

THE CENTER ON TROPICANA

5705-5725 E Tropicana Ave., Las Vegas, NV 89122



Retail Space For Lease

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MYD REAL ESTATE

THE CENTER ON TROPICANA

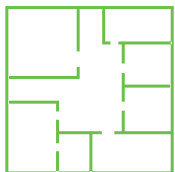


OFFERING SUMMARY

Second Generation Retail Space Available

Available Space

±1,710 SF (Suite 100)



Lease Rate

\$1.50 PSF + NNN



Location

Southeast Submarket





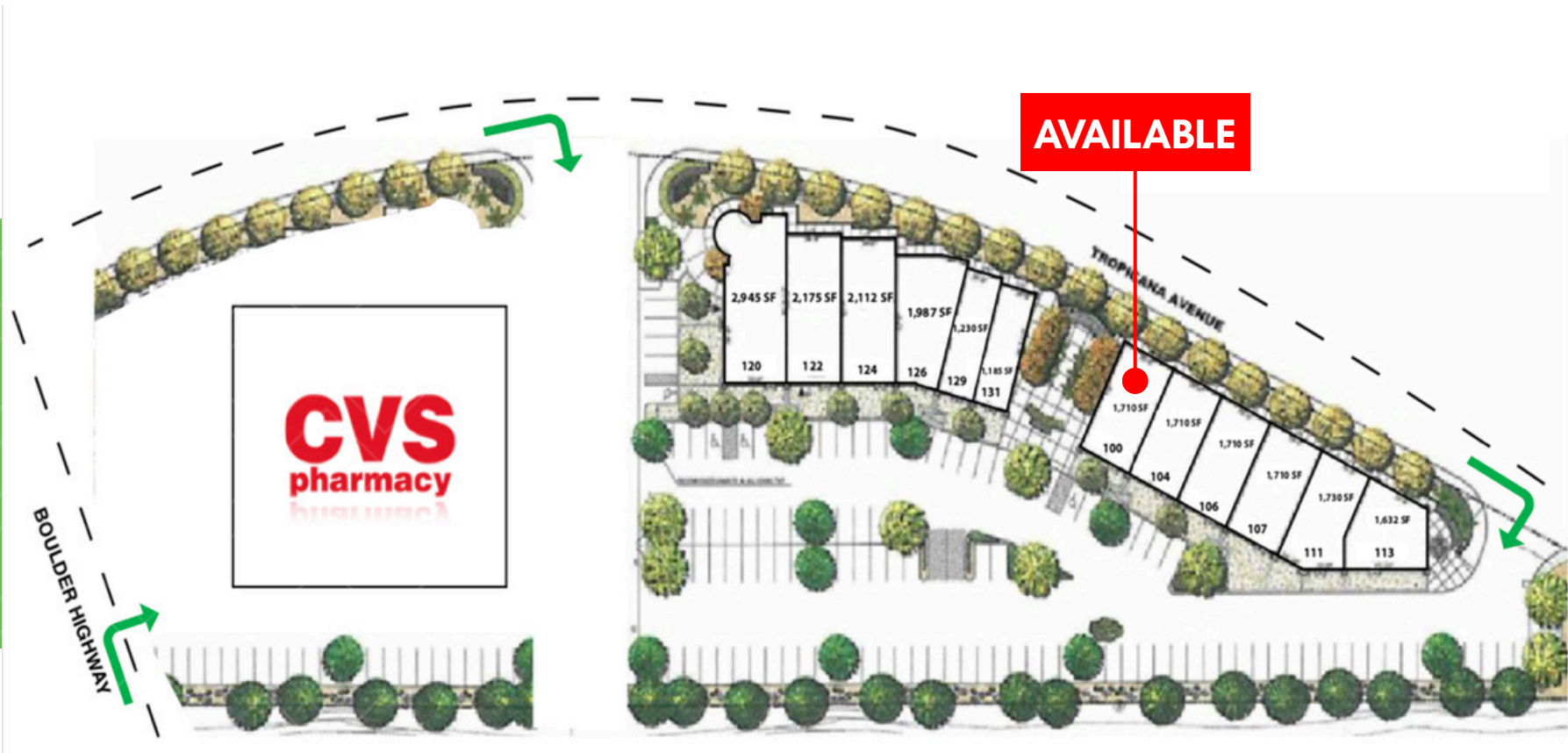
PROPERTY HIGHLIGHTS

- ±22,000 SF retail center with ample parking.
- ±1,710 SF second generation, end-cap space available.
- Unobstructed exposure to E Tropicana Ave with multiple points of ingress/egress.
- Located east of the signalized intersection of Boulder Highway & East Tropicana Avenue with traffic counts exceeding ±47,000 VPD.

KEY DEMOGRAPHICS

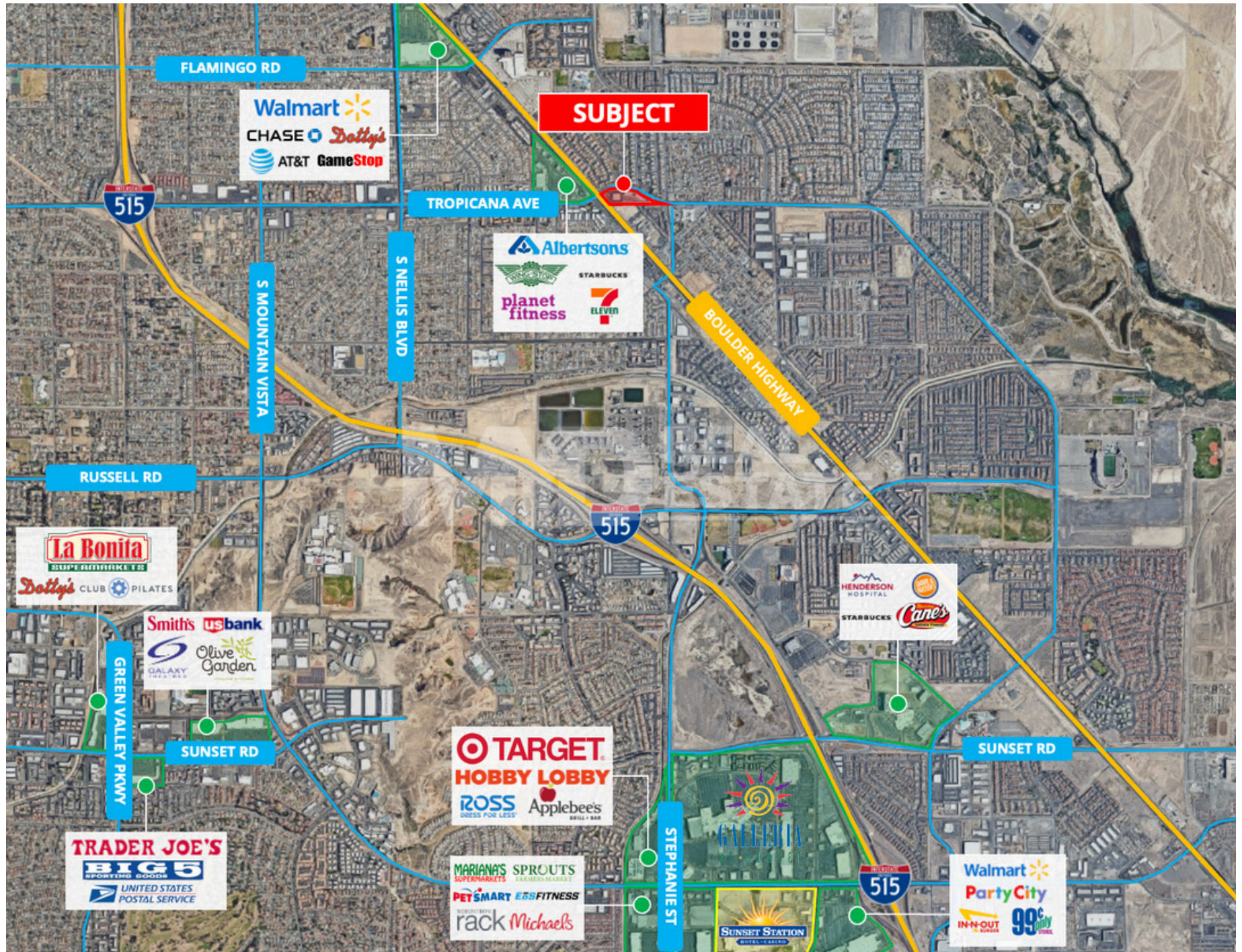
	1-mile	3-miles	5-miles
2025 Population	23,608	148,537	378,123
2025 AHHI	\$69,974	\$81,097	\$85,155
2025 Households	8,700	55,503	142,852

SITE PLAN



5705 E TROPICANA AVE SUITE 120-122: CHARITY CHRISTIAN CHURCH SUITE 124-129: ACCELERATION ACADEMIES SUITE 131: BM MOTORS	5725 E TROPICANA AVE SUITE 100: AVAILABLE (END-CAP) SUITE 104: NAIL SALON SUITE 106-113: FRONTIER MEDICAL GROUP
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AREA MAP



■ Subject
 ■ Retail Center
 ■ Hospitality

PROPERTY PHOTOS

