

Tropicana Marketplace

Las Vegas, NV



Center Highlights

Tropicana Marketplace is located in a well-established neighborhood community. The unbeatable location, along with Smith's Food & Drug Stores serving as anchor, provides steady traffic and great visibility for this center.

Center Address: Tropicana Ave at Jones Blvd

City/State: Las Vegas, NV

Population: 3 mile radius – 131,730 people

Avg. Household Income: \$62,944

Traffic Counts: Tropicana Ave at Jones Blvd - 80,000

Property Size: 143,000 sq. ft.

Latitude/Longitude: 36.101428 N, -115.226134 W

Leasing Executive

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WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



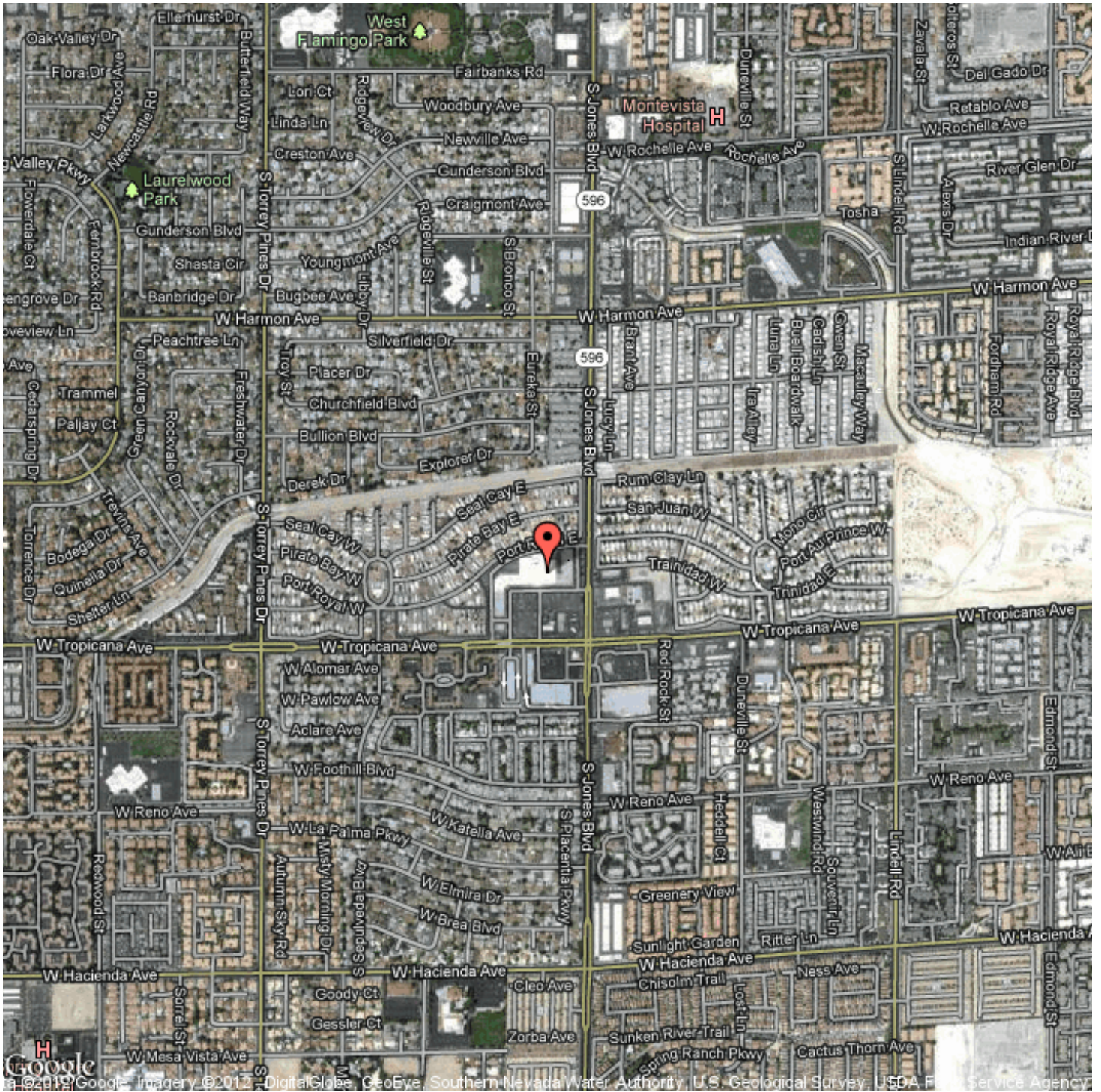
TENANT LIST

AOA	Golden Dragon	
AOB	Nail Shack	
AOC	Supercuts	
AOD	Chase Bank	
AOE	MVP's Sports Lounge	
AOJ	X Cell Communications	
AOK	Available (20'x85')	1,700 SF
AOL	Sushi Factory	
AON	Available (27'x85')	2,357 SF
AOP	Available (20'3"x85')	1,723 SF
AOR	Available (20'x50')	1,000 SF
AOS	Available (varies)	1,465 SF
COA	Rent-A-Center	
COC	Available (20'x85')	1,700 SF
COD	Smoke Shop	
COE	Liberty Tax Service	
DOA	Family Dollar	
E0A	Available (20'x50')	1,000 SF
E0B	Blockbuster Video	
E0F	Beauty Center	
E0H	Available (35'2" x 85')	2,989 SF
E0J	Available (15'x85')	1,289 SF
E0L	Opal 11 Cleaners	
E0M	AT&T	
E0N	Mr. Amazing Loans	
ROA	Black Bear Diner	
ROB	ATM	
ROC	Available Outparcel (14,500 SF Land)	SF

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Google Map



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Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L183 Tropicana Marketplace
Tropicana Ave at Jones Blvd - Las Vegas, NV

Longitude: -115.226134

Latitude: 36.101428

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	34,625	80,634	131,731	351,397
Average Household Income	\$52,534	\$59,559	\$62,945	\$63,879

Population				
2016 Population	34,776	80,693	129,225	348,318
2011 Population	34,625	80,634	131,731	351,397
2010 Census Population	33,034	75,392	125,943	339,963
2000 Census Population	30,744	69,762	115,336	266,281
% Growth 2010 to 2011	4.82%	6.95%	4.60%	3.36%
% Forecasted Growth 2011 to 2016	0.44%	0.07%	-1.90%	-0.88%

Race & Ethnicity				
% White	42.77%	45.28%	42.60%	44.75%
% Black	13.22%	10.65%	9.87%	9.30%
% Asian	12.61%	13.03%	14.00%	14.08%
% Other	4.59%	4.14%	4.07%	4.55%
% Hispanic	26.81%	26.90%	29.47%	27.32%

Income & Education				
Median Household Income	\$43,042	\$47,155	\$47,834	\$48,221
Average Household Income	\$52,534	\$59,559	\$62,945	\$63,879
% College Graduates	22.76%	23.49%	23.73%	26.43%

Age				
Median Age	37.5	39.1	38.2	36.8
% Age < 18	19.53%	19.37%	20.36%	21.49%
% Age 65 +	13.12%	14.02%	13.20%	12.15%

Households & Housing				
Households	15,035	33,325	53,422	140,466
Average Household Size	2.30	2.41	2.46	2.49
Median Housing Value	\$74,601	\$89,423	\$95,420	\$111,896
% Owner Occupied Housing	34.39%	39.53%	37.91%	37.22%
% Renter Occupied Housing	49.14%	44.70%	45.52%	44.69%
% Vacant Housing	16.47%	15.77%	16.58%	18.09%

Workplace & Workers				
Number of Businesses	376	2,368	5,595	14,220
Total Number of Employees (FTE)	8,447	52,037	117,711	317,251
% White Collar	51.32%	52.65%	52.48%	54.92%
% Blue Collar	48.68%	47.35%	47.52%	45.08%