 spaces)
- C-2 Zoning (General Commercial - Clark County)



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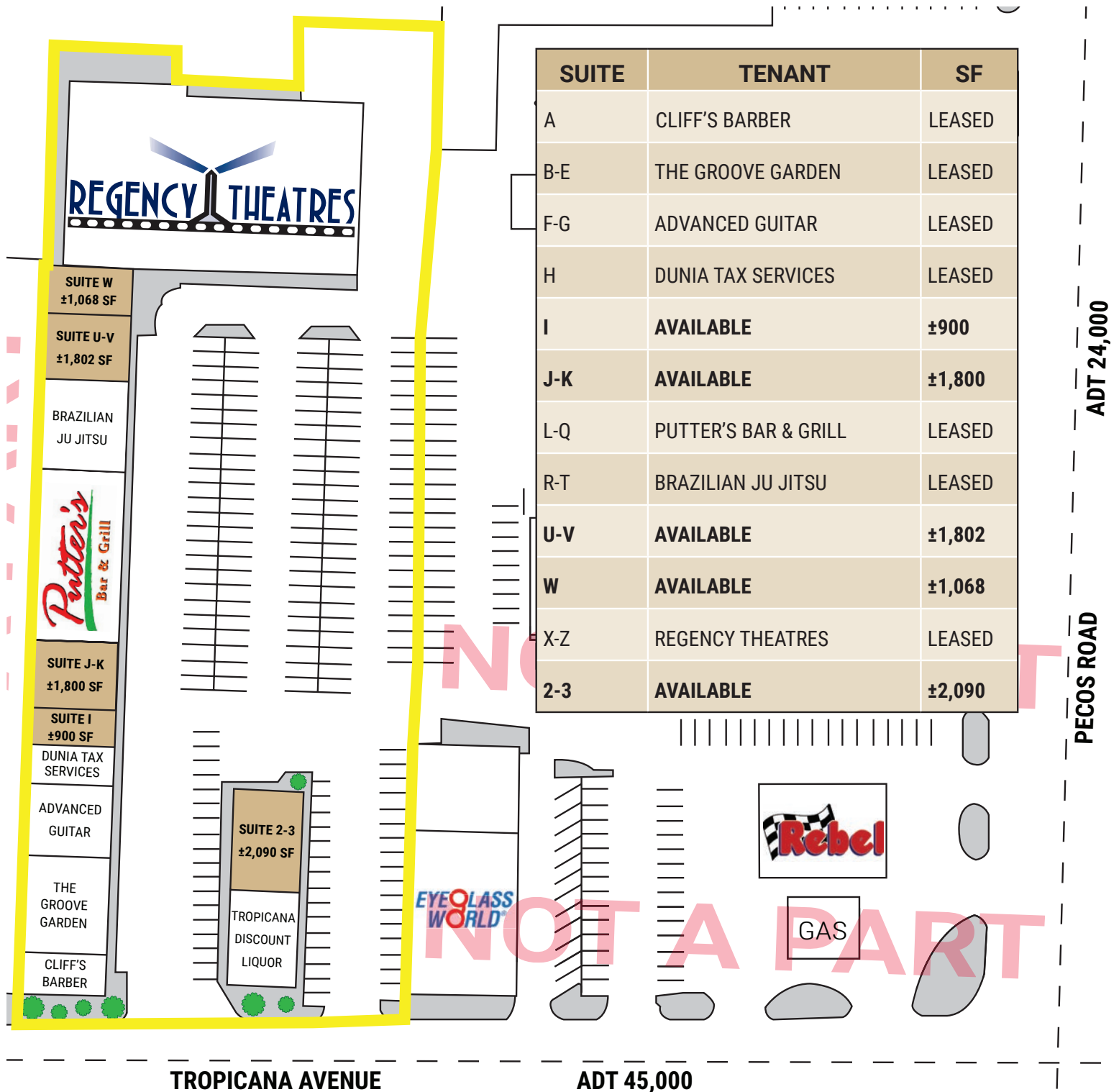
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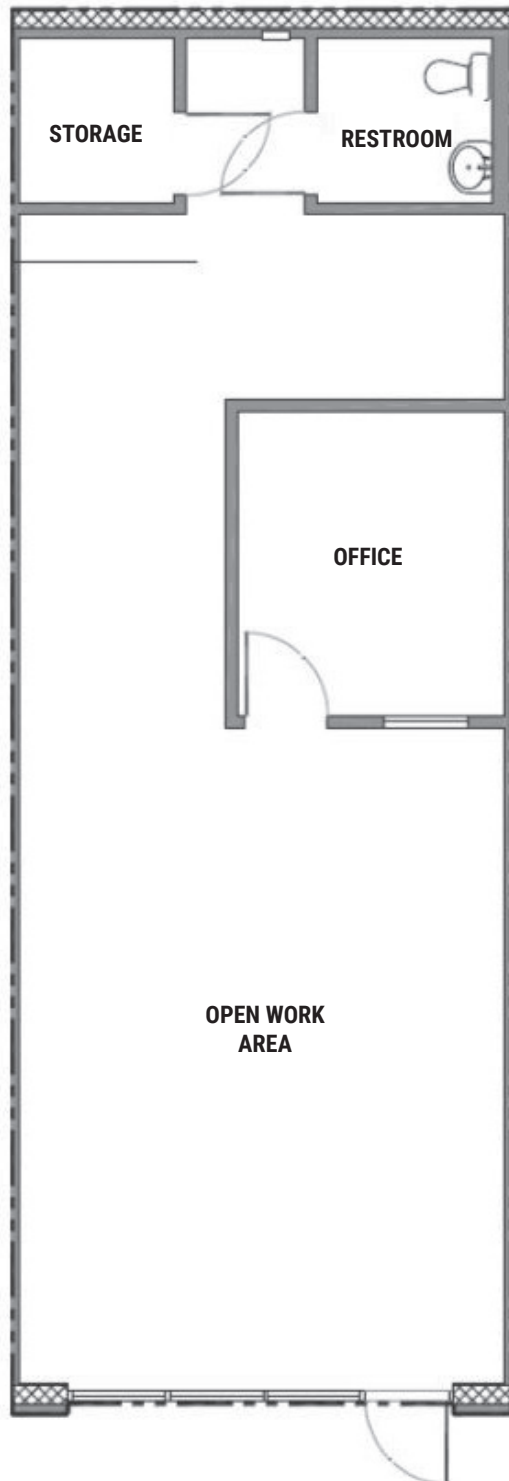
SUITE I
±900 SF

FOR LEASE

Base Rent: \$1.05/SF

NNN Fees: \$0.25/SF

Total Monthly Rent:
\$1,188



Information is subject to change at any time. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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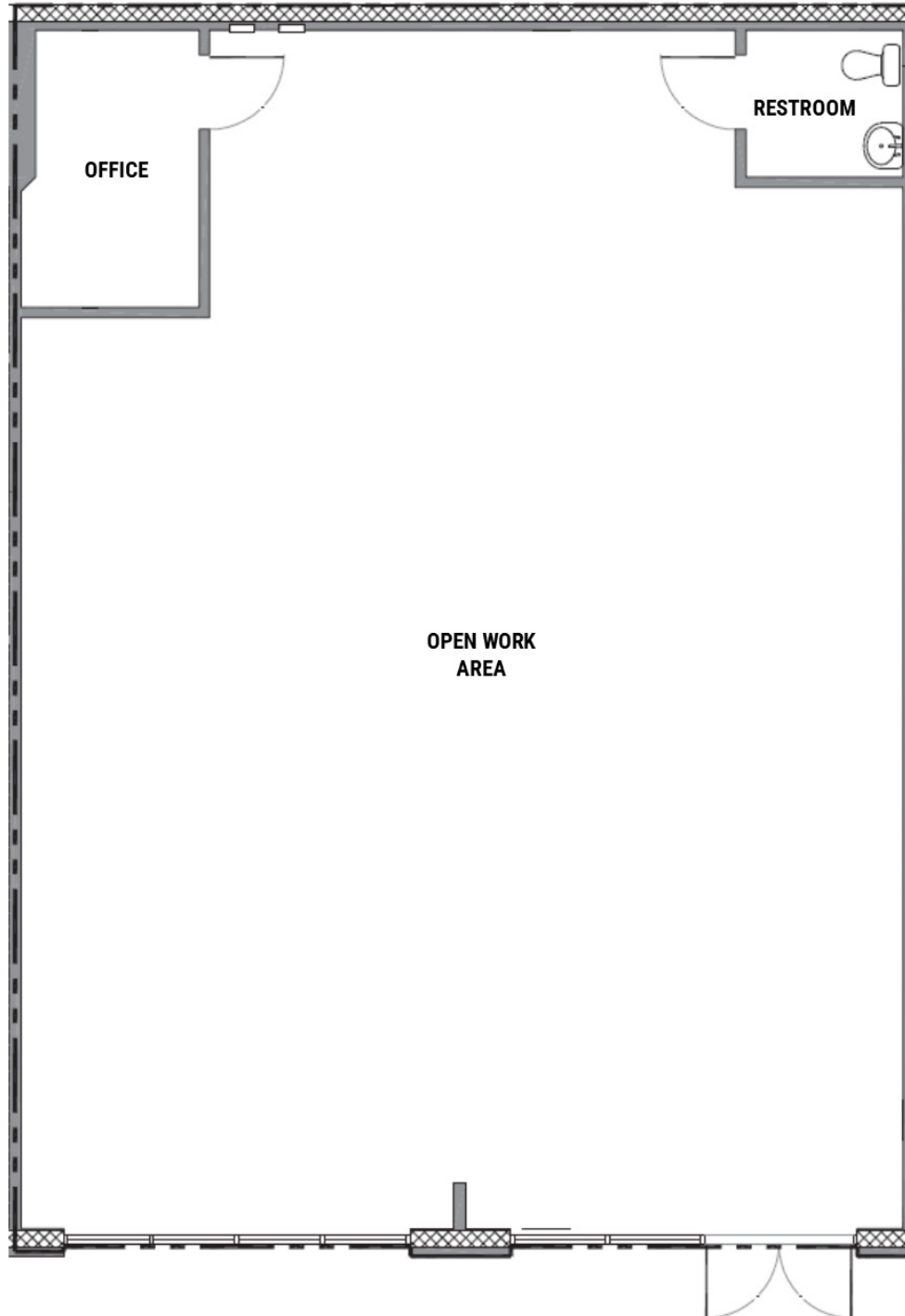
SUITE J-K
±1,800 SF

FOR LEASE

Base Rent: \$1.05/SF

NNN Fees: \$0.27/SF

Total Monthly Rent:
\$2,376



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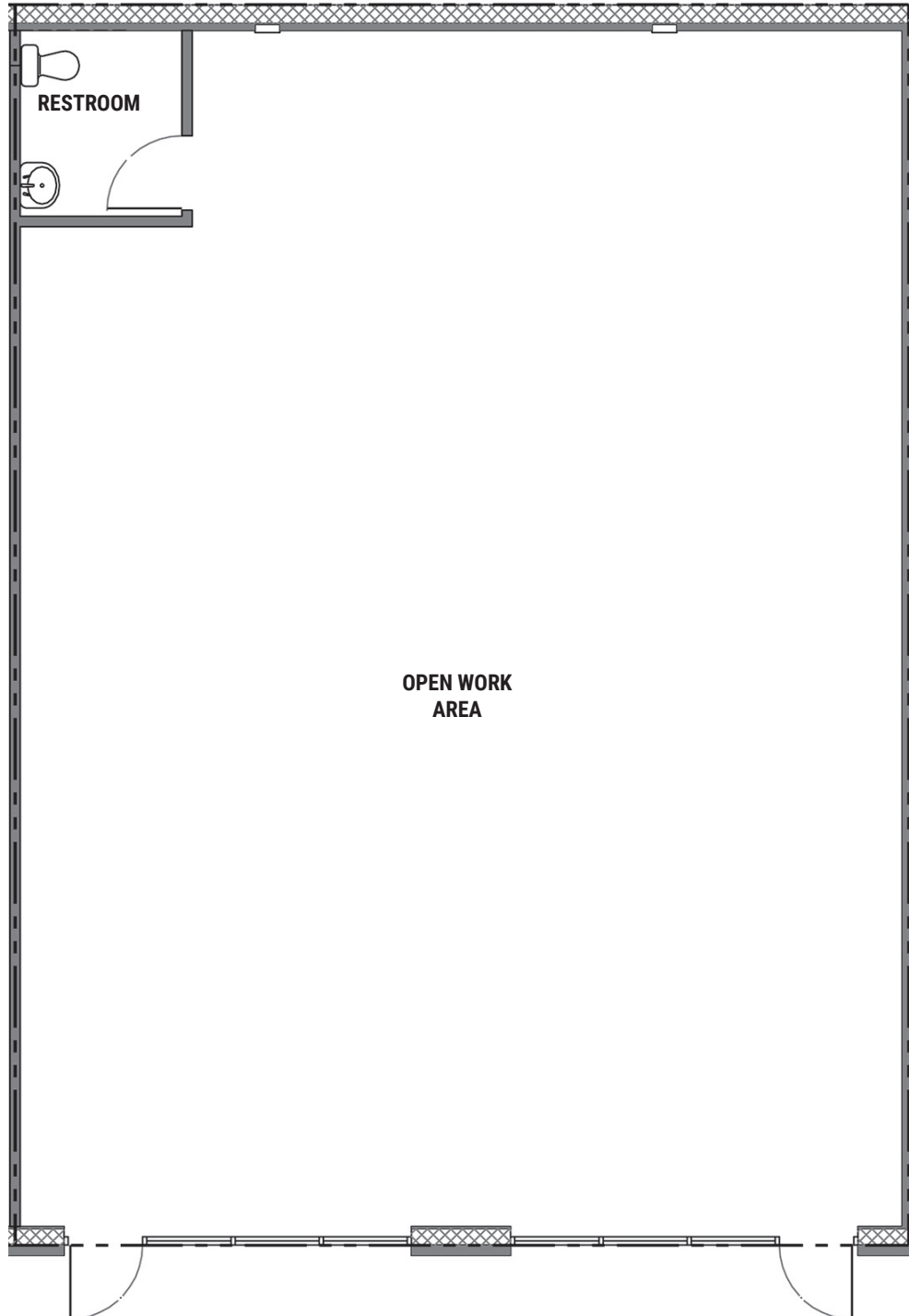
SUITE U-V
±1,802 SF

FOR LEASE

Base Rent: \$1.05/SF

NNN Fees: \$0.25/SF

Total Monthly Rent:
\$2,162



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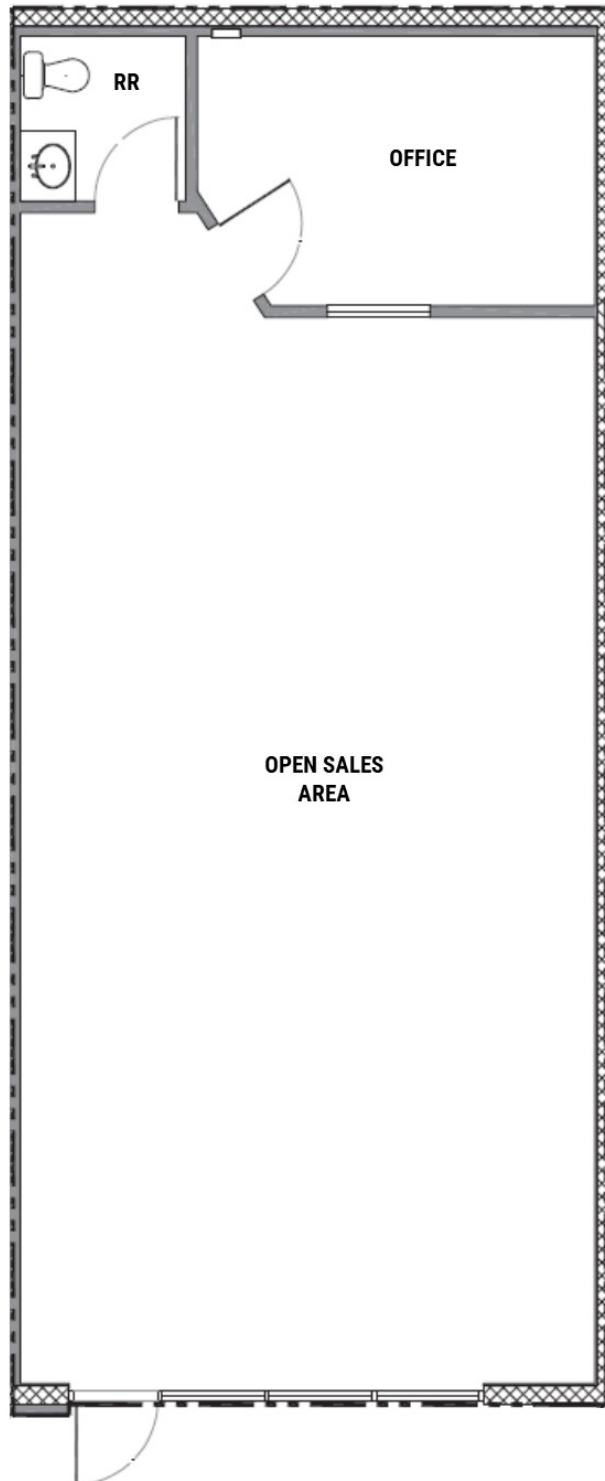
SUITE W
±1,068 SF

FOR LEASE

Base Rent: \$1.05/SF

NNN Fees: \$0.27/SF

Total Monthly Rent:
\$1,410



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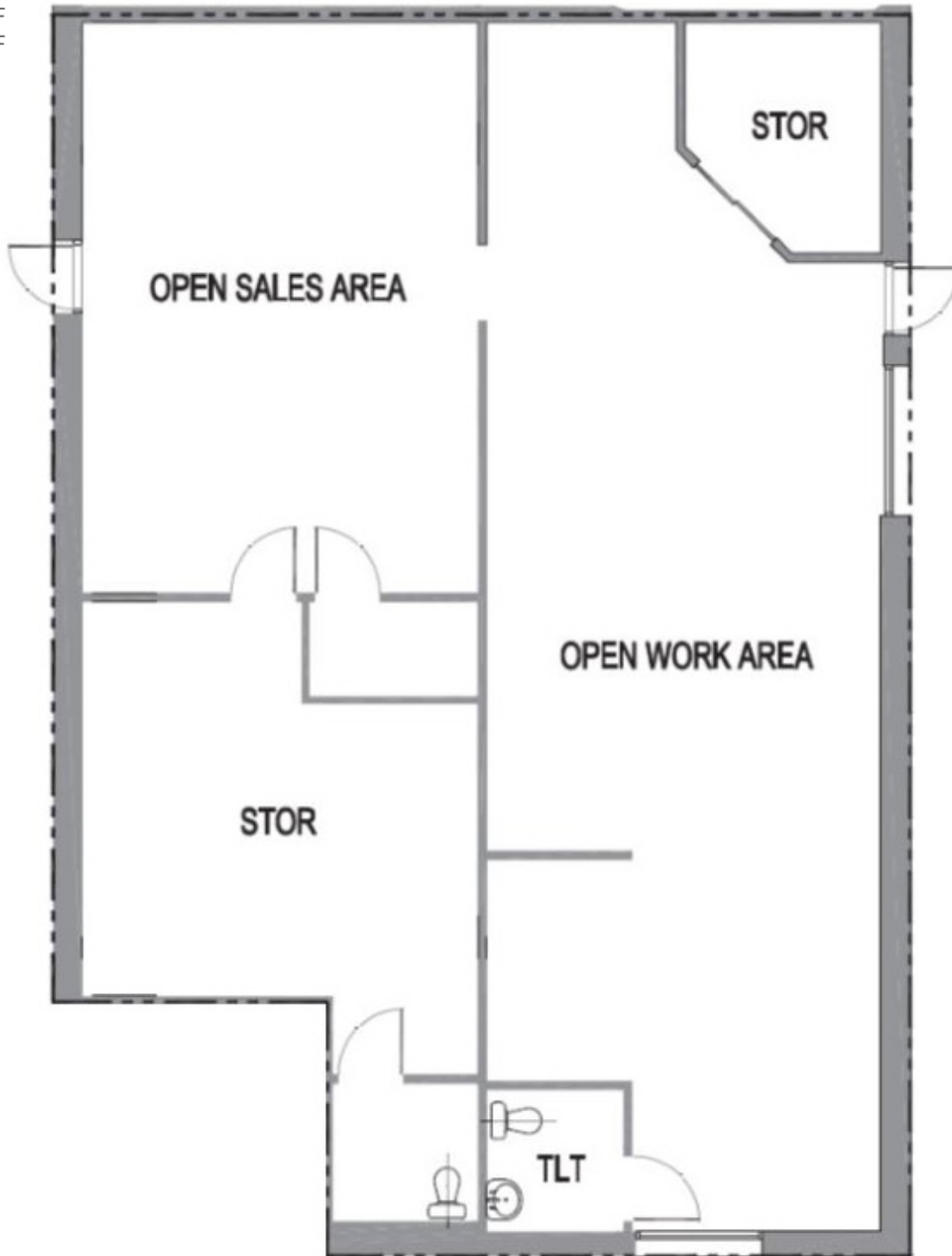
TROPICANA CINEMAS

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SUITE 2-3
±2,090 SF

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Base Rent: \$1.05/SF
NNN Fees: \$0.27/SF
Total Monthly Rent:
\$2,759



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