

For Sale or Lease

± 2.4 Acre Tropicana Pad Opportunity



Retail

Retail

SUBJECT

Building Size: ± 13,138 SF
Land Size: ± 2.4 AC

Retail

Retail

Retail



3210 E. Tropicana Ave.
Las Vegas, NV 89121

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Listing Snapshot



Contact Broker
Sale Price



Contact Broker
Lease Rate



± 13,138 SF
Building Size



± 2.4 AC
Total Acreage



Neighborhood Commercial (NC)
Planned Land Use



Commercial General (CG)
Zoning

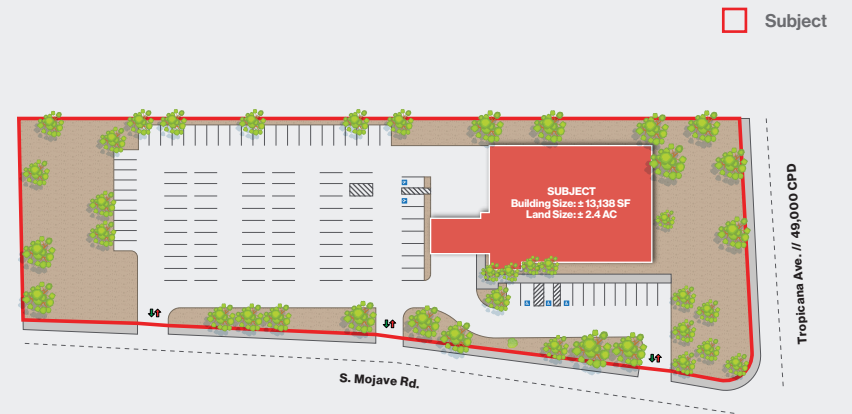
Property Highlights

Prime ± 2.4 AC redevelopment opportunity across from Tropicana Centre, an institutional quality, ± 586,332 SF shopping center. The property has the unique feature of a triple redundancy of essential anchors, including a ± 133,768 SF Sam's Club, a ± 120,363 SF Walmart, and a ± 40,020 SF Sprouts. Located on Tropicana Ave. between Eastern Ave. and Pecos Rd. Traffic counts: Tropicana Ave. - 49,000, Eastern Ave. - 45,000, Pecos Rd. - 22,644 vehicles per day.

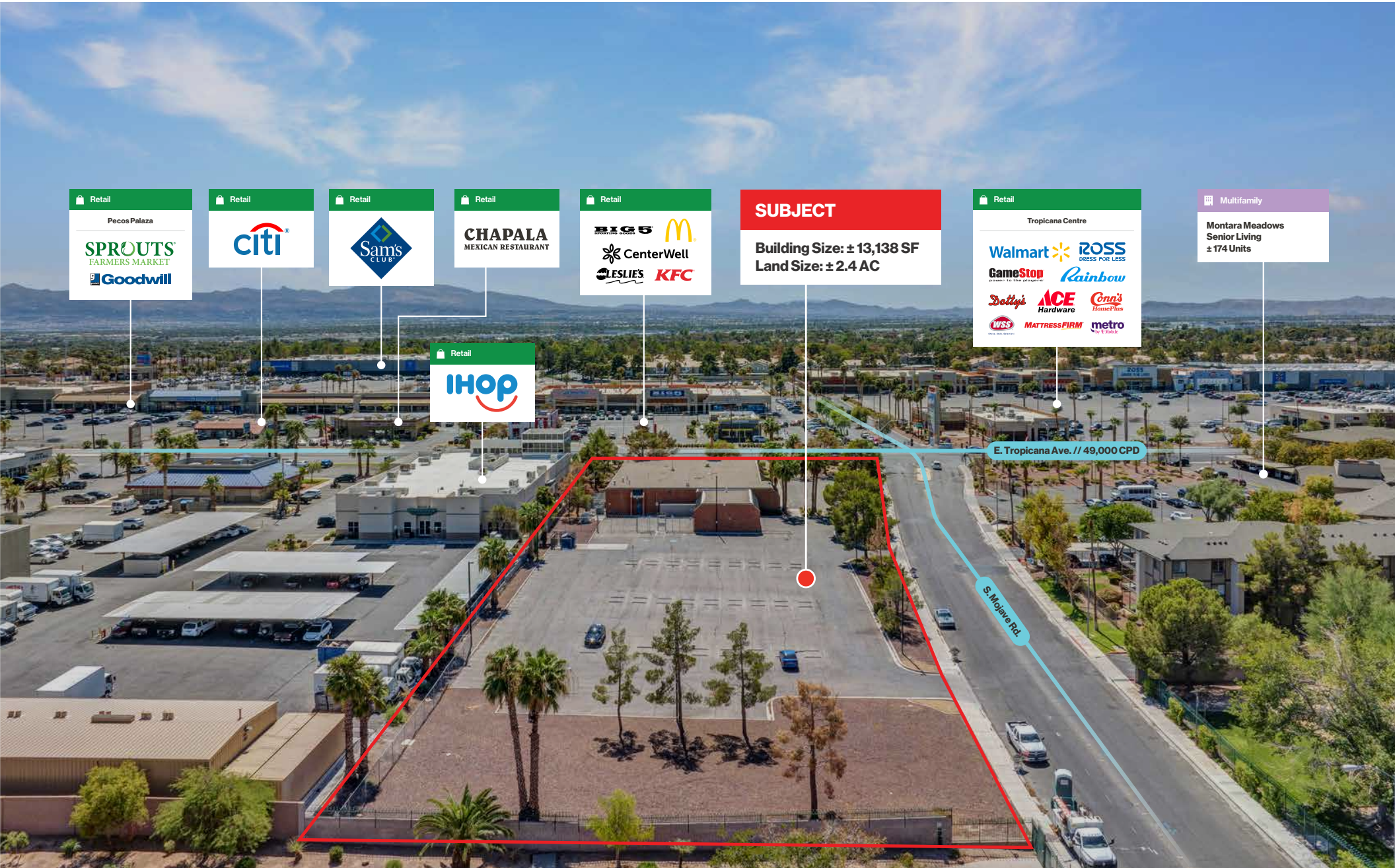
- Subject shares access with Tropicana Centre: Including a common lighted intersection and ingress / egress via S. Mojave Rd.
- Situated in one of Las Vegas Valley's most densely populated trade areas, with approximately 169,764 people within a 3-mile radius.
- Generous ± 2.4 AC lot size with an existing ± 13,183 SF office building, offering immediate usable space and ample room for new construction

Demographics

	1-mile	3-mile	5-mile
2024 Population	19,444	169,764	438,662
2024 Average Household Income	\$86,302	\$71,193	\$79,372
2024 Total Households	8,269	69,589	177,195







Retail

Pecos Palaza

SPROUTS
FARMERS MARKET

Goodwill

Retail

citi

Retail

Sam's
CLUB

Retail

CHAPALA
MEXICAN RESTAURANT

Retail

Big 5 **McDonald's**

CenterWell

LESLIE'S **KFC**

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IHOP

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Tropicana Centre

Walmart **ROSS**
DRESS FOR LESS

GameStop **Rainbow**

Dolly's **ACE** **Cnn's**
Hardware HomePlus

WSS **MATTRESS FIRM** **metro**
By Your Side

Multifamily

Montara Meadows
Senior Living
± 174 Units

E. Tropicana Ave. // 49,000 CPD

S. Mojave Rd.



Airports
Harry Reid International Airport

Retail
DUTCH BROS
Coffee

Las Vegas Strip

Retail
Walmart

Retail
DOLLAR TREE
Advance Auto Parts

E. Tropicana Ave. // 49,000 CPD

Multifamily
Montara Meadows Senior Living
± 174 Units

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S. Mojave Rd.

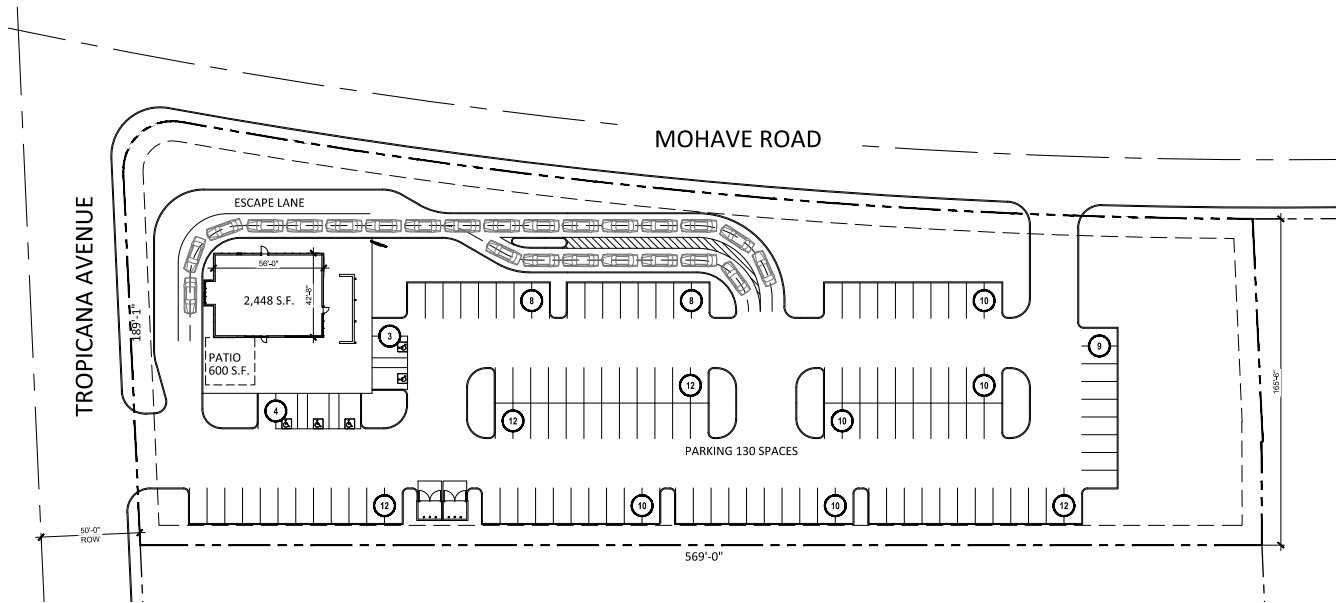
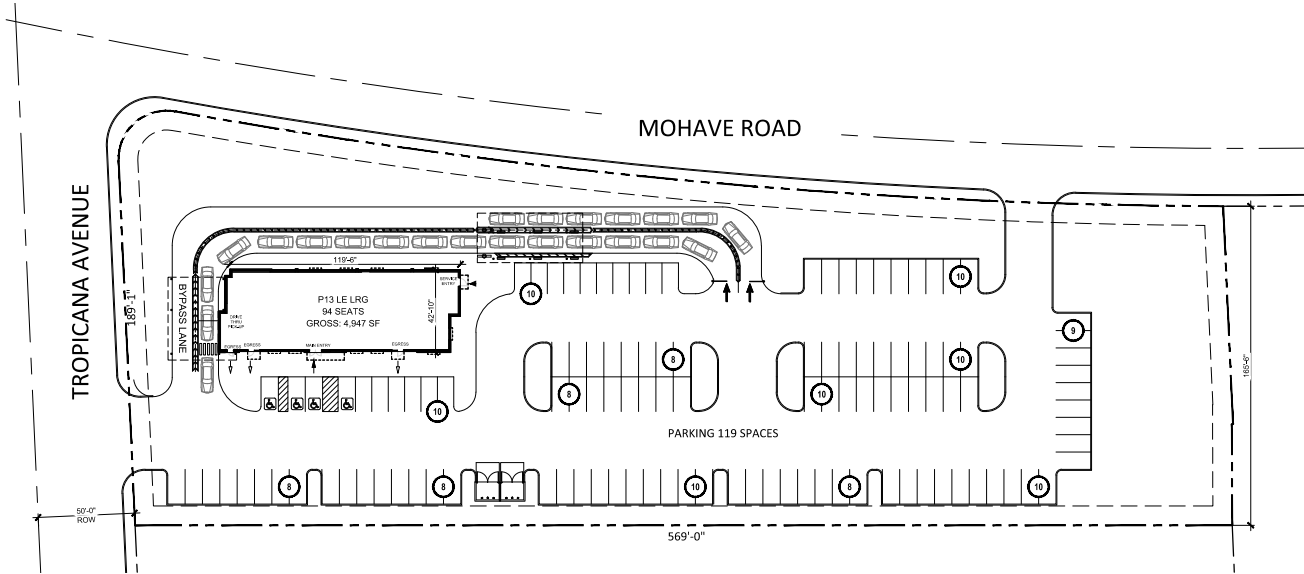
Site Plan

□ Subject

■ NAP



Site Plan | Iterations



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For inquiries please reach out to our team.

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