

INNOVATION PLAZA

4300 Tropicana Avenue, Las Vegas, NV 89103

AVAILABLE
For Lease

THE STRIP



ARVILLE ST

TROPICANA AVE



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Highlight

+ Parcel Number	162-19-801-012
+ Zoning	Light Industrial (I-L)
+ Year Built	1986
+ Lot Size	±14.56 AC
+ Cross Streets	Tropicana Avenue & Arville Street
+ Submarket	Southwest
+ Traffic Count	Tropicana Ave. // ±43,500 VPD

Executive Suites Lease Details



CALL BROKER

Lease Rate



±132 SF - ±4,554 SF

Available Space



Southwest

Submarket

Lot Lease Details



\$0.30 PSF MG

Lease Rate



±350 SF - ±21,700 SF

Available Space



Southwest

Submarket

Property Highlights

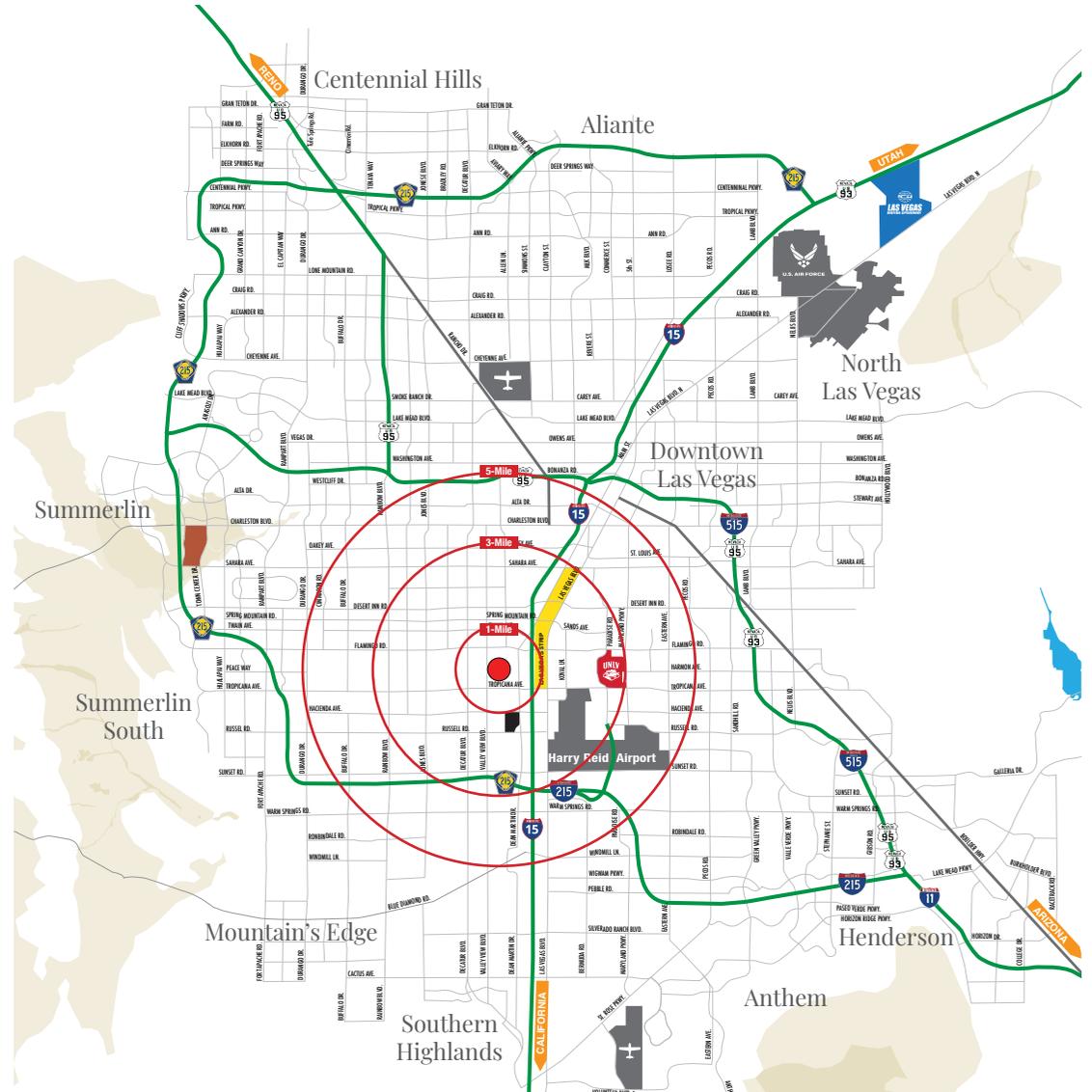
- ±137,285 SF Premier multi-use facility
- ±31,000 SF of modern executive suites featuring: Collaborative coworking space Full-sized convention hall Private boardroom
- ±100,000 SF of warehouse space, divisible into flexible suite configurations
- Ideal for executive office operations, industrial users, and construction companies requiring secure yard space
- Situated on ±14.5 acres of I-L zoned land with paved yard space available
- Equipped with 3-phase power throughout the property
- Utilities billed on a pro-rata share based on occupancy
- Exceptional accessibility — located within 1 mile (approximately 5 minutes) of Las Vegas Boulevard, I-15 Freeway, and Allegiant Stadium

Population	1 mile	3 miles	5 miles
2010 Population	9,333	112,231	332,892
2020 Population	10,560	115,671	361,525
2024 Population	11,086	117,505	370,151
2029 Population	11,466	121,094	384,433
2010-2020 Annual Rate	1.24%	0.30%	0.83%
2020-2024 Annual Rate	1.15%	0.37%	0.56%
2024-2029 Annual Rate	0.68%	0.60%	0.76%
2024 Median Age	40.4	38.8	39.0

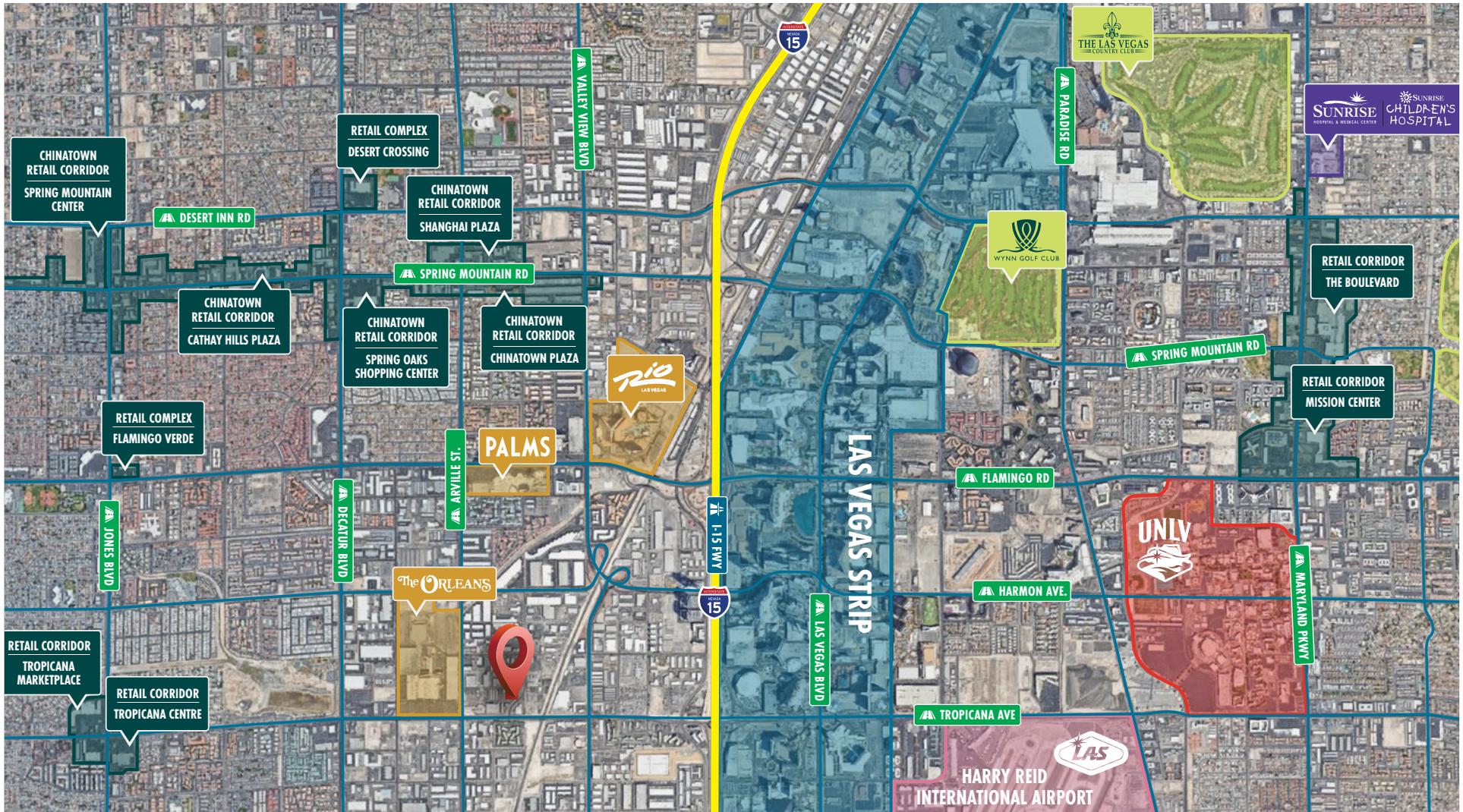
Households	1 mile	3 miles	5 miles
2024 Wealth Index	55	48	63
2010 Households	4,970	46,857	133,941
2020 Households	5,419	49,911	147,614
2024 Total Households	5,702	51,537	152,828
2029 Total Households	5,959	53,751	160,646
2010-2020 Annual Rate	0.87%	0.63%	0.98%
2020-2024 Annual Rate	1.20%	0.76%	0.82%
2024-2029 Annual Rate	0.89%	0.84%	1.00%

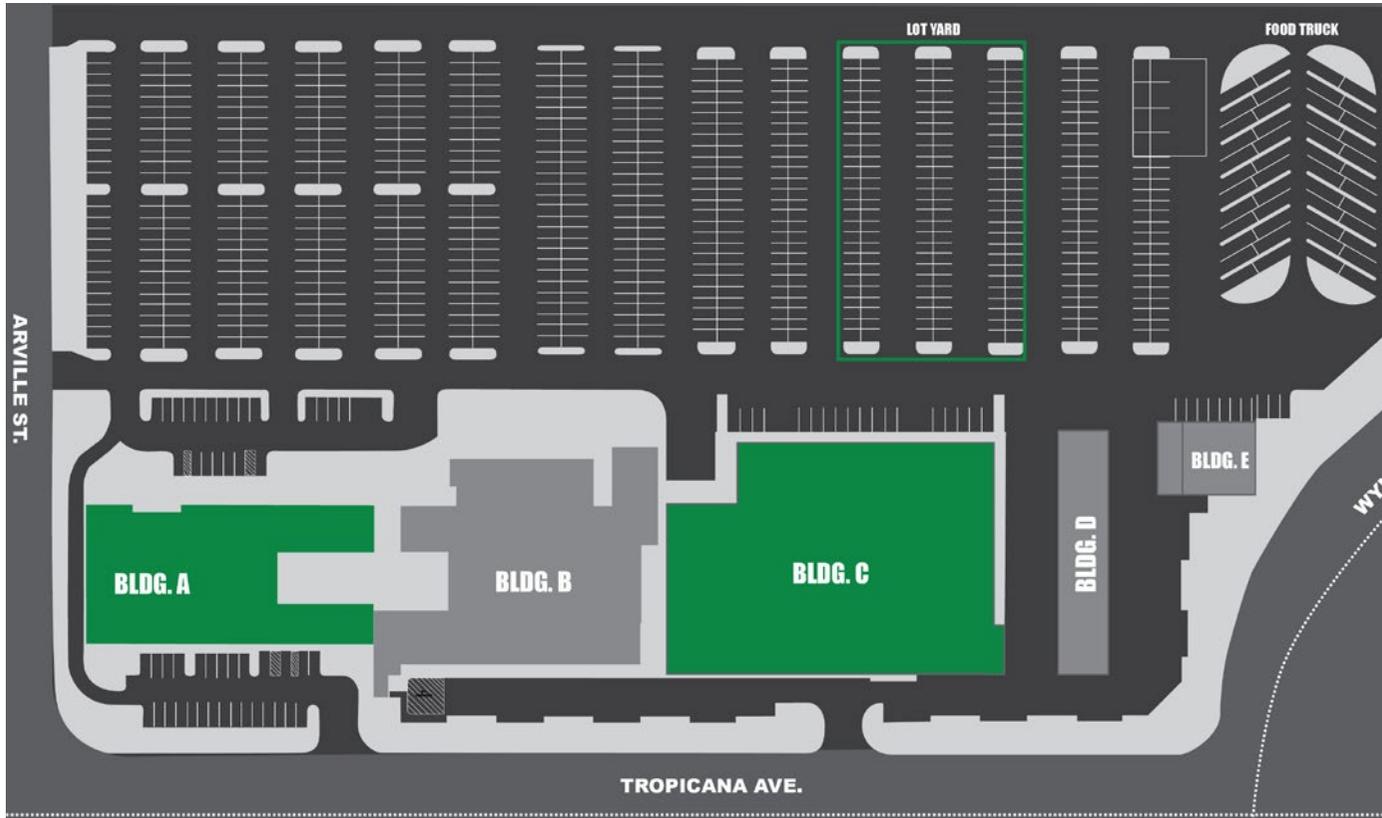
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$86,854	\$73,288	\$85,744
2029 Average Household Income	\$98,286	\$84,648	\$99,682
2024-2029 Annual Rate	2.50%	2.92%	3.06%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	7,895	66,396	172,267
2020 Total Housing Units	6,662	61,697	169,445
2024 Total Housing Units	6,872	62,707	173,164
2024 Owner Occupied Housing Units	1,684	16,576	63,130
2024 Renter Occupied Housing Units	4,018	34,961	89,698
2024 Vacant Housing Units	1,170	11,170	20,336
2029 Total Housing Units	7,167	65,418	181,567
2029 Owner Occupied Housing Units	1,796	17,750	67,389
2029 Renter Occupied Housing Units	4,164	36,000	93,257
2029 Vacant Housing Units	1,208	11,667	20,921



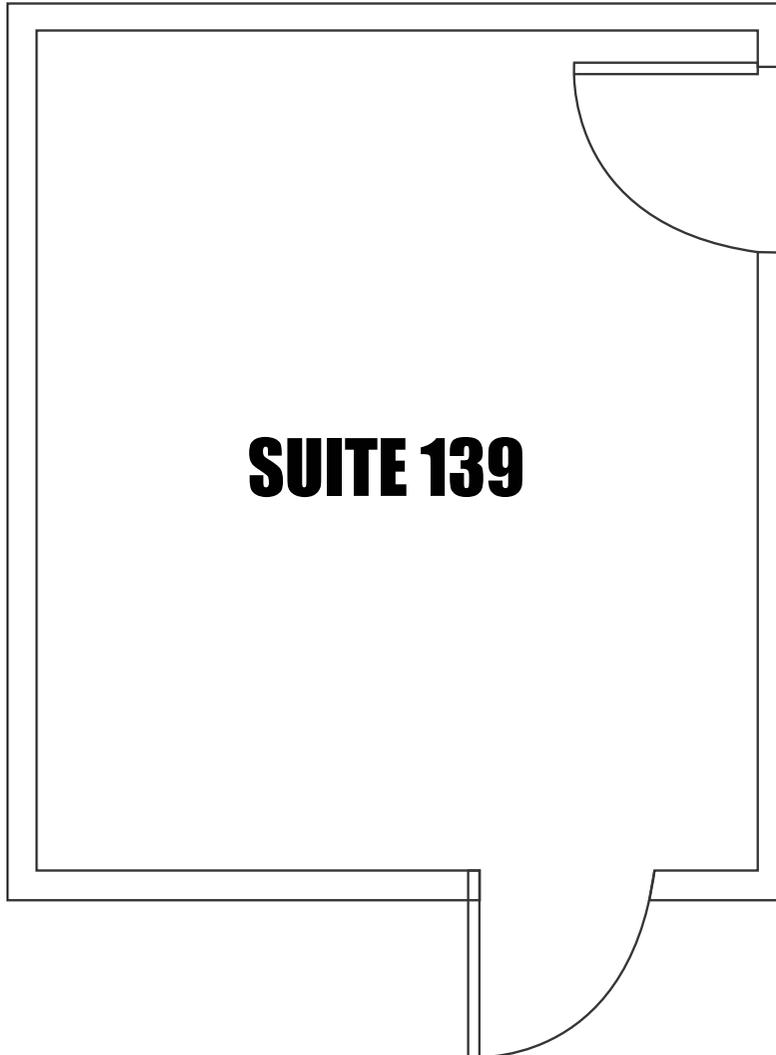
- Retail Center
- Golf & Recreation
- Hospital
- Academia
- Municipal
- Airport





AVAILABILITY		
BUILDING A	TOTAL SF	MONTHLY RENT
Suite 139	±180 - ±4,554	\$2,500 FS
Suite 143	±132 - ±4,554	\$2,000 FS

AVAILABILITY		
FOOD TRUCK	TOTAL SF	MONTHLY RENT
Food Truck Yard	±350 - ±21,700	\$1,000 MG



Lease Details



±180 SF - ±4,554 SF

Total Available Space



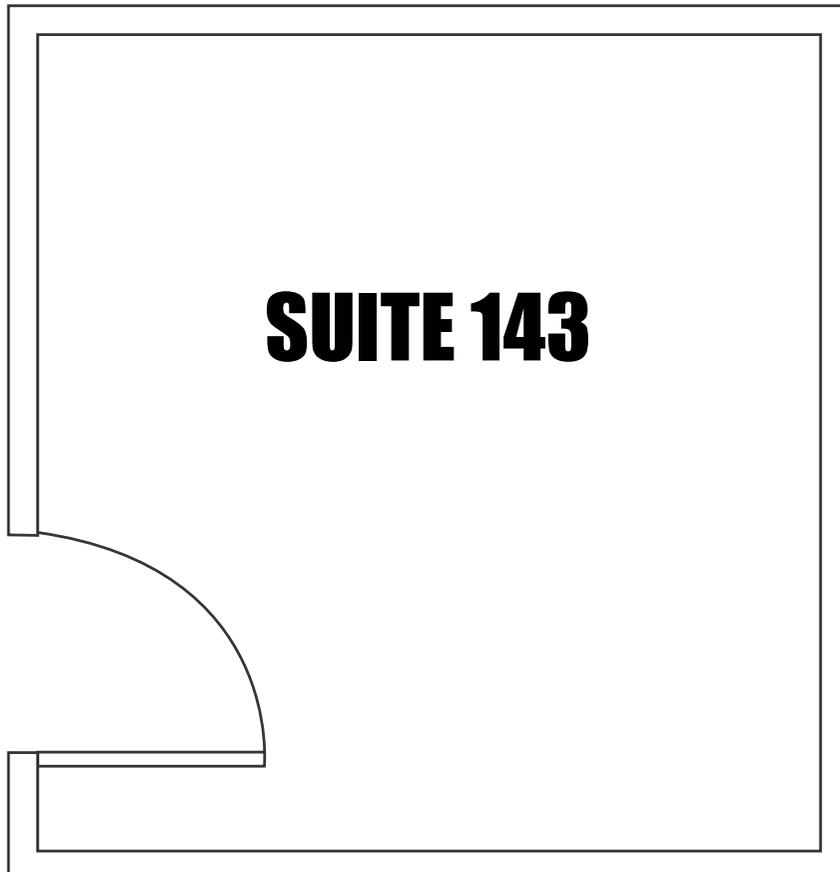
\$2,500.00 FS

Monthly Rent

Building A Details

- + **Suite:** 139
- + **Ceiling Height:** ±22'
- + **Availability:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Lease Details



±132 SF - ±4,554 SF

Total Available Space



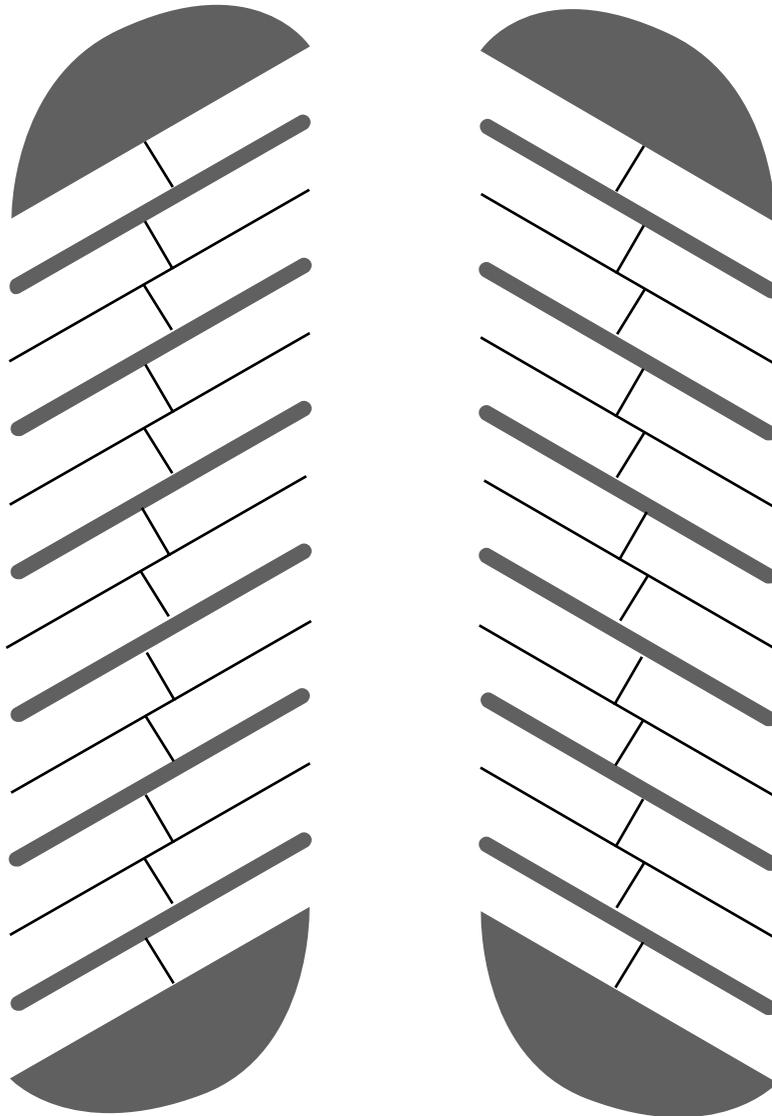
\$2,000.00 FS

Monthly Rent

Building A Details

- + **Suite:** 143
- + **Ceiling Height:** ±22'
- + **Availability:** Immediately

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Food Truck Yard Suite Details

- + **Total SF:** ±350 - ±21,700
- + **Monthly Rate:** \$1,000 MG
- + **Power:** 800 Amps (Tenant to verify)
- + **Availability:** 07-01-2025

The site includes 62 dedicated food truck parking spaces with full electric and water hookups, a shared grease interceptor, and a reservable industrial kitchen for cleaning, prep, and waste disposal.

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Yard & Food Truck Stalls Photos



Other Property Photos (Including New Onsite Restaurant)



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**

Land Area
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include The Vegas Immersive District, a new 35.5-acre entertainment district near AREA15, will feature immersive horror-themed entertainment (100,000 SF), retail (418,000 SF), offices (320,000 SF), 200 hotel rooms, and 585 housing units. It aims to attract 3.5 million visitors annually, generating \$796 million in spending and creating 4,086 jobs. Up to \$15.8 million annually in sales tax revenue will support redevelopment projects in the area through at least 2037.

Quick Facts

 **±141**

Size (Sq. Mi.)

 **641,903**

Population

 **4,525**

Pop. Density (Per Sq. Mi.)

UNIVERSAL
**HORROR
UNLEASHED**



Source: <https://x.com/CityOfLasVegas/status/1857128452270301320?mx=2>



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Nevada Tax Advantages

NEVADA

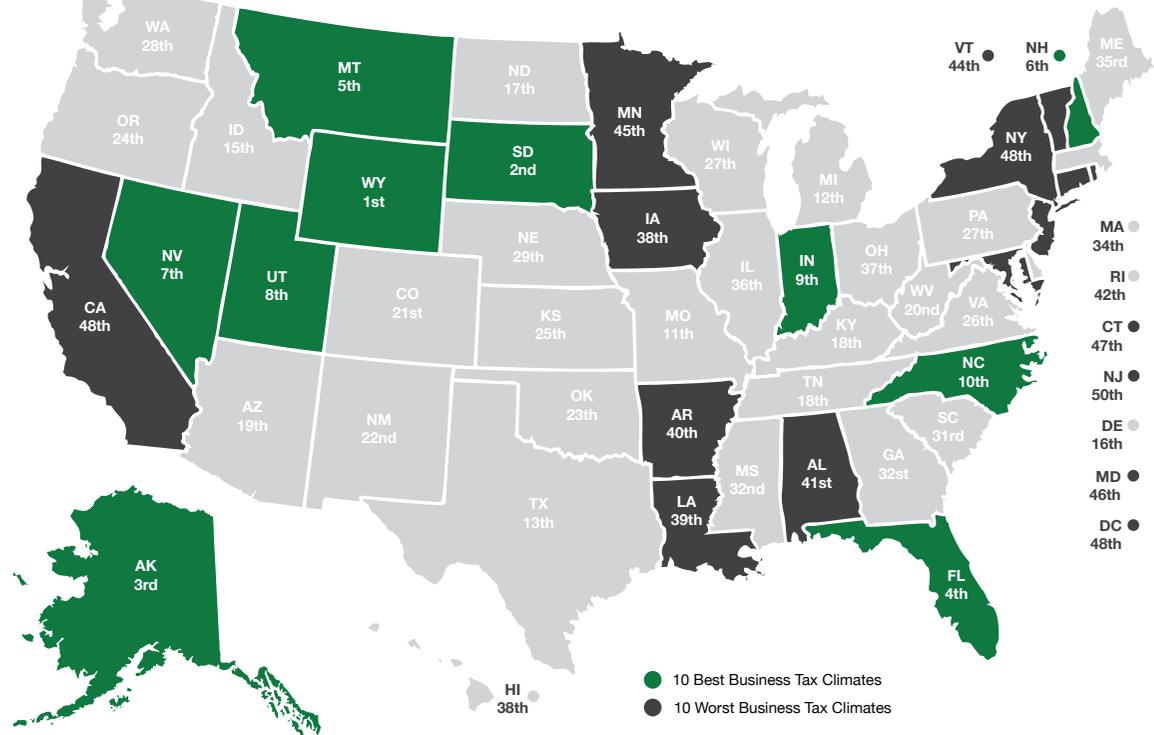
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)