

FOR LEASE

**GALLERIA PLAZA**  
**5785 W. Tropicana**  
**Las Vegas, NV 89103**



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**Galleria Plaza** is a premier retail strip center offering 9,646 square feet of prime leasing space ideal for businesses looking to establish a presence in a high-traffic area.

**PROPERTY FEATURES**

- +/- 750 – 1,445 SF Available
- Rates: \$1.35 – \$1.75/ NNN
- \$0.56 CAM
- Zoned C-2

Suite	Square Feet	Rent	CAM	Space Description
5	750	\$1.35	\$0.56	Perfect small office space with a great Tenant mix
8	1,445	\$1.75	\$0.56	Perfect retail space with a great Tenant mix

**TRAFFIC COUNTS**

W. Tropicana Ave.	Edmond St. W.	44,026 VPD
S. Jones Blvd.	Churchfield Blvd. N.	34,334 VPD
W. Hacienda Ave.	Bunk House Ln. W.	9,585 VPD

**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Population	32,557	136,140	193,368
Med. Household Income	\$44,838	\$51,787	\$56,156
Households	14,084	56,020	77,606