



## WEST TROPICANA CENTER

8620, 8650 W Tropicana Ave • 4835 S Durango Dr  
Las Vegas, Nevada 89147

# FOR LEASE

**Lease Rate: \$1.95/SF NNN**  
(2021 estimated CAMs are \$0.45 PSF)

## PROPERTY DESCRIPTION

West Tropicana Center is a 123,387 sq. ft. retail center situated at a major intersection of Tropicana Avenue and Durango Drive near the Spanish Trail Country Club community and less than one mile of the 215 Beltway. The retail center boasts a strong diverse tenant mix, great visibility, plenty of parking, and high traffic counts.

Close to shops, restaurants, businesses, and everything that Las Vegas has to offer!

**FOR MORE INFORMATION CONTACT:**

**GERI JAMESON** | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | [geri@virtusco.com](mailto:geri@virtusco.com)

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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## AVAILABLE SUITES

8650A-201	Kimba Siegel	1,919 SF
<b>8650A-202</b>	<b>AVAILABLE</b>	<b>6,581 SF</b>
8650A-203	Las Vegas Veterinary	3,677 SF
8650A-207	Las Vegas Veterinary	1,722 SF
8650A-208	Savage Gas Co	3,525 SF
4835	United Healthcare	14,490 SF

8650B-104-108	Las Vegas Veterinary	23,545 SF
8650B-109-110	Island Pacific	14,253 SF
8650B-111-112	Van Marcke Trade	9,995 SF
8650B-113	Radiant Medical Aesthetics	1,680 SF
8620	West Point Bankcorp	42,000 SF

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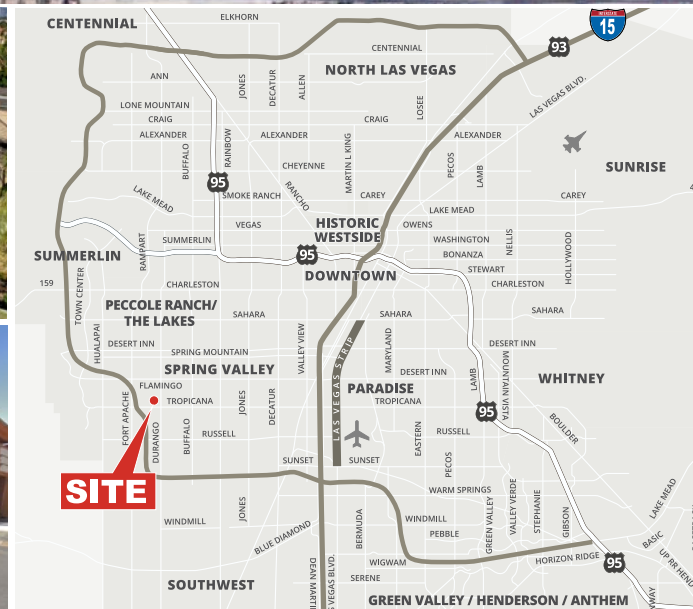


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## AERIAL OVERVIEW



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