

TROPICANA BELTWAY CENTER

SEC Tropicana Ave & Fort Apache Rd
Las Vegas, NV 89148

±1,243 - 36,994 SF AVAILABLE



CALL US FOR
MORE INFO

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Tropicana Beltway Center is a Power Center located in the desirable Southwest trade area

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- Located in the Southwest with close proximity to Summerlin South
- Turn key restaurant space with patio
- Strong community demographics with over 2,446 residential units under construction within the immediate trade area
- Substantial daytime population and high traffic counts with close proximity to I-215
- 0.5 mile frontage along Fort Apache Rd with prime freeway visibility
- Strong tenant mix of regional and national tenants within the shopping center



SHOPPING CENTER RETAILERS

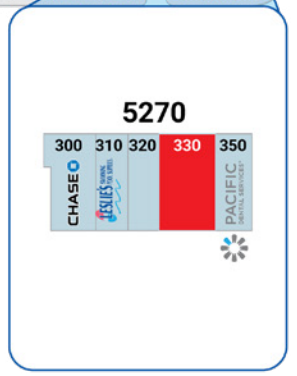
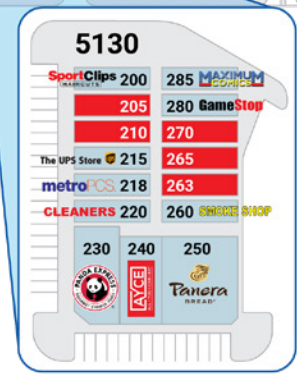
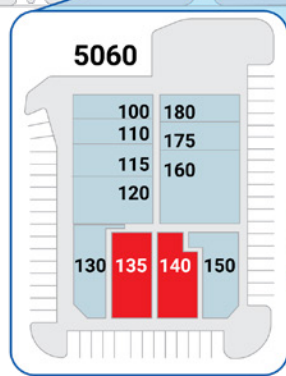


PROPERTY SITE PLAN FULL



SPACES AVAILABLE

BLDG	UNIT	TENANT	SQ. FT.
5270	330	AVAILABLE	5,340
5130	205	RESTAURANT SPACE AVAILABLE	1,243
	210	RESTAURANT SPACE AVAILABLE	1,243
	263	AVAILABLE	1,250
	265	AVAILABLE - DO NOT DISTURB	1,243
	270	AVAILABLE	1,243
5120		AVAILABLE	36,994
5060	135	AVAILABLE	2,677
	140	AVAILABLE	2,400
4940		AVAILABLE	18,000
4960	470	AVAILABLE	1,573
	480	AVAILABLE	1,600

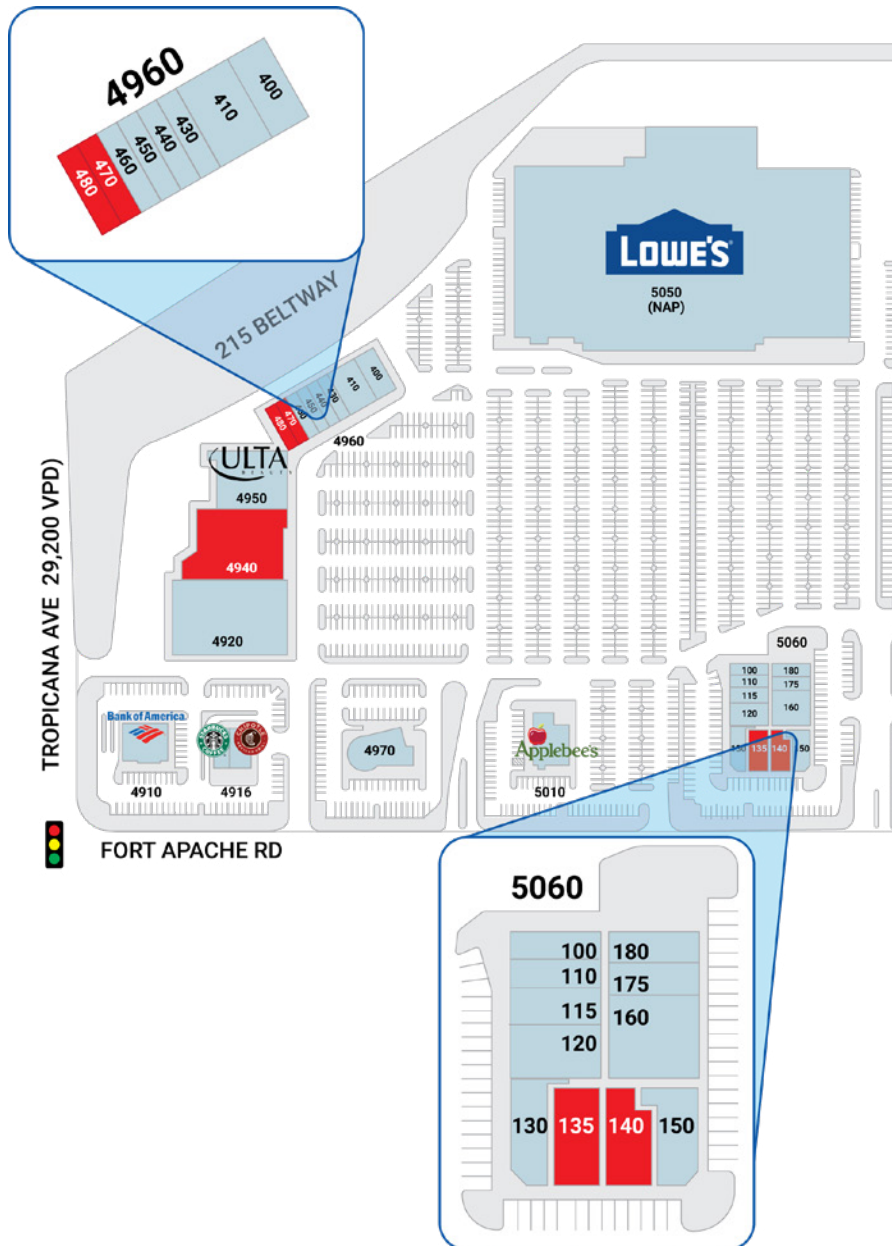


CLICK HERE FOR
VIRTUAL TOUR

PROPERTY

SITE PLAN LEFT

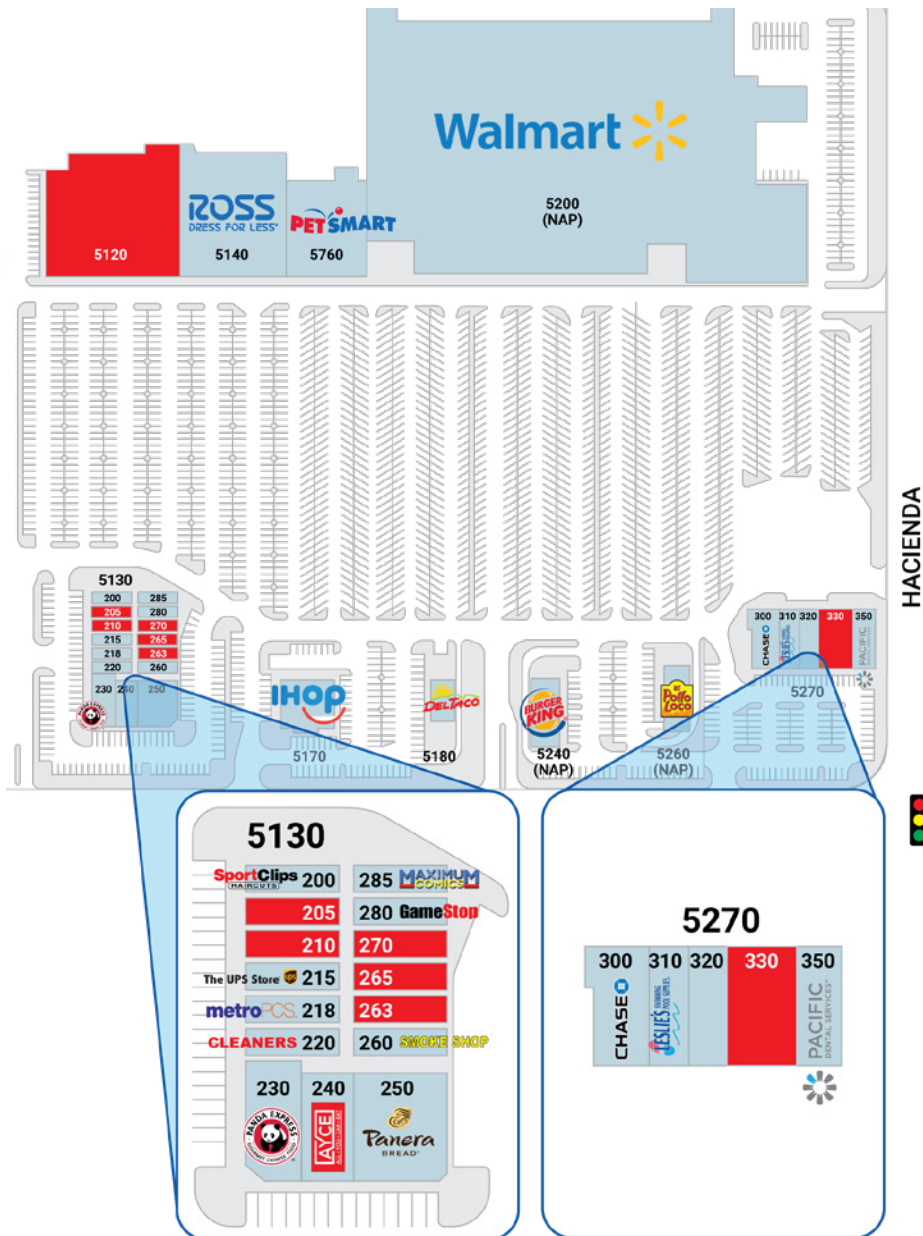
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BLDG	UNIT	TENANT	SQ. FT.
4910		Bank of America	5,000
4916	101	Starbucks	1,500
	102	Chipotle	3,000
4920		Leased	23,393
4940		AVAILABLE	18,000
4950		Ulta	10,886
4960	400	Me 'n Mommy To Be	3,000
	410	House of Window Coverings	3,860
	430	Capezio	1,551
	440	Cricket Wireless	1,556
	450	Eyes On Las Vegas	1,573
	460	Mallyna Lash & Brow Lounge	1,600
	470	AVAILABLE	1,573
	480	AVAILABLE	1,600
4970		Molly's Gaming & Spirits	5,200
5010		Applebee's	5,400
5050		Lowe's	
5060	100	The Joint Chiropractic	1,167
	110	Management Office	1,250
	115	Club Pilates	1,755
	120	Red Wing Shoes	1,984
	130	T-Mobile	2,200
	135	AVAILABLE	2,677
	140	AVAILABLE	2,400
	150	Optic Gallery	2,444
	160	My Pedi Spa	3,103
	175	Nick The Greek	1,530
	180	Sally Beauty	1,550

PROPERTY SITE PLAN RIGHT

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BLDG	UNIT	TENANT	SQ. FT.
5120		AVAILABLE	36,994
5130	200	SportClips Haircuts	1,500
	205	RESTAURANT SPACE AVAILABLE	1,243
	210	RESTAURANT SPACE AVAILABLE	1,243
	215	The UPS Store	1,243
	218	Metro PCS	1,245
	220	American Cleaners	1,236
	230	Panda Express	2,356
	240	AYCE Sushi	2,882
	250	Panera Bread	4,400
	260	Mr. K Smoke Shop	1,236
	263	AVAILABLE	1,250
	265	AVAILABLE DO NOT DISTURB	1,243
	270	AVAILABLE	1,243
	280	Game Stop	1,243
	285	Maximum Comics	1,199
5140		Ross Dress For Less	30,187
5170		IHOP	5,000
5180		Del Taco	3,000
5200		Walmart	
5240		Burger King	
5260		El Pollo Loco	
5270	300	Chase Bank	3,600
	310	Leslie's Pool Supplies	2,520
	320	Brooklyn's Best Pizza	2,220
	330	AVAILABLE	5,340
	350	Pacific Dental Services	3,000
5760		PetSmart	

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
25,706	164,289	333,344



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$86,204	\$112,018	\$109,585



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
9,869	42,473	110,482



TRAFFIC COUNTS

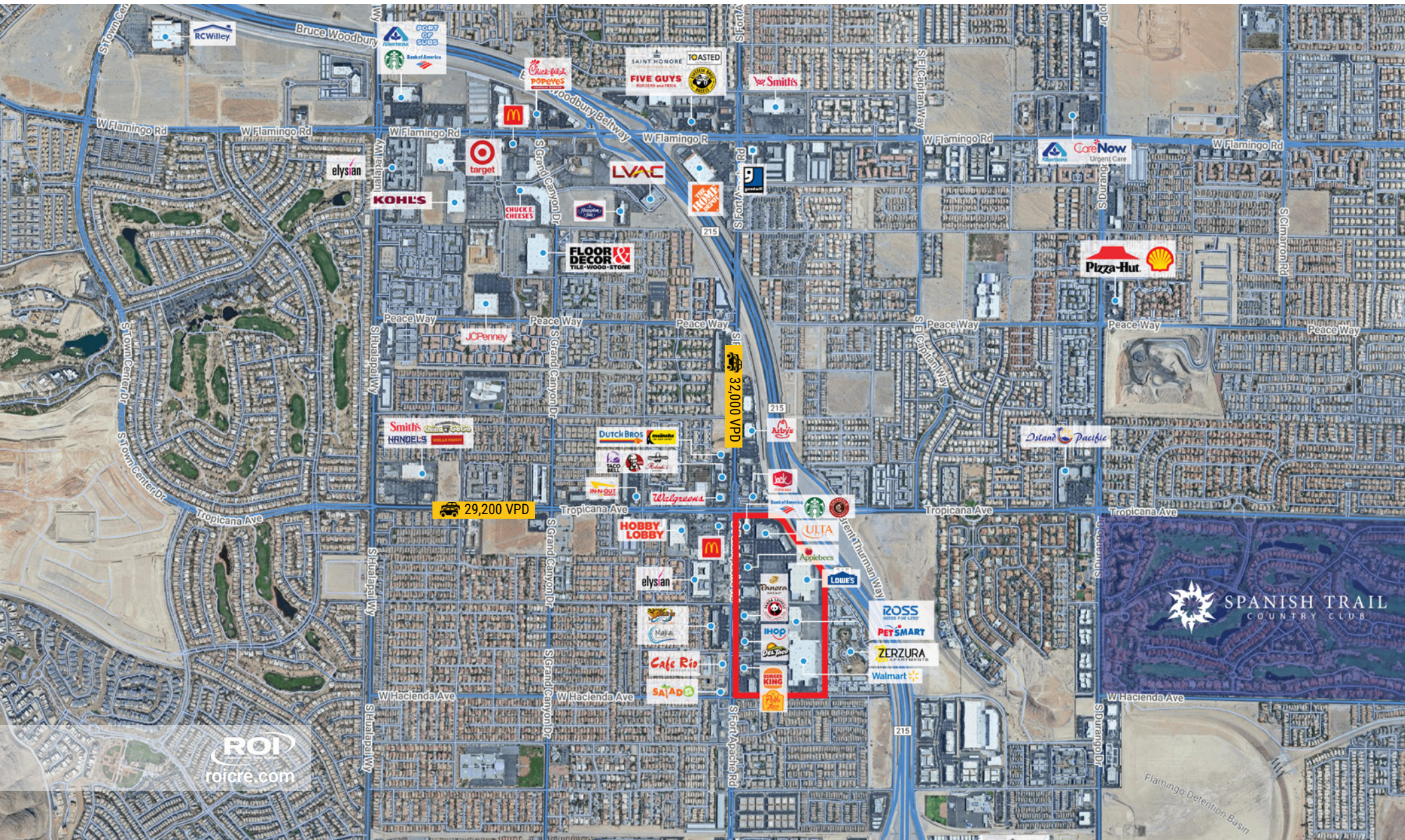
Tropicana Ave	Fort Apache Rd
29,200 VPD	32,000 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023

TRADE AREA AERIAL

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate





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FOR MORE INFORMATION


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