

FOR LEASE $\pm 1,200$ SF – $\pm 2,100$ SF AVAILABLE

SIENA TOWN CENTER

10180 WEST TROPICANA AVENUE, LAS VEGAS, NV 89147



AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

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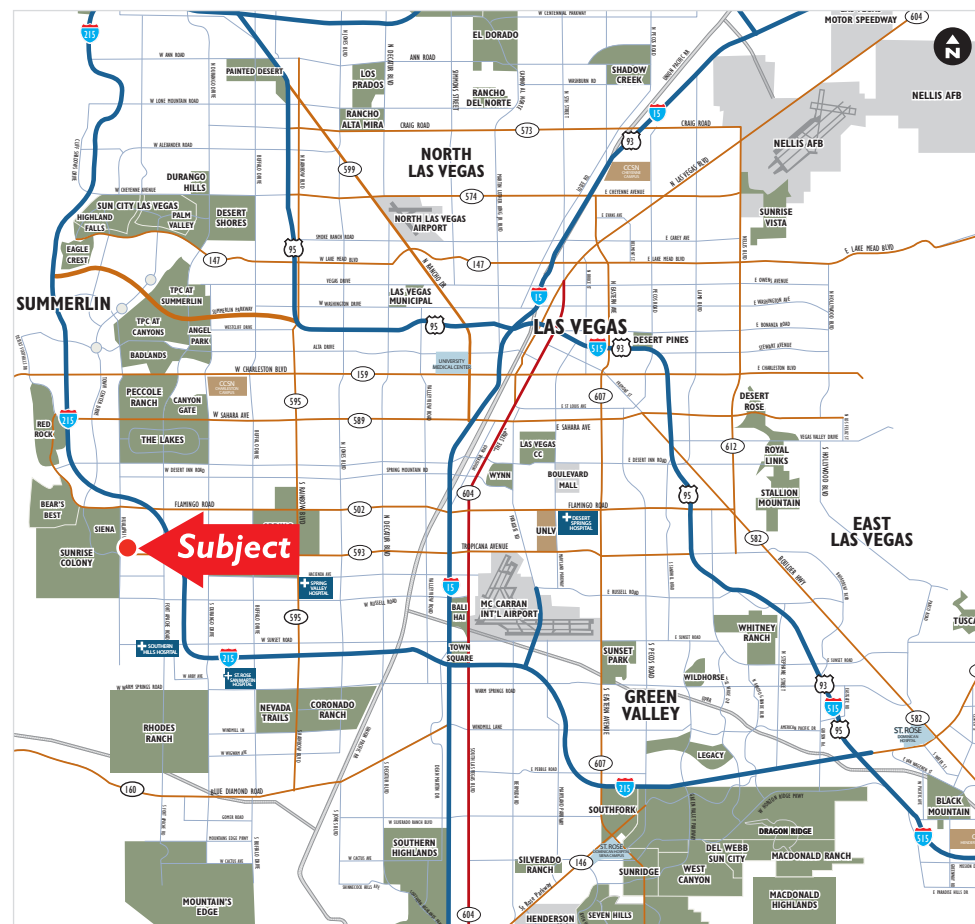
SIENA TOWN CENTER IS LOCATED ON THE NORTHEAST CORNER OF WEST TROPICANA AVENUE AND HUALAPAI WAY. ANCHORED BY SMITH'S GROCERY STORE, THIS SHOPPING CENTER IS POSITIONED DIRECTLY ACROSS FROM THE ENTRANCE TO THE SIENA SUMMERLIN SOUTH MASTER PLANNED COMMUNITY, AND IS JUST ONE MILE FROM THE I-215 BELTWAY.

PROPERTY FEATURES

- Anchored by Smith's, Smith's Fuel Center and Wells Fargo Bank
- Join Great Harvest Bread Co., Tropical Smoothie Cafe, Subway, China A Go Go, Snap Fitness, Dotty's, State Farm, and UPS
- Approximately one (1) mile from I-215 Beltway
- Zoned Clark County General Commercial (C-2)
- Inline, End Cap, Pad Space, and Former Fitness Space available
- Shopping Center Size: $\pm 114,468$ SF on 12.88 acres
- Daily Total Traffic Count: 50,900+ cars per day

POPULATION AND INCOME

	2015 EST. POPULATION	2015 AVG. HOUSEHOLD INCOME	2020 EST. POPULATION	2020 AVE. HOUSEHOLD INCOME
1 MILE	17,782	\$80,159	19,743	\$91,490
3 MILE	106,469	\$78,238	115,209	\$89,263
5 MILE	242,266	\$78,099	260,706	\$89,485



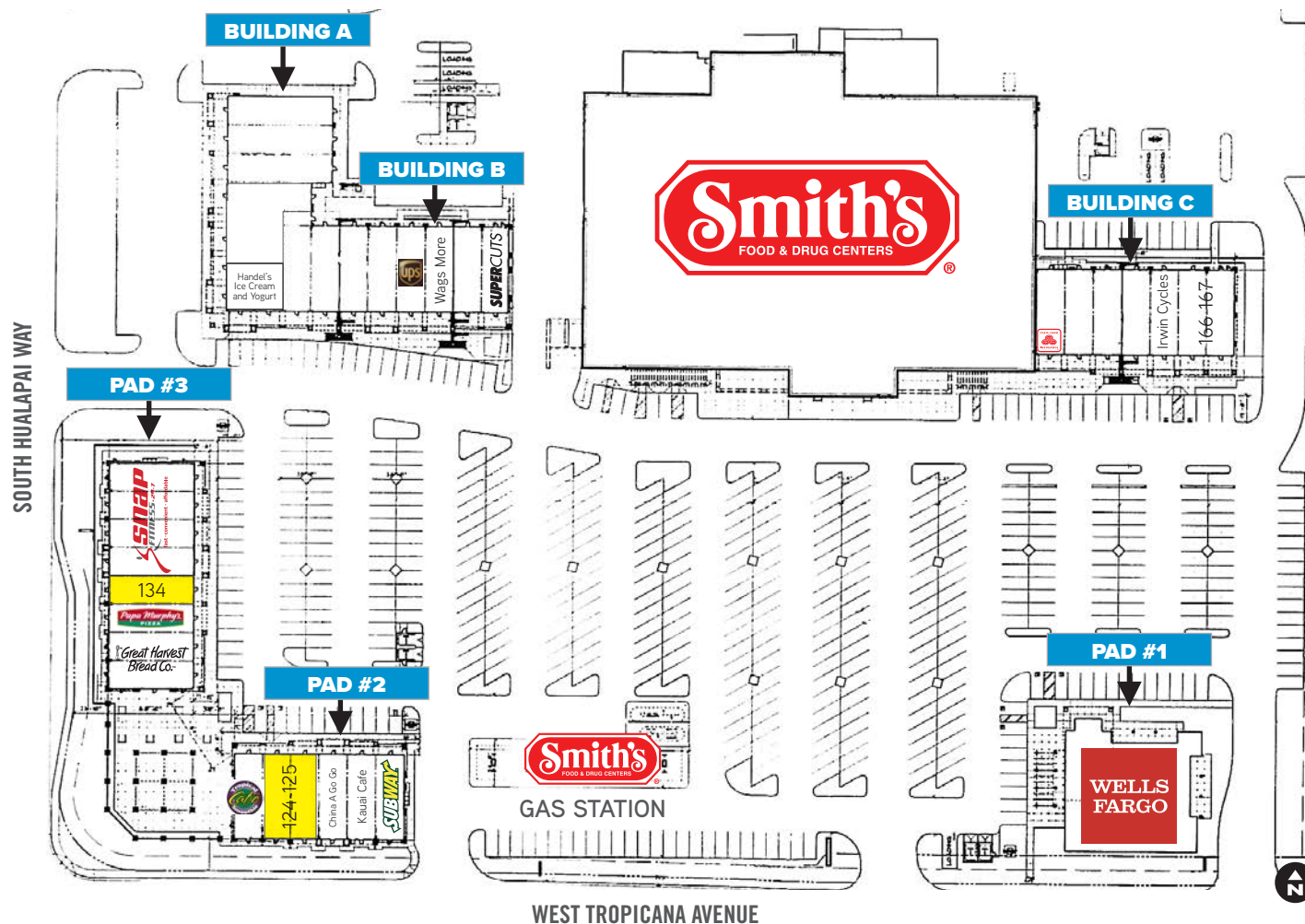
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SUITE	TENANT	SF
Pad 1	Wells Fargo (Ground Lease)	±5,961
121	Subway	±1,200
122	Jun Korean Restaurant	±1,161
123	China A Go Go	±1,200
124-125	AVAILABLE - April 2019	±2,100
126	Tropical Smoothie Cafe	±1,500
131	Great Harvest Bread Co.	±2,084
133	Papa Murphy's	±1,515
134	AVAILABLE	±1,200
136	Snap Fitness	±4,761
141	Dotty's	±4,500
144	Anna Marie's Italian Cuisine	±2,400
150	Handel's Ice Cream & Yogurt	±1,600
152	Elite Vacuum Plus	±1,400
153	Eye Dentity	±1,200
154-155	Smile City	±2,400
156	UPS	±1,200
157	Wags More	±1,200
158	Signature Nails	±1,200
159	Supercuts	±1,161
161	State Farm Insurance	±1,200
162	Thrift DLUX Cleaners	±1,200
163	One Love Pet Salon	±1,200
164	Open Door Residential	±1,200
165	Irwin Cycles	±1,200
166-167	Pisces Reef Fish Emporium	±2,361



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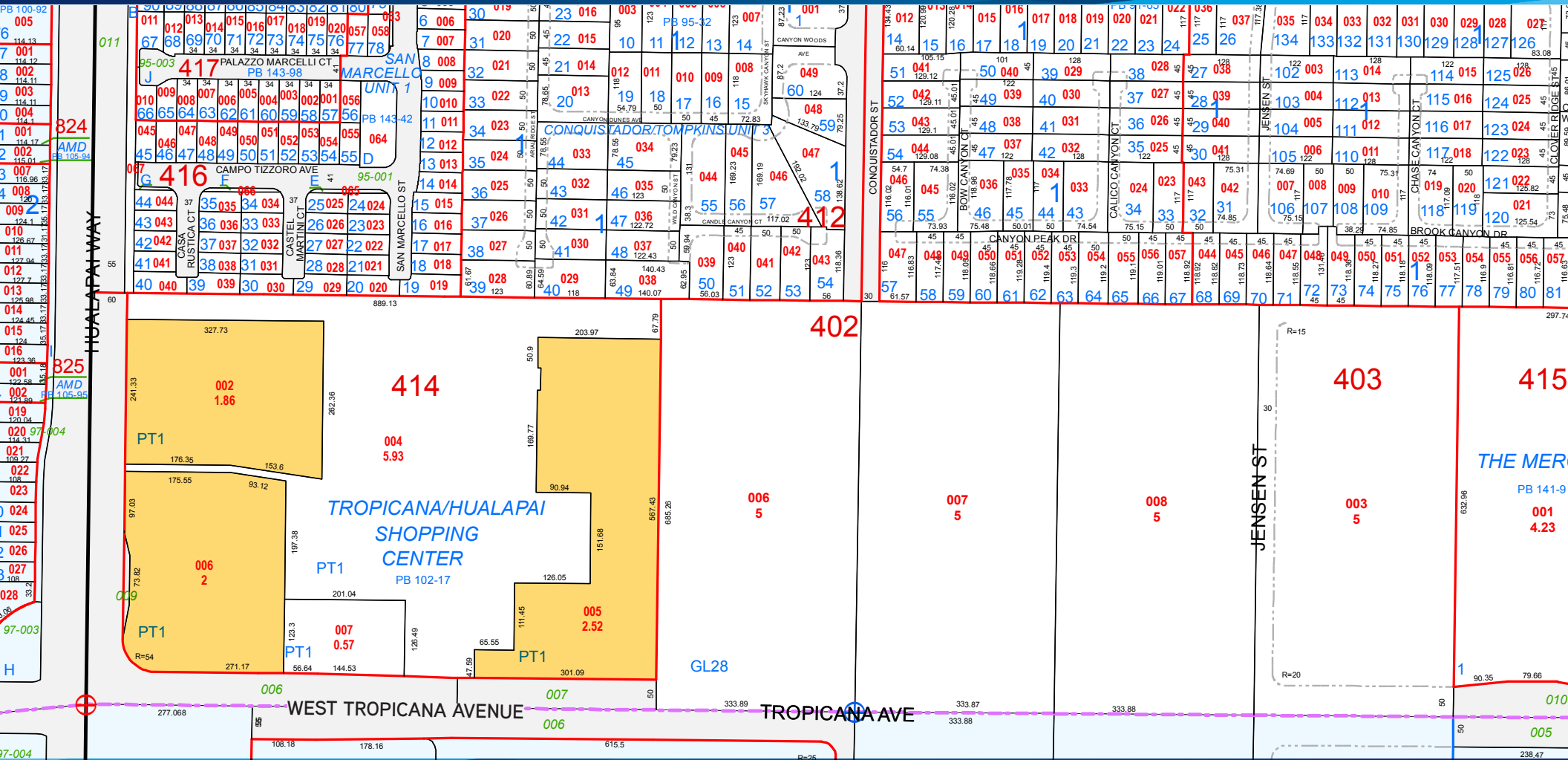
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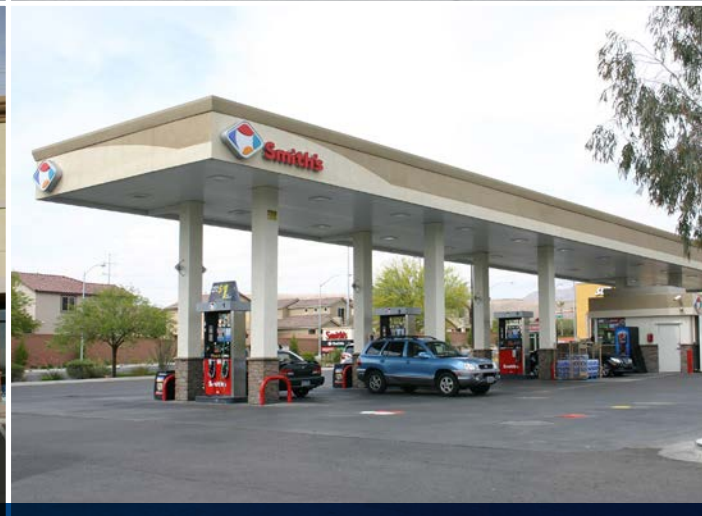
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