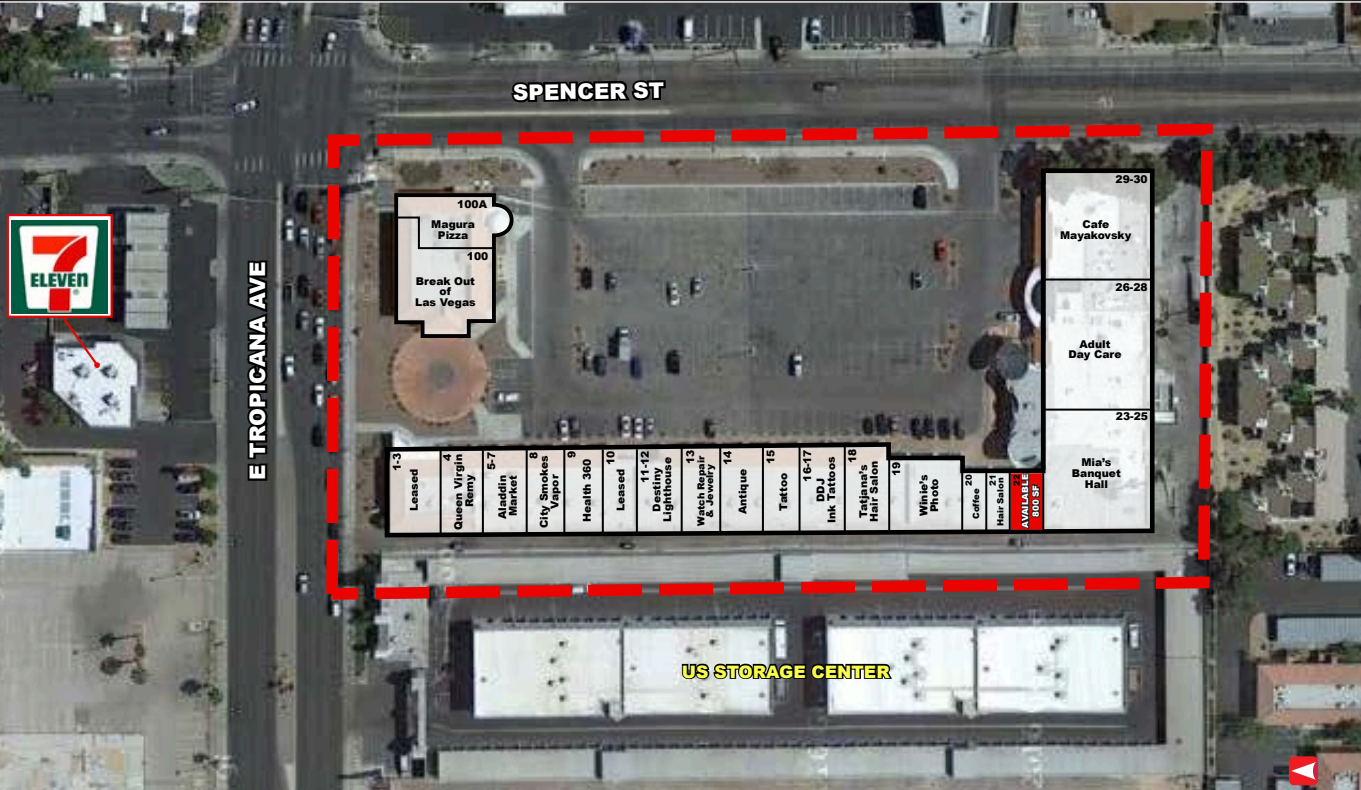


THE TROPICANA & SPENCER CENTER

FOR LEASE

1775 E Tropicana Avenue | Las Vegas, NV 89119

*** HIGHLY MOTIVATED OWNER ***



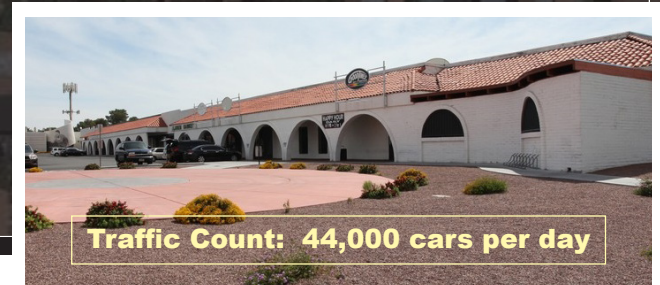
****AVAILABLE****

LEASE RATE: \$0.80 / SF plus NNN

TENANT	SUITE #	SQ. FT.
Leased	1-3	4,972
Queens Virgin Remy	4	1,000
Aladdin Market	5-7	3,000
City Smokes Vapor	8	1,000
Health 360	9	1,000
Leased	10	1,000
Destiny Lighthouse	11-12	2,000
Watch Repair & Jewelry	13	1,000
Antique Store	14	1,000
Tattoo	15	1,000
DDJ Ink Tattoos	16-17	2,000
Tatjana's Hair Salon	18	1,000
Winie's Photography	19	1,000
Coffee Shop	20	800
Hair Salon	21	800
AVAILABLE	22	800
Mia's Banquet Hall	23-25	11,000
Adult Day Care	26-28	6,788
Lindo Vegas Mexican Grill	29-30	3,618

The Tropicana & Spencer Center which consists of two separate buildings is located near the University of Nevada Las Vegas, one of the largest higher learning institution with student enrollment greater than 35,000 (including part-time students). The center was the former home of Liberace Museum, originally created by Liberace himself. The buildings are highly visible to traffic and walking pedestrians. The bus stops are near the property. Owner will negotiate with a strong tenant(s).

- Highly motivated owner
- Low rents
- Former Liberace Museum Center
- Great corner location
- Brand new sign
- Near UNLV



www.virtusco.com

Contact:

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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.

virtus
commercial

1333 N Buffalo Drive Sute 120
Las Vegas, NV 89128