

FOR LEASE: 3,469 SF RESTAURANT SPACE WITH DRIVE-THRU

9595 W. TROPICANA AVE.

LAS VEGAS, NEVADA 89147



DAPPER
DEVELOPMENT

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// PROPERTY OVERVIEW

This second-generation free-standing restaurant space located front-facing on Tropicana between Ft. Apache and Grand Canyon, includes a drive-thru and large outdoor patio. The property is just off the I-215 Tropicana exit just east of the Summerlin boundary, directly across the street from In-N-Out.

The surrounding area is home to thousands of home owners and apartment dwellers, including close proximity to Siena, a 667-acre, upscale 55+ master-planned community in Summerlin; Chateau Nouveau condominiums and apartment dwellers in The Mercer, Elysian, Aspire at Grand Canyon, Radiance at Grand Canyon and more within two miles of the property.

PROPERTY HIGHLIGHTS

Possible uses: Restaurant, Fast Food

Free-standing drive-thru available

Large Outdoor Patio Space

Top Billing on Large Pylon sign on Tropicana that services the center

A few blocks West of the I-215 Tropicana exit and the Tropicana Beltway Center



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// EXTERIOR PHOTOS



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// INTERIOR PHOTOS



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// PROPERTY AERIAL



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// AREA PROFILE

Las Vegas is an internationally renowned major resort city known primarily for gambling, shopping and fine dining and is the leading financial and cultural center for Southern Nevada. The city bills itself as **The Entertainment Capital of the World**, and is famous for its consolidated casino/hotels and associated entertainment. It has also become a world-class city for sporting events, now home to the Las Vegas Raiders, Vegas Golden Knights, National Finals Rodeo and UFC. This year, Las Vegas also became one of only three U.S. cities to host the Formula 1 Las Vegas Grand Prix (and made a 10-year commitment) and will host the 2024 NFL Super Bowl. MLB's Athletics were recently granted approval to move their MLB team to Las Vegas and should start playing ball here in 4-5 years. A growing retirement and family city, Las Vegas is the 26th most populous city in the United States, with a population at the 2022 census of 656,274. The 2022/2023 population of the Las Vegas metropolitan area is 2,899,000.

Today, Las Vegas is one of the top tourist destinations in the world.

Established in 1905, Las Vegas was incorporated as a city in 1911. Las Vegas often refers to the city plus some areas beyond the city limits, especially the resort areas on and near the Las Vegas Strip, and sometimes the entire Las Vegas Valley. The 4.2 mi (6.8 km) stretch of South Las Vegas Boulevard known as the Strip is mainly in the unincorporated communities of Paradise, Winchester, and Enterprise. Las Vegas is situated within Clark County in an arid basin on the desert floor, surrounded by dry mountains. The Spring Mountains lie to the west. Within the city there are many lawns, trees, and other greenery. The city enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year. The primary drivers of the Las Vegas economy are tourism, gaming, sporting events and conventions, which in turn feed the retail and restaurant industries.



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