

For Sale or Lease

Prime UNLV-Adjacent Restaurant Opportunity - ± 5,331 SF on ± 0.77 AC



1395 E. Tropicana Ave.
Las Vegas, NV 89119

Sean Margulis
Founding Partner
O. 702.954.4102
C. 702.340.4251
smargulis@logicCRE.com
S.0070247

Landon Tenwolde
Senior Associate
O. 702.954.4141
C. 248.495.7586
ltenwolde@logicCRE.com
S.0184822

Listing Snapshot



\$2,950,000

Sale Price



\$2.50 PSF NNN

Lease Rate



± 5,331 SF

Total Square Footage



± 0.77 AC

(Potential to expand to ± 2.05 AC with adjacent parcel)

Land Size



2000

Year Built

Property Highlights

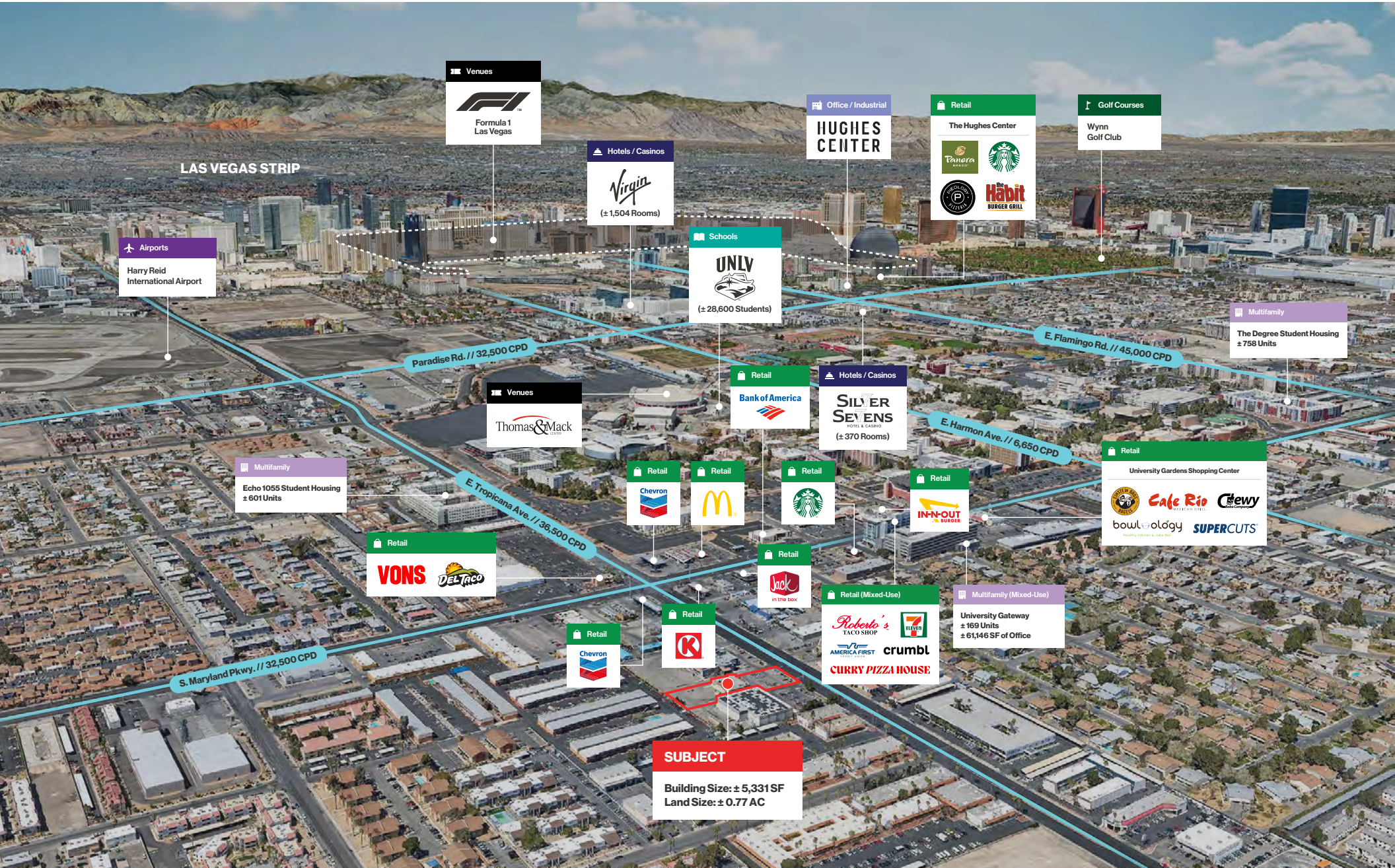
- Prime ± 5,331 SF location across from UNLV and Thomas & Mack Center
- High-visibility site at busy intersection (± 75,000 combined CPD)
- 1.8 miles east of Las Vegas Strip, near Harry Reid International Airport
- Single-tenant, freestanding building with pylon sign, and ample parking
- Fully equipped restaurant space with existing kitchen and hood system
- Grease trap and large walk-in cooler (two doors) already in place
- Established restaurant site, previously home to successful local chain
- Excellent opportunity in a high-traffic area with built-in customer base
- **See site plan page for more details on both parcels**

Demographics

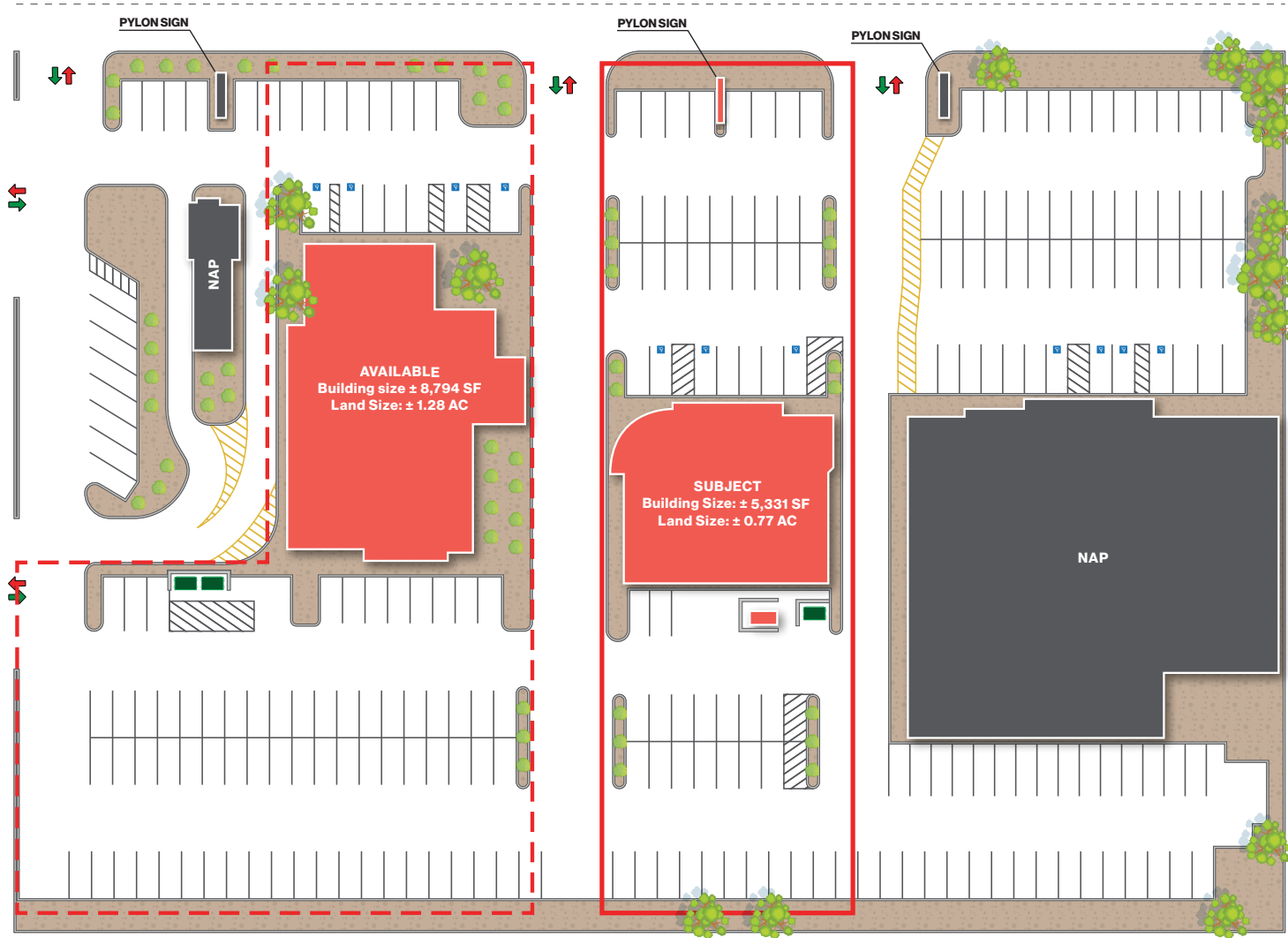
	1-mile	3-mile	5-mile
2024 Population	27,128	125,660	419,217
2024 Average Household Income	\$60,585	\$75,045	\$76,498
2024 Total Households	11,824	55,855	176,161



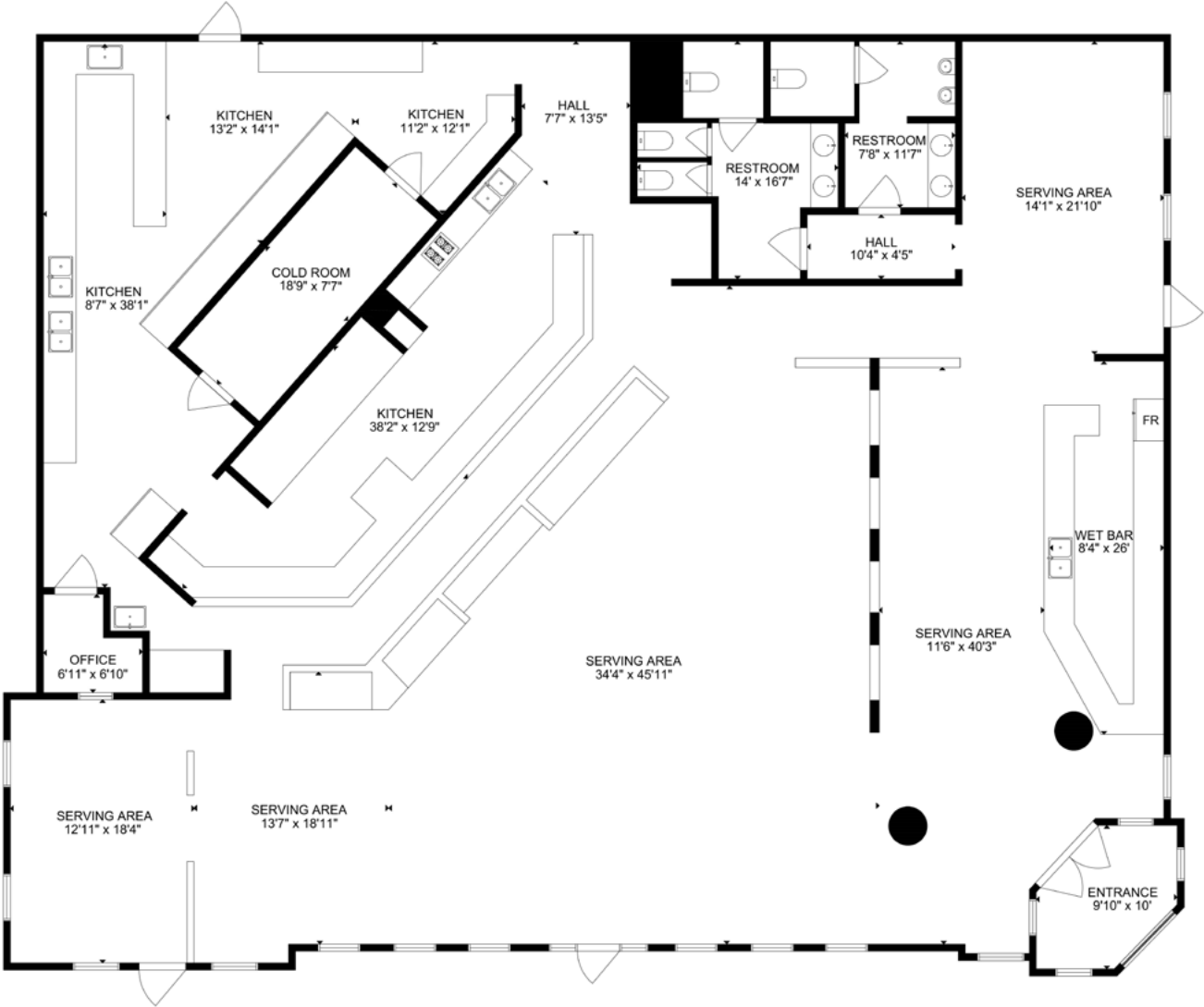




E. Tropicana Ave. // 36,500 CPD



Floor Plan | ± 5,331 SF



Exterior Photos



Interior Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Sean Margulis

Founding Partner

O. 702.954.4102

C. 702.340.4251

smargulis@logicCRE.com

S.0070247

Landon Tenwolde

Senior Associate

O. 702.954.4141

C. 248.495.7586

ltenwolde@logicCRE.com

S.0184822