

9310 WEST TROPICANA AVENUE, LAS VEGAS, NV 89147

# AVAILABLE FOR SALE / LEASE / GROUND LEASE ±5,871 SF OF BUILDING ON ±0.94 ACRE PAD

TROPICANA / 215 / FORT APACHE :: VISIBLE FROM 215 WITH PYLON SIGNAGE



Partnership. Performance.



AVISON YOUNG  
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Las Vegas, NV 89135  
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Richard Orosel  
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License #: S.0183602



Asking Price  
**\$3,200,000**



Rate PSF  
**\$545.05**



Sq. Ft.  
**±5,871**



Lease Rate  
**\$3.00 psf**



Lease Type  
**NNN**

## PROPERTY SPECIFICATIONS

SQUARE FEET	±5,871
LAND AREA	±0.94 Acres
YEAR BUILT	2004
ZONING	C-2
PARKING	6.47:1,000
RESTROOMS	Separate Mens & Womens
EMPLOYEE AMENITIES	Employee Breakroom with Lockers
KITCHECN AMENITIES	Walk In Cooler, Walk In Freezer
PARCEL NUMBER	163-20-415-002
PROPERTY TAXES 2020	\$12,794.18

## SALE OFFERING

PRICING	\$3,200,000
CURRENT OCCUPANCY	TBD

## FOR LEASE

LEASE RATE	\$3.00 PSF
TERMS	TBD
AVAILABLE	TBD

## GROUND LEASE

Property being offered for ground lease should tenant desire new building

LEASE RATE	TBD
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# 9310

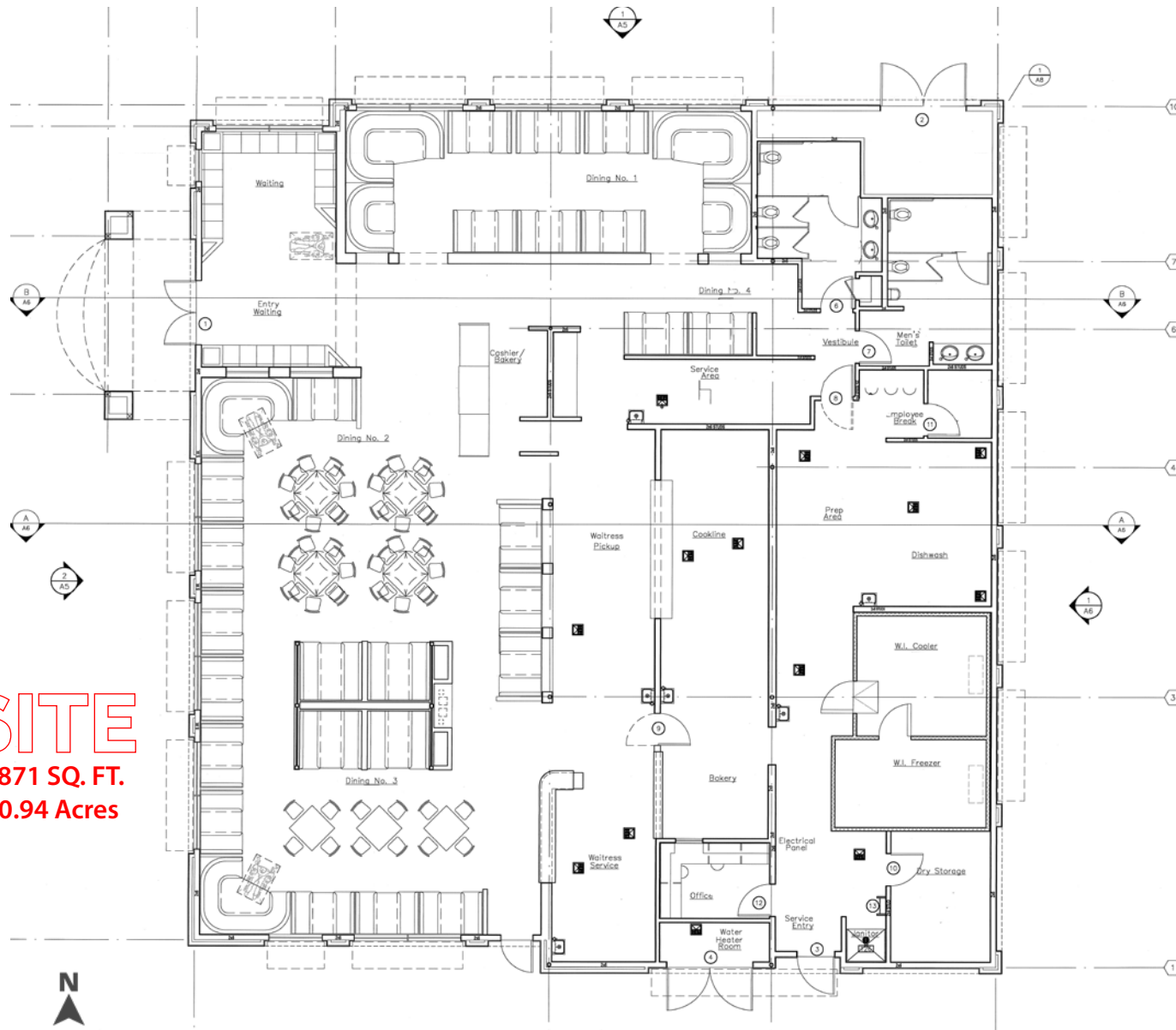
**West Tropicana Avenue**  
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## FLOOR PLAN

**SITE**  
5,871 SQ. FT.  
±0.94 Acres



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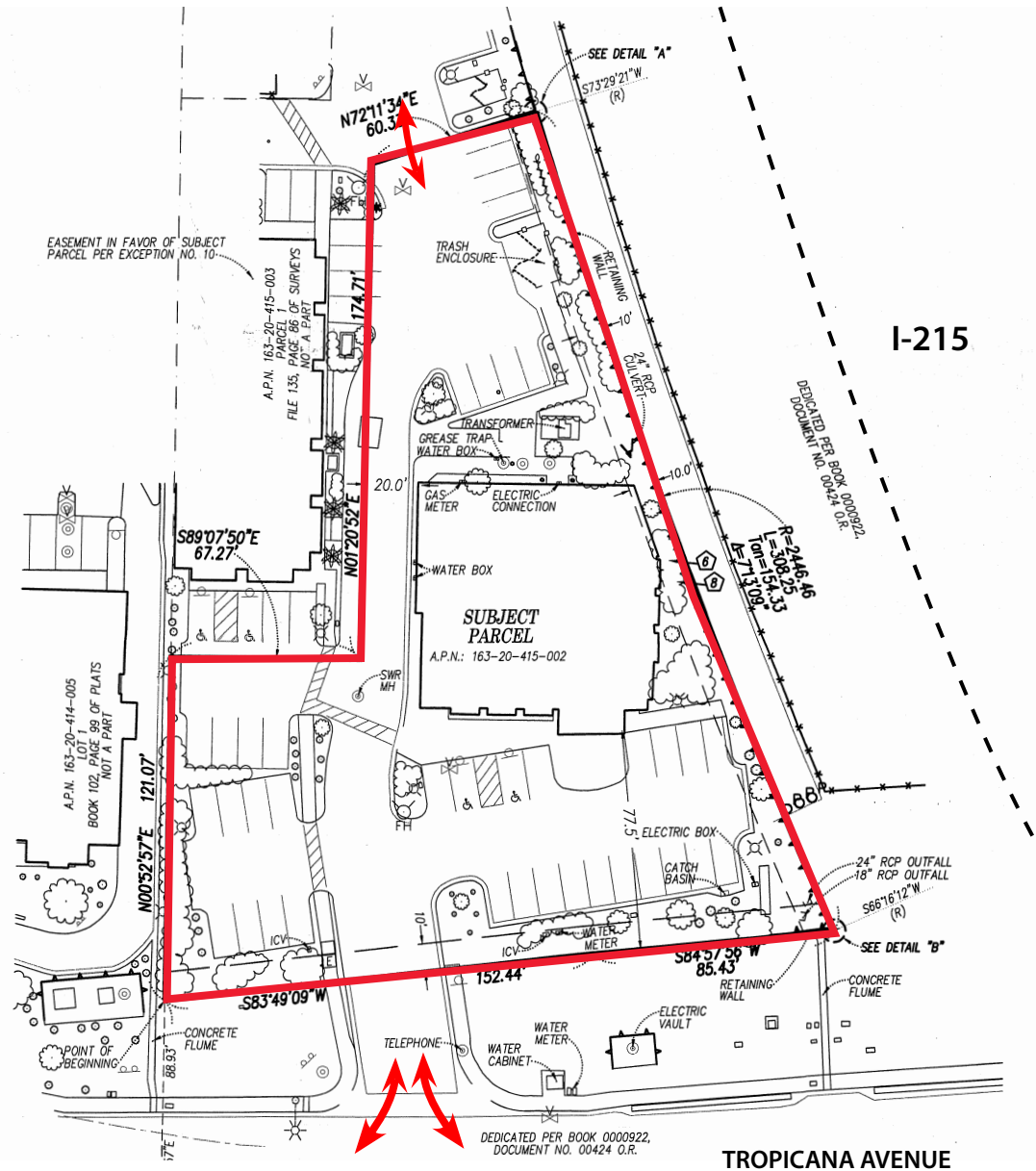
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## SITE PLAN

**SITE**  
5,871 SQ. FT.  
±0.94 Acres



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# UNOBSTRUCTED VISIBILITY FROM THE I-215

VIEW FROM THE SOUTH

  
 $\pm 31,700$   
CARS PER DAY



VIEW FROM THE NORTH

  
 $\pm 32,000$   
CARS PER DAY

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Estimated Population (2020)	25,531	154,725	320,985
Projected Population (2025)	28,051	171,051	355,608
Projected Annual Population Growth (2020-2025)	2.0%	2.1%	2.2%
Estimated Households (2020)	10,409	64,265	135,528
Projected Households (2025)	10,873	67,538	142,776
Projected Annual Household Growth (2020-2025)	0.9%	1.0%	1.1%
Estimated Median Age	35.6	38.7	39.2

### HOUSEHOLD INCOME

Est. Avg. Household Income (2020)	\$70,133	\$87,379	\$90,843
Est. Median Household Income (2020)	\$63,942	\$68,529	\$68,546

### EDUCATION

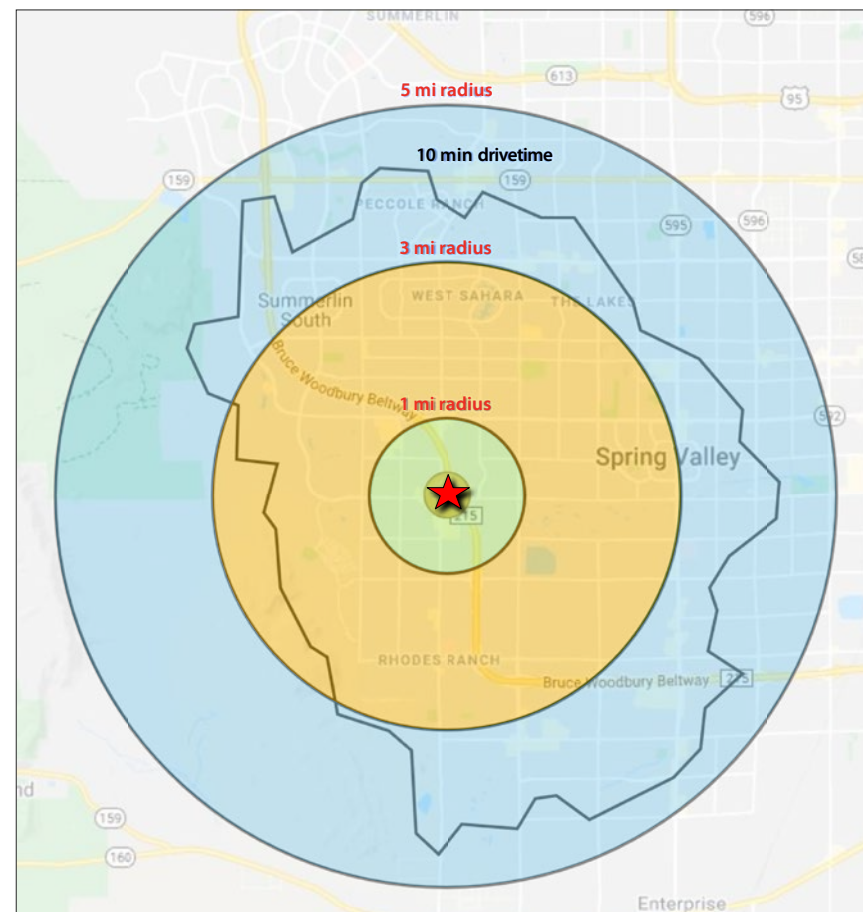
Any College (Some College or Higher)	61.8%	62.8%	63.7%
College Degree + (Bachelor Degree or Higher)	28.7%	28.4%	29.3%

### WORKFORCE

White Collar Workers	54.5%	56.6%	56.9%
Blue Collar Workers	45.5%	43.4%	43.1%

### HOUSING

Housing Units Owner-Occupied	43.8%	55.8%	54.9%
Housing Units Renter-Occupied	56.2%	44.2%	45.1%



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target Sears CHASE  
KOHL'S Sprint  
PLAY IT AGAIN SPORTS  
McDonald's SUPERCUTS

LVAC Eddie's  
Starbucks  
WHEELS DISCOUNT NUTRITION

Smith's FOOD & DRUG STORES ups  
ARCO SUBWAY

Albertsons

ELYSIAN APTS  
360 Units

EDEN APTS  
276 Units

UNION APTS  
338 Units

Smith's Dottie's  
FOOD & DRUG STORES  
WELLS FARGO SUPERCUTS

ELY APT  
180 Units

**SITE**

ASPIRE APTS  
270 Units

RADIANCE APTS  
185 Units

McDonald's Chevron  
Hobby Lobby

W TROPICANA AVE

SPANISH TRAIL  
MASTER PLANNED  
COMMUNITY

ZERZURA APTS  
466 Units

THE PARK  
BUSINESS CENTER

SO BEACH APTS  
220 Units

Walmart PETSMART IHOP  
Lowe's Office DEPOT  
ROSS DEL TACO  
99c only Starbucks

W RUSSELL ROAD

BISHOP  
GORMAN  
HIGH SCH

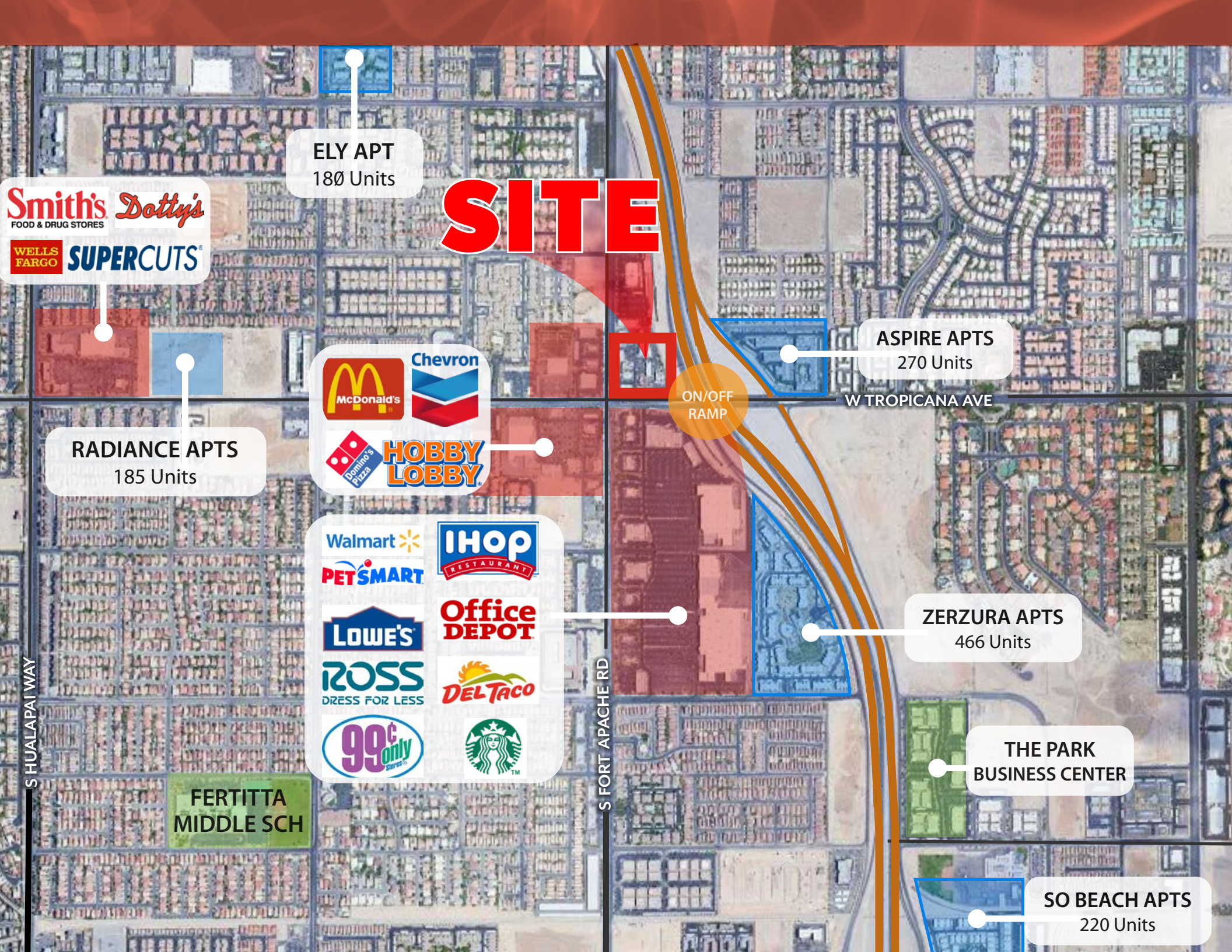
S FORT APACHE RD

S SHUALAPAI WAY

DURANGO DR

BUFFALO DR





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180 Units

Smith's  
FOOD & DRUG STORES

Dottie's

WELLS FARGO

SUPERCUTS®

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185 Units

McDonald's

Chevron

Domino's  
Pizza

HOBBY  
LOBBY®

ASPIRE APTS  
270 Units

W TROPICANA AVE

ON/OFF  
RAMP

Walmart

PETSMART

LOWE'S

ROSS  
DRESS FOR LESS

99c  
only

IHop  
RESTAURANT

Office  
DEPOT

DEL TACO

Starbucks

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