

FOR LEASE

SWC Tropicana & Pecos
Las Vegas, NV



Highlights:

- 1,800sf available - former cellular store
- Join Sprouts and Goodwill of Southern Nevada
- Mature retail trade area with several national retailers in close proximity
- Good visibility to Tropicana Avenue

FOR MORE INFORMATION
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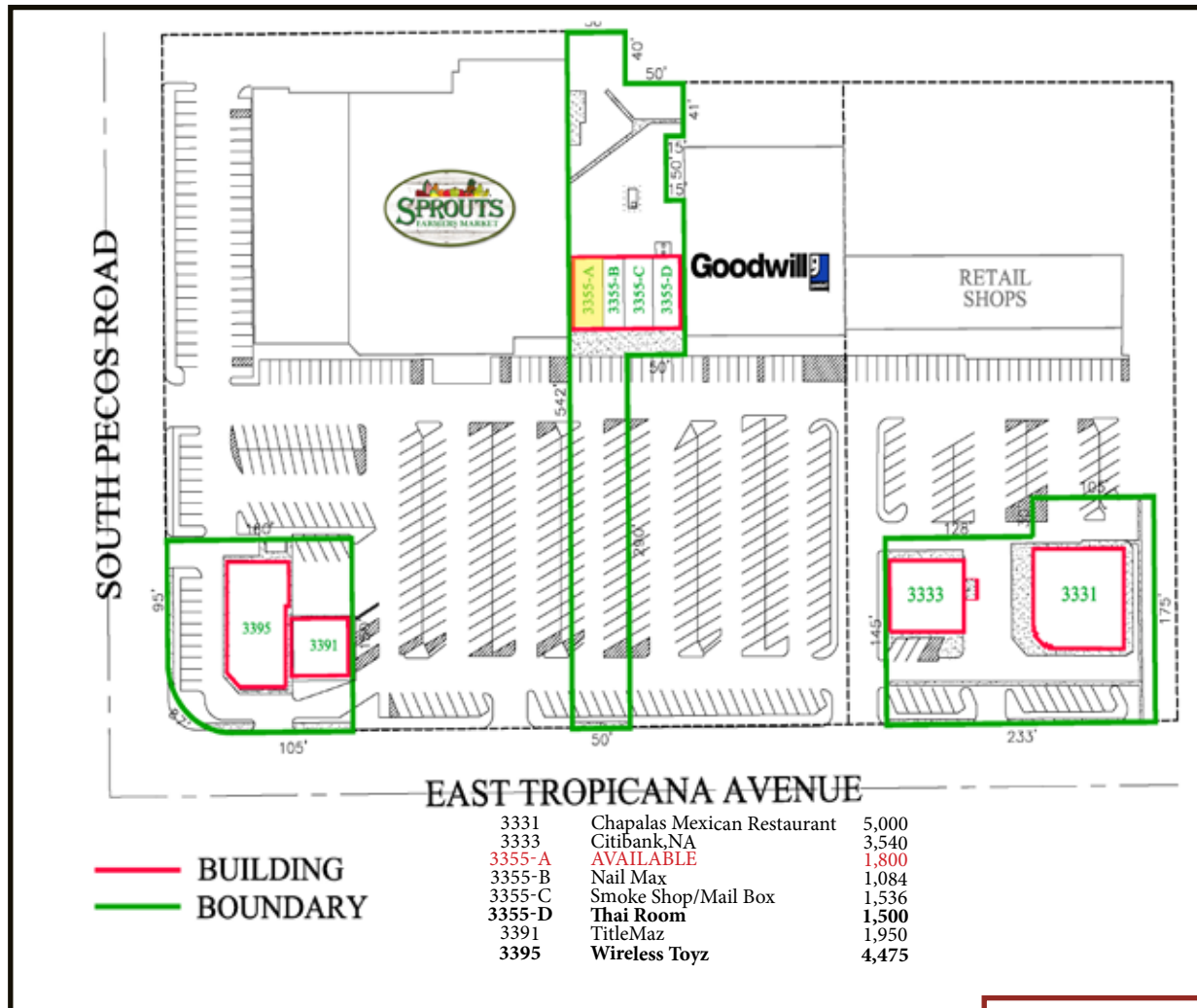
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| | | | |
|---|-----------------|-----------------------------|--------------|
|  | BUILDING | | |
|  | BOUNDARY | | |
| | 3331 | Chapalas Mexican Restaurant | 5,000 |
| | 3333 | Citibank NA | 3,540 |
| | 3355-A | AVAILABLE | 1,800 |
| | 3355-B | Nail Max | 1,084 |
| | 3355-C | Smoke Shop/Mail Box | 1,536 |
| | 3355-D | Thai Room | 1,500 |
| | 3391 | TitleMaz | 1,950 |
| | 3395 | Wireless Toyz | 4,475 |

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| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| 2022 Population Est | 20,324 | 171,529 | 442,416 |
| 2027 Population Proj | 20,373 | 171,773 | 449,490 |
| 2022 Median HH Income | \$57,870 | \$46,573 | \$52,196 |

* The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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