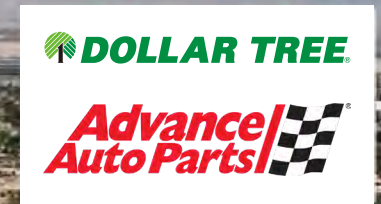
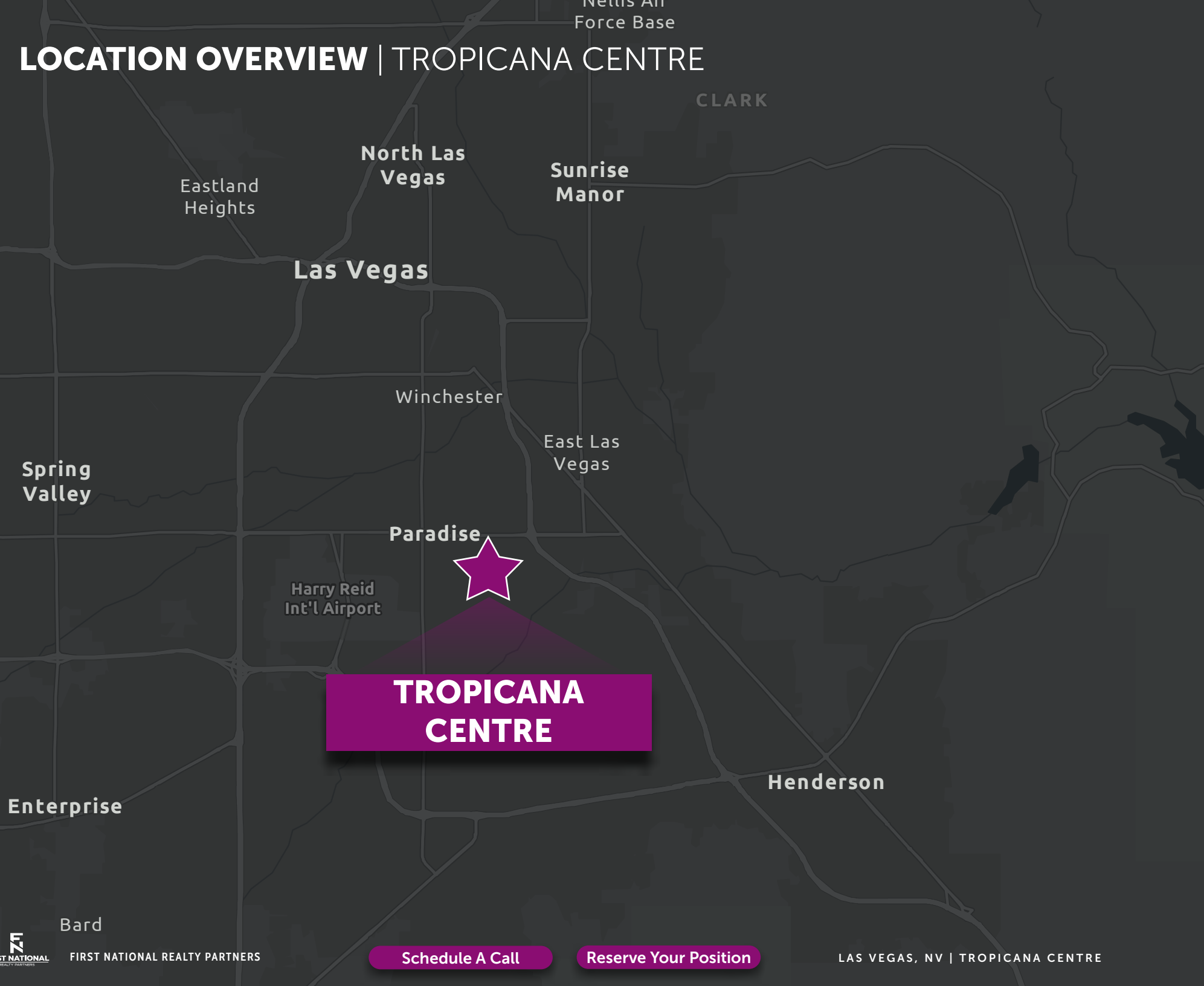


PROPERTY OVERVIEW | TROPICANA CENTRE



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LAS VEGAS, NV | TROPICANA CENTRE

ESSENTIAL GROCERY-ANCHORED | TROPICANA CENTRE



Tenant Since 1991
Long-Term Commitment

- Strong traffic driver offering destination-oriented shopping
- Walmart is the world's largest company by revenue, as well as the largest United States grocery retailer
- Walmart continues to be a leader in sustainability, corporate philanthropy, and employment opportunity



DAILY-NEEDS UPSCALE GROCER | TROPICANA CENTRE

SPROUTS™
FARMERS MARKET

Tenant Since 2004
Upscale Supermarket

- Sprouts is one of the nation's top natural organic retailers with more than 335 stores across 21 states
- SFM is opening approximately 30 stores per year, on average

ESSENTIAL GROCERY-ANCHORED | TROPICANA CENTRE



Tenant Since 1991
Long-Term Commitment

- Sam's Club well-established, long-standing, top-performing store
- Walmart Stores, Inc. Guarantee

MARKET OVERVIEW | TROPICANA CENTRE

Las Vegas Market

Las Vegas is known as one of the world's premier tourist destinations, known for the infamous Las Vegas Strip. The Strip is approximately 4 miles in length and is located in the central part of the Las Vegas Valley. It is the home to over 20 hotels providing 150,000 rooms as well as first class amenities and casinos. Las Vegas is well known as the entertainment capital of the world with many world-class singers and entertainers choosing to have residencies on the Strip. In recent years, Las Vegas has emerged as a sports town with the addition of the Las Vegas Golden Knights, The Las Vegas Raiders, and the Las Vegas Aces.

With the continued growth of the Las Vegas Strip and the Las Vegas Valley, people and businesses alike have taken notice and relocated to Las Vegas. Las Vegas saw a nearly 20% population growth between 2010 and 2020, solidifying itself as one of the top 5 growing cities in the United States. The market's attractive benefits, such as Nevada being a top five state for the Lowest-Cost for doing Business as well as being a top ten state when it comes to the Overall State Tax Climate has helped grow small and large business in the Valley.



42 Million Annual Visitors (2019)

#6 For Tourists From Outside The United States

MARKET OVERVIEW | TROPICANA CENTRE

Featured Sports Attractions

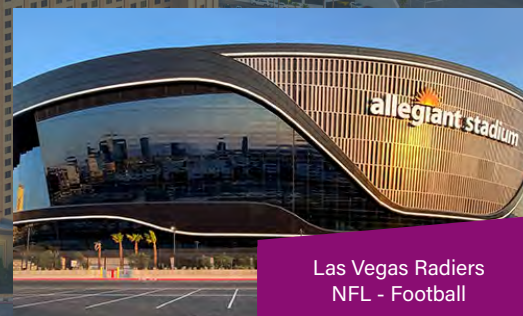
Allegiant Stadium: Located adjacent to the world-famous Las Vegas Strip, Allegiant Stadium is a global events destination, highlighted by the arrival of the NFL's iconic Raiders in 2020. Allegiant Stadium is conveniently located for both visitors and locals, fully enclosed and climate-controlled with a capacity of 65,000. The Stadium is the home of the Las Vegas Raiders NFL team and hosts world-class entertainment including concerts and special sports events such as the Pac-12 Championship Game, The Las Vegas Bowl and the 2024 Super Bowl.

T-Mobile Arena: Located on the Las Vegas Strip, T-Mobile Arena is the destination in Las Vegas for live events. The 20,000-seat arena opened in April of 2016 and hosts events ranging from the UFC, Boxing, Hockey, Basketball, and bull riding to high-profile awards shows and top-name concerts. T-Mobile Arena is home to the NHL's Las Vegas Golden Knights and is the host of the NHL's 2022 All-Star Game.

Sport Teams



Las Vegas Knights
NHL - Hockey



Las Vegas Radiers
NFL - Football



DISCLAIMER

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