TROPICANA AVENUE RETAIL FOR LEASE

SEC Tropicana Ave & McLeod Dr | 3025 E Tropicana Ave | Las Vegas, NV 89120

AVAILABLE	±10,848 SF Endcap
JURISDICTION	CC Paradise - 89120
ZONING	General Commercial (CG)
RATES	Call for Price

PROPERTY HIGHLIGHTS

- Prime Tropicana corridor location at the corner of a bustling center anchored by Walmart, Sam's Club, Dollar Tree, McDonald's, KFC, GameStop & Mattress Firm
- Heavy foot and vehicle traffic with high visibility at signalized intersection
- Positioned for auto parts needs, surrounded by household retail & fast-casual food, ideal for convenience and immediate customer demand
- Easy access from bus lines
- Generous pylon signage adds standout appeal

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius **166,764**

Average HH Income: **$78,546**

Traffic Counts: Tropicana & McLeod Combined **46,733 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com
Kyle Wilcox • c: 702.510.4172 • o: 702.954.3903 • kwilcox@newmarketadvisors.com

ICSC MEMBER CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

Gordon Brothers 1903

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Kyle Wilcox, NV S.0072504
Austin Thompson, NV S.0189011

February 18, 2026

TROPICANA AVENUE RETAIL FOR LEASE

SEC Tropicana Ave & McLeod Dr | 3025 E Tropicana Ave | Las Vegas, NV 89120

6,031
41,396
40,556
6,177
Tropicana Ave
E Harmon Ave
E Reno Ave
E Hacienda Ave
E Tompkins Ave
E Billman Ave
Ballroom Addiction
Jack Dailey Intermediate School
Oasis Pottery Studio & Supplies
Doris French Elementary School
Walmart
Ross
Ace
GameStop
Sam's Club
Dollar Tree
Paradise Village Way
Key Largo Dr
Florence Ave
Casey Dr
McCoig Ave
Whippletree Ave
Leigh Ave
San Blas Dr
Marida Ct
Chapala Dr
Tarpon
Shamrock Ave
Villa Knolls N Dr
Villa Knolls S Dr
Crestview Dr
La Junta Dr
E Terrace Dr
E Brittlewood Ave
N Braewood Ave
Brookfield Dr
Zodiac Ct
E Chama Ave
Surrey Ln
Bridlewood Dr
Rockledge Dr
Billman Ave
Aldon Ave
Elmrock Pl
Cadbury Dr
Downing Pl
E Desmond Ave
China Dr
Loma Linda Ln
S Eastern Ave
S Topaz St
S Pecos Rd
S Pearl St
McLeod Dr
Harrison Dr
Burnham Ave
Jeffreys St
Renaissance Dr
Gabriel Dr
Latigo St
Euclid St
Madreperla St
Kristen Ln
Cabo Ln
Balfour Dr
Skyland Dr
S Mojave Rd
Summerhill Rd
Desert Vista Rd
Westbury Rd
Woodridge Rd
Monaco Rd
E Montara Cir
W Montara Cir
High Anchor St
S Garita St
S Nambe Dr
S Community Ln
Villa Knolls W Dr
Villa Knolls E Dr
Wright View Dr
Rudy Ln
Rambling Rd
Alfalfa St
S Modena Dr
Lamolle Cir
Caspian Springs Dr
Mandalay Springs Dr
Stormy Cir
Reno Ct
Martingale Ave
Percheron St
Surrey St
Stirrup St
Clydesdale St
Chestnut St
Evaline Ln
Harrison Dr
Latigo St
Taco Bell
Pizza Hut
Dutch Bros
Chevron
Wells Fargo
Walgreens
Burlington
IHOP
Bank of America
dds Discounts
Brake Masters
Treechoice
Luv
Denny's
Subway
Burger King
Mattress Firm
Metro PCS
Rainbow
Citi
Big 5
Sprouts
AutoZone
Mavis
Midas
Jiffy Lube
Pollo Loco
Taco Bell
Pizza Hut
Dollar Tree
Sam's Club
Bank of America
Walmart
Ross
Ace
Subway
Burger King
Mattress Firm
GNC

TROPICANA AVENUE RETAIL FOR LEASE

SEC Tropicana Ave & McLeod Dr | 3025 E Tropicana Ave | Las Vegas, NV 89120

2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**21,289**
3-Mile	**166,764**
5-Mile	**442,736**

Average Household Income

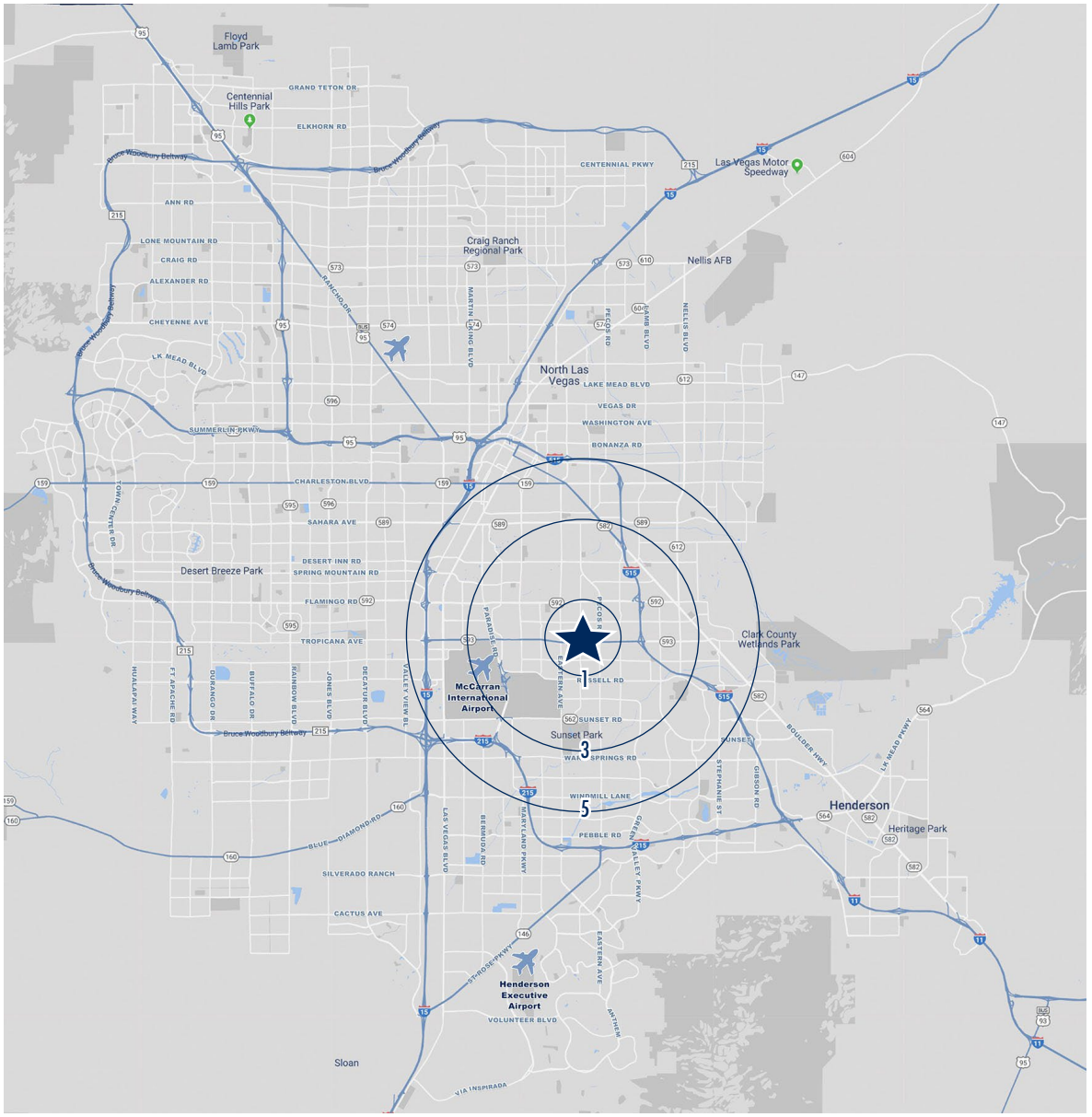
1-Mile	**$89,289**
3-Mile	**$78,546**
5-Mile	**$88,486**

Number of Households

1-Mile	**9,453**
3-Mile	**70,854**
5-Mile	**185,138**

Daytime Population (Employees)

1-Mile	**7,028**
3-Mile	**80,010**
5-Mile	**243,817**



Contact: Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com
Kyle Wilcox • c: 702.510.4172 • o: 702.954.3903 • kwilcox@newmarketadvisors.com

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Kyle Wilcox, NV S.0072504
Austin Thompson, NV S.0189011

February 18, 2026