

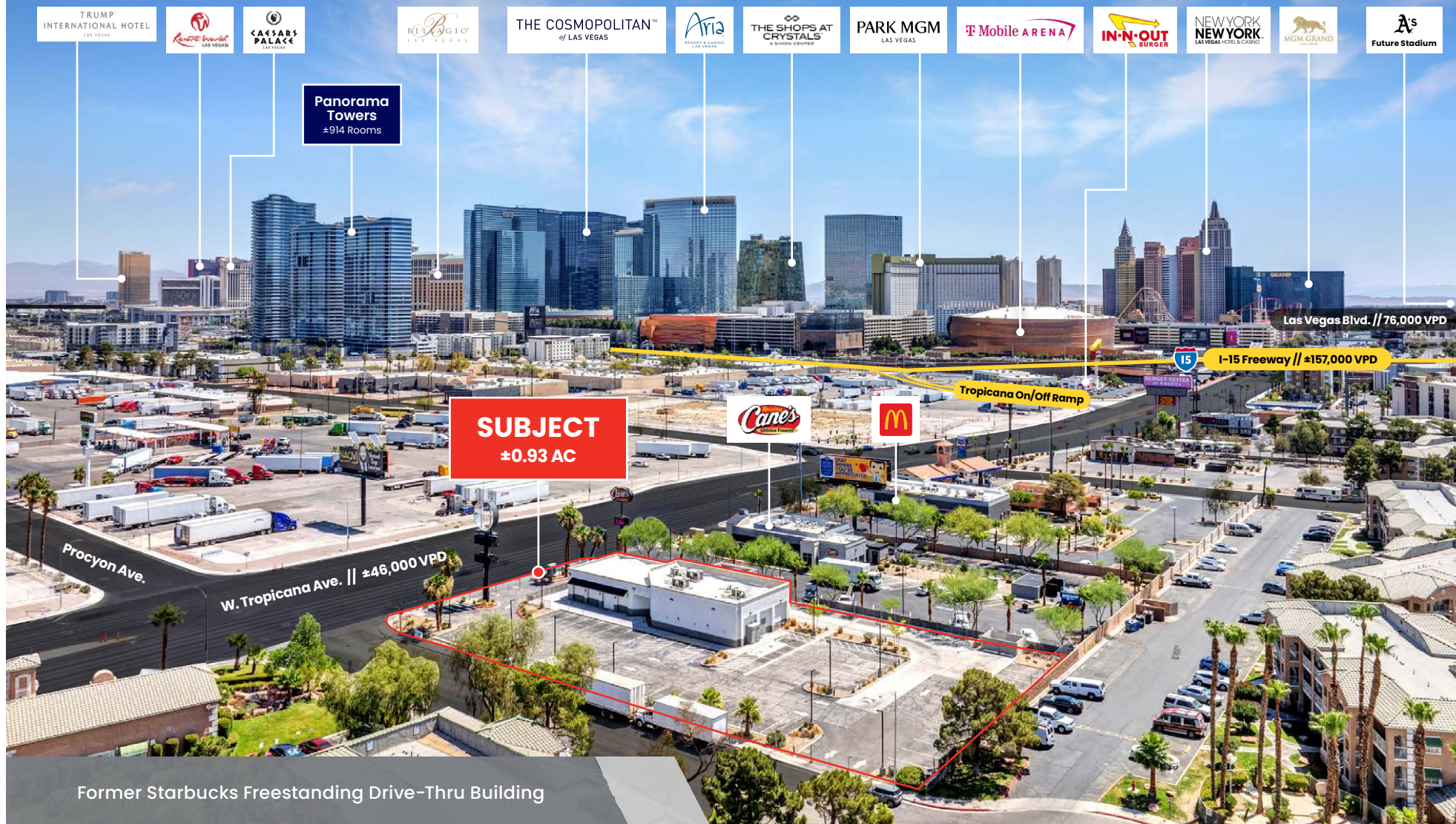
Retail Available For Lease

3575 W. TROPICANA AVENUE

Las Vegas, NV 89103

Listed By:

Colliers



Former Starbucks Freestanding Drive-Thru Building

LISTING SNAPSHOT

Lease Rate
Contact Broker

Space Available
±4,103 SF
±0.93 AC

APN:
162-29-101-003



PROPERTY HIGHLIGHTS

- Second-generation freestanding former Starbucks with drive-thru
- Hard corner location at Tropicana Ave. & Procyon St. (±46,000 VPD), with full access and direct connectivity to Allegiant Stadium and the Las Vegas Resort Corridor, attracting approximately ±38.5 million visitors annually
- Easy access to all major freeways – less than 0.5 miles west of I-15 Freeway (±157,000 VPD)
- Benefits from the completed I-15/Tropicana Interchange improvement project, which restored full access, widened the bridge, improved ramps, and added Joey Bishop Drive to significantly enhance traffic flow throughout the corridor
- Adjacent to national retailers including Raising Cane's, McDonald's, In-N-Out Burger, and more
- Strong visitation from both daily local commuters and Las Vegas tourism with 682,088 consumers within a 5-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	5,153	121,633	369,782
2026 Average Household Income	\$138,074	\$75,415	\$94,757
2026 Households	3,058	55,444	156,427
Daytime Population	50,542	329,382	682,088

Listing Brokers

AREEBA MOTEN
Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI
Associate
+ 1 702 836 3766
trevor.olkowski@colliers.com
License # NV-B5.0145996

ADAM MALAN
Vice Chair
+ 1 702 449 1180
adam.malan@colliers.com
License # NV-S.63542.LLC

The trade area consists of ±369,782 residents with an average household income of ±\$94,757 within a 5-mile radius.



39.6

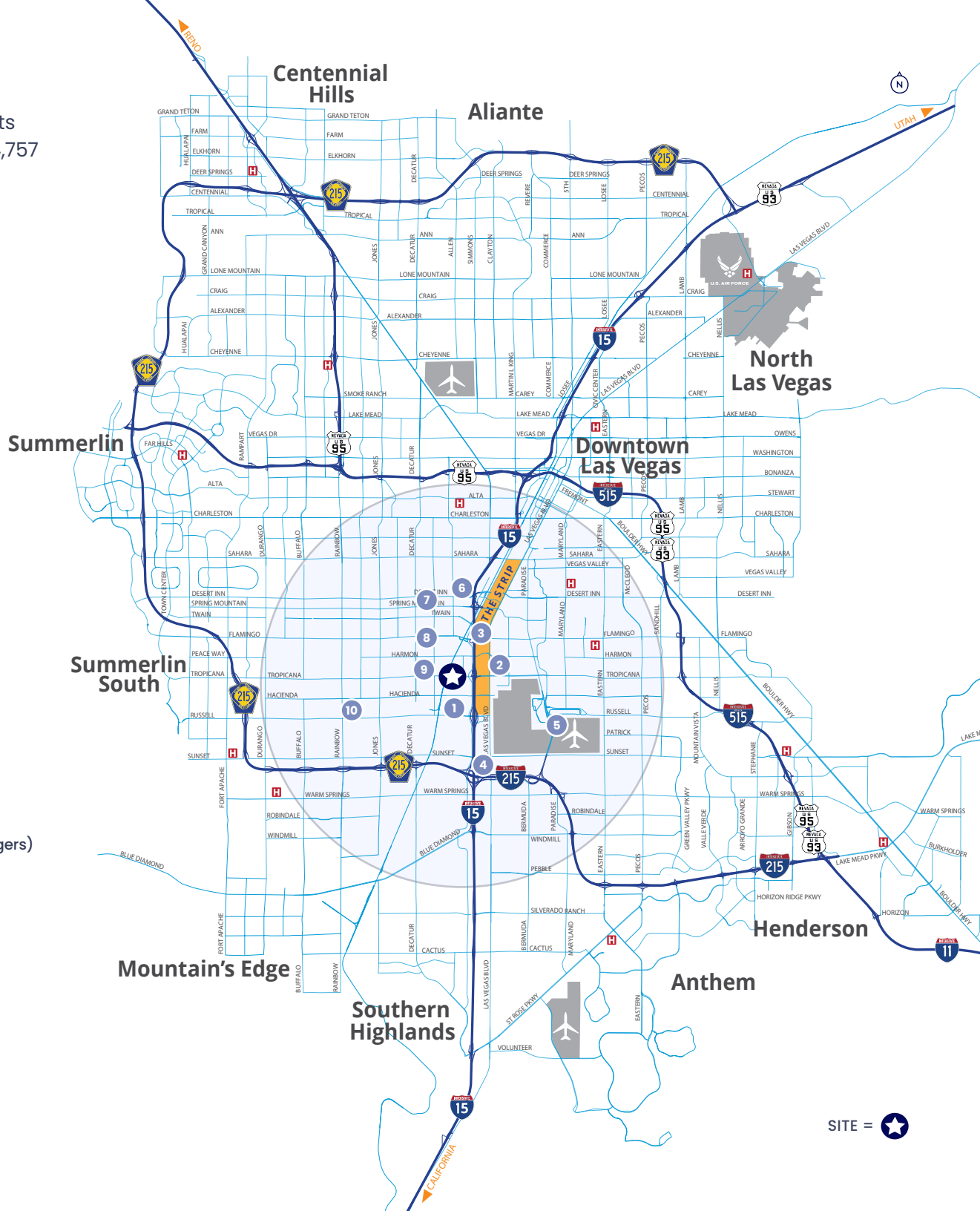


60,482



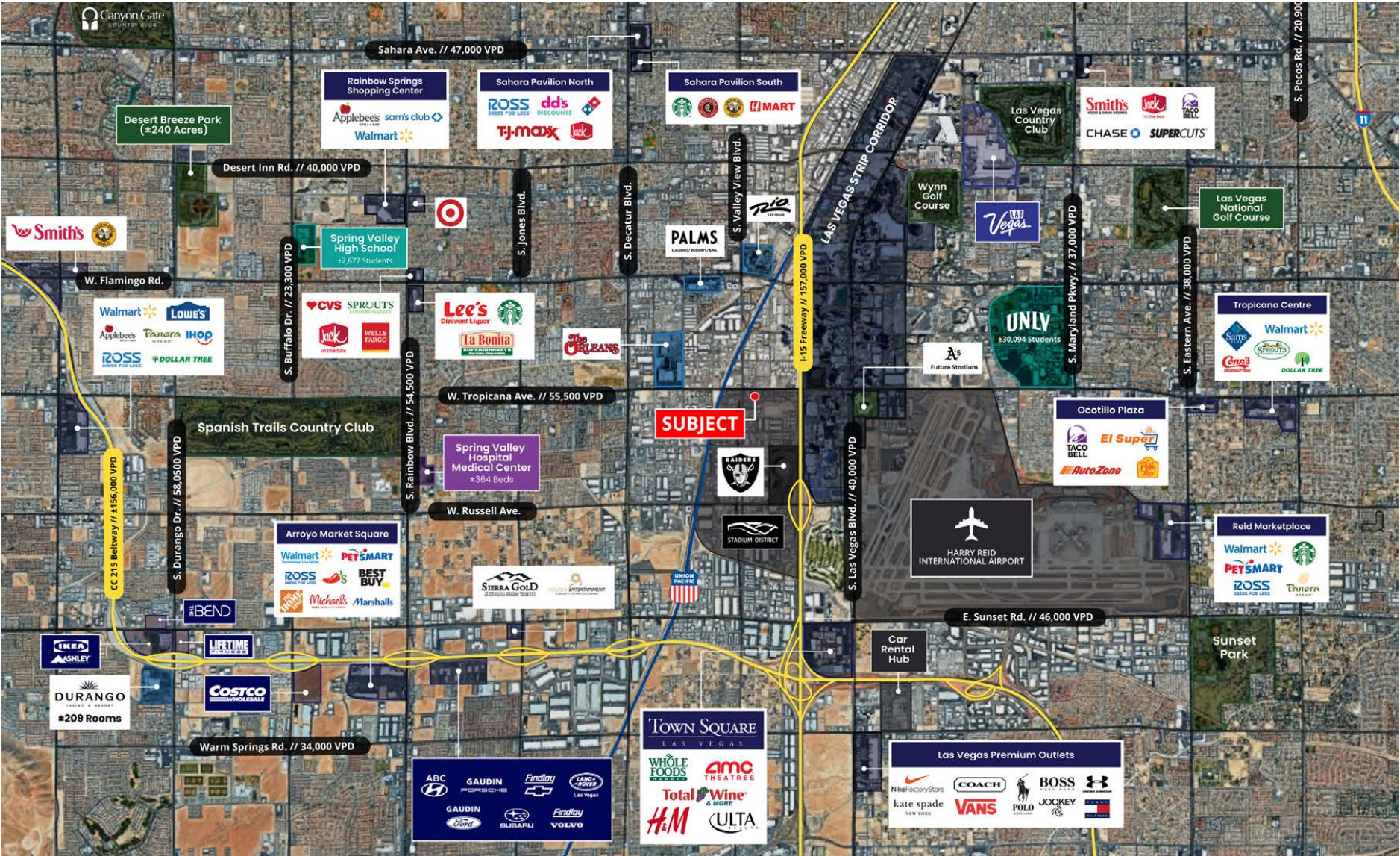
39.8%

- 1 **Allegiant Stadium (±72,000 Seats)**
- 1.3 miles
- 2 **T-Mobile Arena (±20,000 Seats)**
- 0.9 mile
- 3 **The Las Vegas Strip (±115,000 Hotel Rooms)**
- 1.9 miles
- 4 **Town Square Las Vegas**
- 3.8 miles
- 5 **Harry Reid International Airport (±55 Million Passengers)**
- 3.3 miles
- 6 **Area 15 Immersive Entertainment Venue**
- 2.9 miles
- 7 **Chinatown Historical District**
- 2.5 miles
- 8 **The Palms Casino Resort (±766 Rooms)**
- 1.5 miles
- 9 **The Orleans Hotel & Casino (±1,886 Rooms)**
- 0.9 mile
- 10 **Spring Valley Hospital (±366 Beds)**
- 4.5 miles



3575 W. TROPICANA AVENUE

TRADE AREA MAP



■ = Subject ■ = Power Centers ■ = Schools ■ = Casinos ■ = Hospitals ■ = Residential



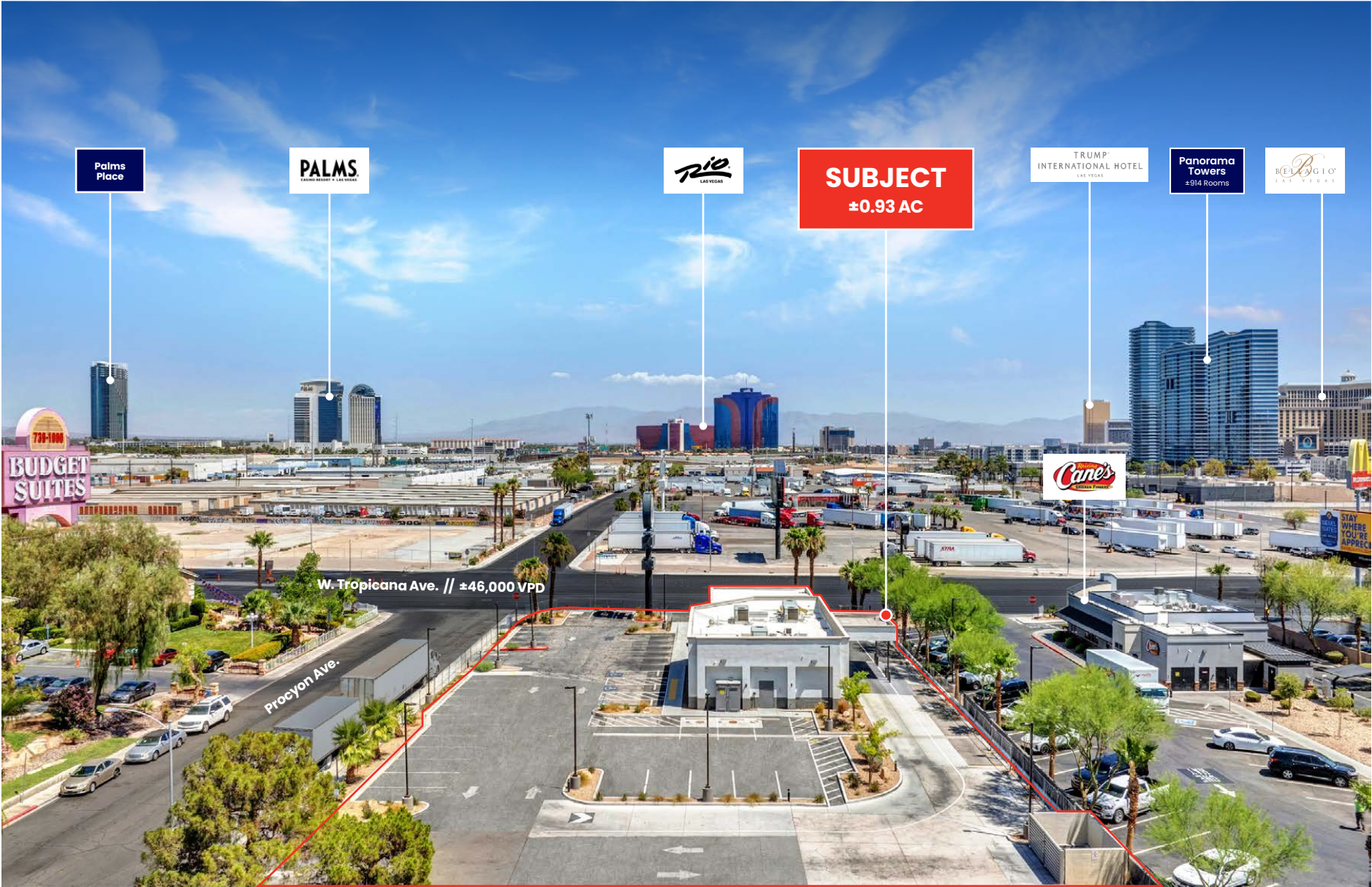
PLANS & AERIALS

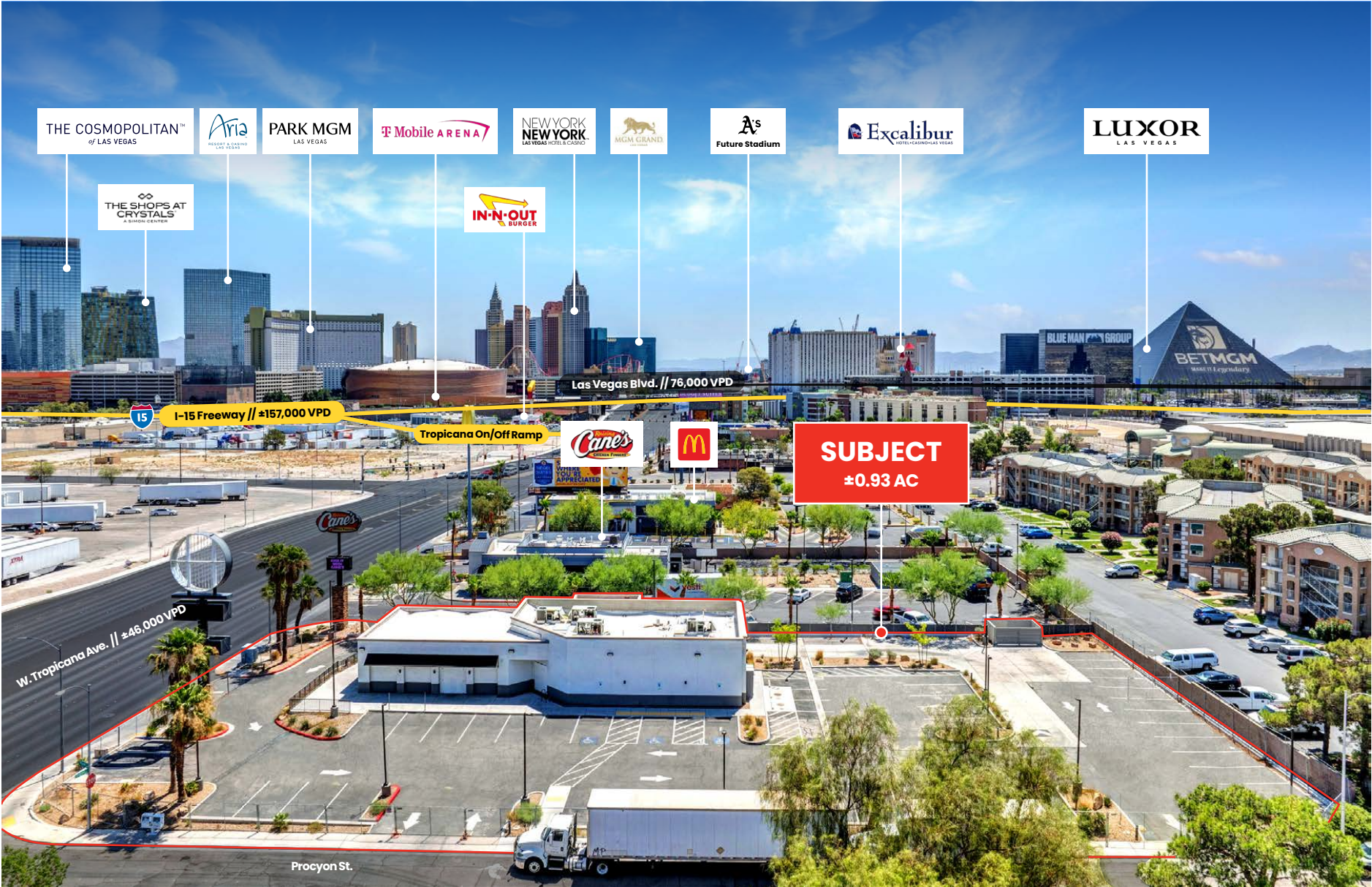
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 = Subject







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TRUMP
INTERNATIONAL HOTEL
LAS VEGAS



THE COSMOPOLITAN™
of LAS VEGAS



THE SHOPS AT
CRYSTALS
A MANDALAY CENTER

PARK MGM
LAS VEGAS



SUBJECT
±0.93 AC



Procyon Ave.

W. Tropicana Ave. || ±46,000 VPD

Tropicana On/Off Ramp

Las Vegas Blvd. || 76,000 VPD

I-15 Freeway || ±157,000 VPD

Listed By:



Malan + Marcello Investment Team

AREEBA MOTEN

Senior Associate
+ 1 702 727 3780
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License # NV-S.0194559

TREVOR OLKOWSKI

Associate
+ 1 702 836 3766
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