

FOR LEASE

Paradise Marketplace

3810 & 3870 East Flamingo Road, Las Vegas, NV 89121

Anchored by Smith's

Al Twainy, CCIM
Senior Vice President
+1 702 400 2001
al.twainy@colliers.com
License # NV-BS.0024268

Jennifer Lehr, CCIM
Senior Associate
+1 702 782 9385
jennifer.lehr@colliers.com
License # NV-BS.0143951

Property Overview

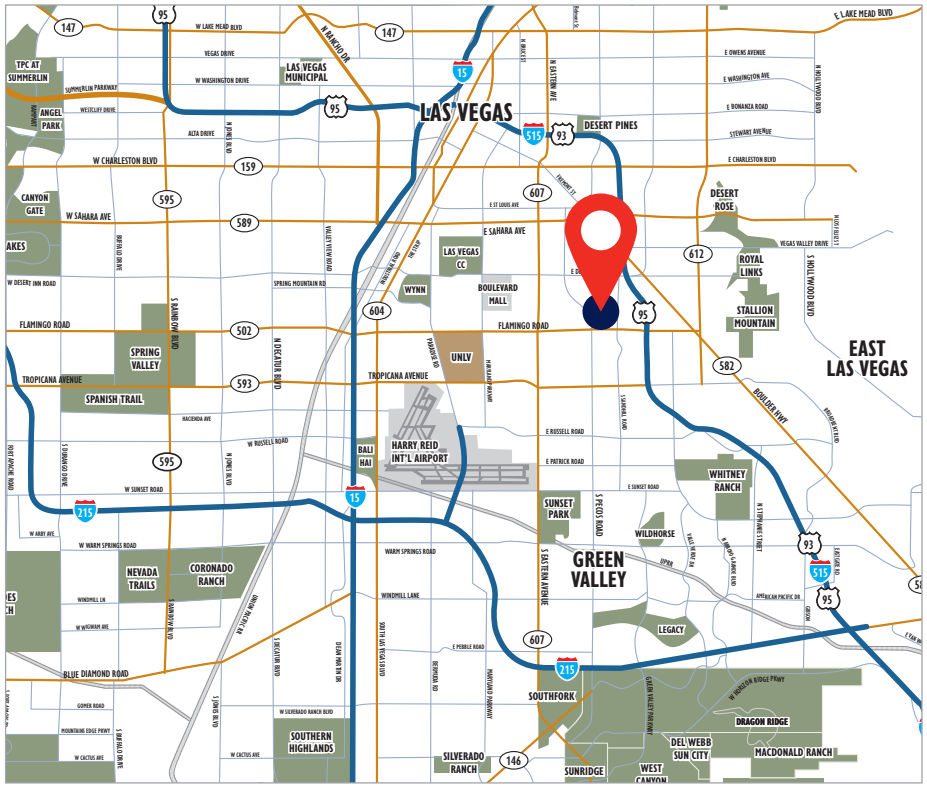
Paradise Marketplace is a core retail location anchored by Smith's Grocery and In-N-Out Burger. The shopping center is positioned approximately ½ mile west of the US-95 interchange at the signalized intersection of East Flamingo Road and East Sandhill Road, benefiting from significant frontage along both thoroughfares and visibility to approximately ±63,000 vehicles per day.

±6.49 Acres

1988 Year Built

APN: 161-18-816-004

Daily Total Traffic Count:
63,000+ cars per day



±1,360 SF – ±5,790 SF

Retail & Office Space Available

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Colliers

Site Plan

For illustration purposes only. Not to scale.



Availabilities

Suite	Tenant	SF
A15	Management Office	±1,885
A14	Cash Oasis/Hi-Tex	±738
A12/A13	Cascão Jiu Jitsu	±1,600
A9	Dotty's	±5,100
A8	H&R Block	±1,700
A6	Ramrod Staffing	±1,500
A5	iNails	±1,253
A4	GoWireless (Verizon)	±2,194
A3	Maria & Francisco Garcia Tax Free	±1,200
A2	The UPS Store	±1,400
A1	Suha Bites Sushi	±2,053
C3	**Available**	**±1,360**
C2	Smoke Shop	±1,790
C1	Boost Mobile	±1,062
D	Dollar Tree	±10,920
E5	Capriotti's Sandwich Shop	±1,870
E4	Golden China	±1,700
E2	Absolute Dental	±3,400
E1	**Available**	**±1,700**
F2	Cosmic Comics	±4,000
F1	French Cleaners	±2,000
G1 1st Floor	Archwell Health	±12,693
G1 2nd Floor (201)	Accident & Injury	±3,852
G1 2nd Floor (202)	**Available**	**±5,790**
G2	Eye Care Associates	±2,973

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Floor Plan

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Suite E1

±1,700 SF Available For Lease



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Floor Plan

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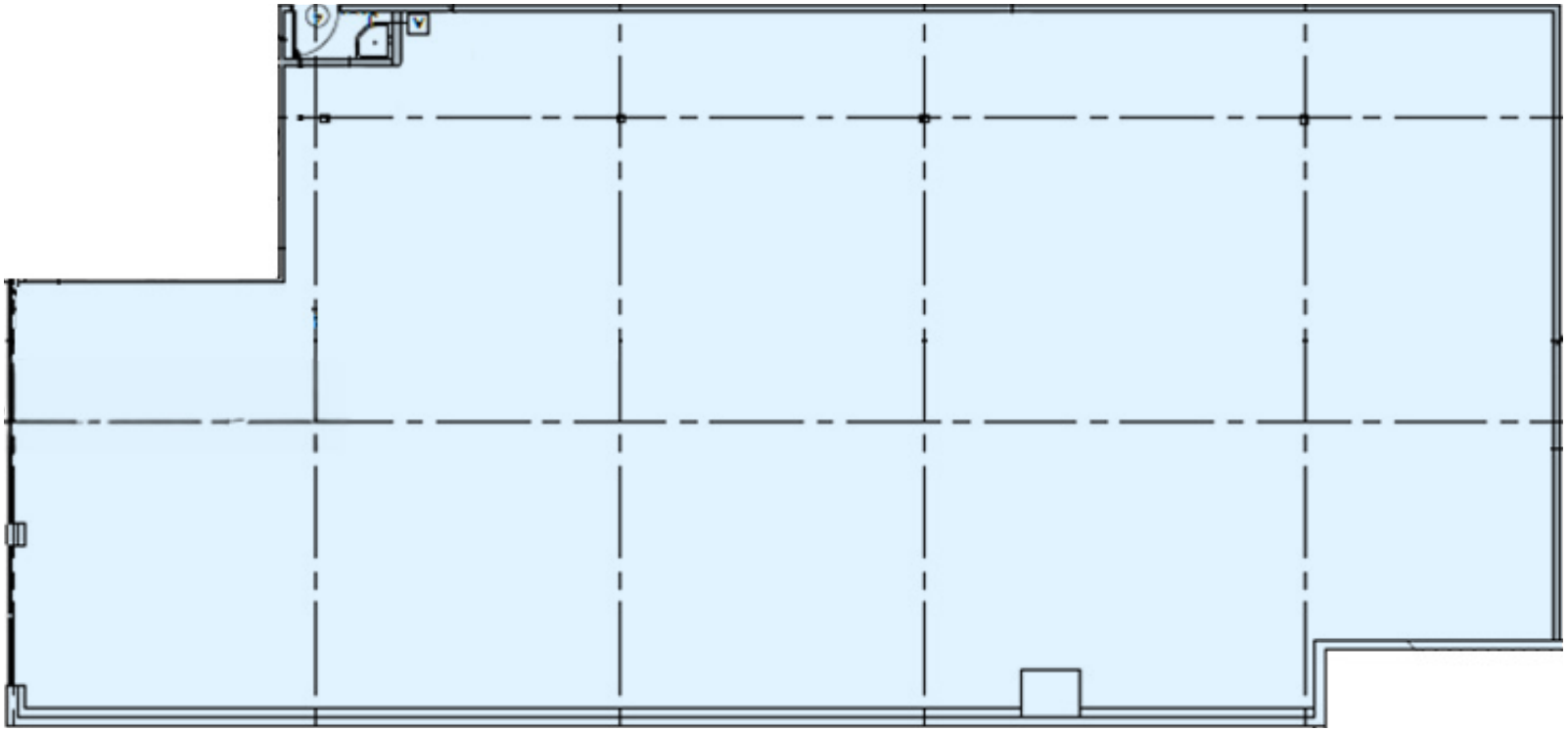
Suite G1 - Unit 202

±5,790 SF Available For Lease

Second Floor

Current Layout *(See proposed layout on next page)*



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Floor Plan

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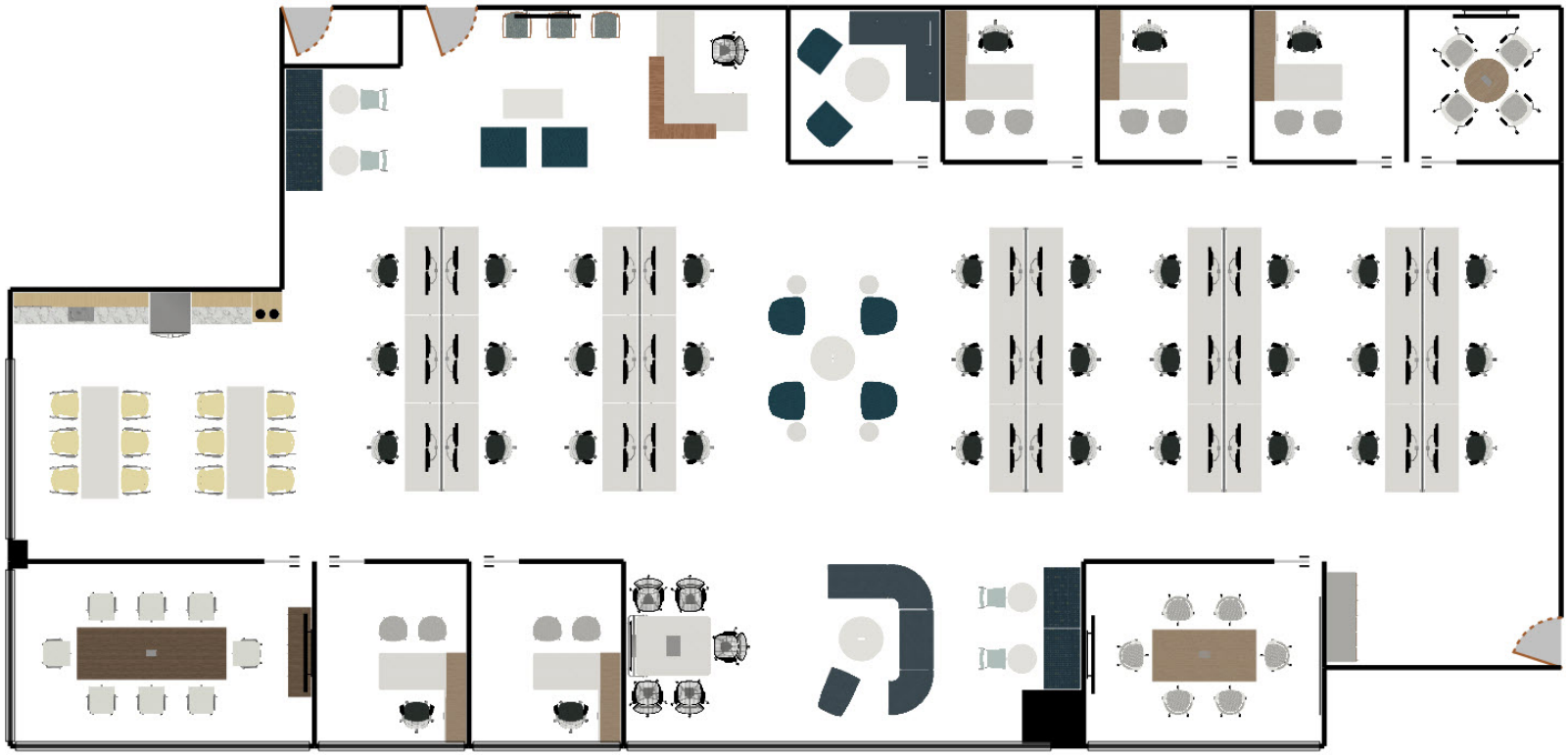
Suite G1 - Unit 202

±5,790 SF Available For Lease

Second Floor

Proposed Layout



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Site Aerial

Paradise Marketplace

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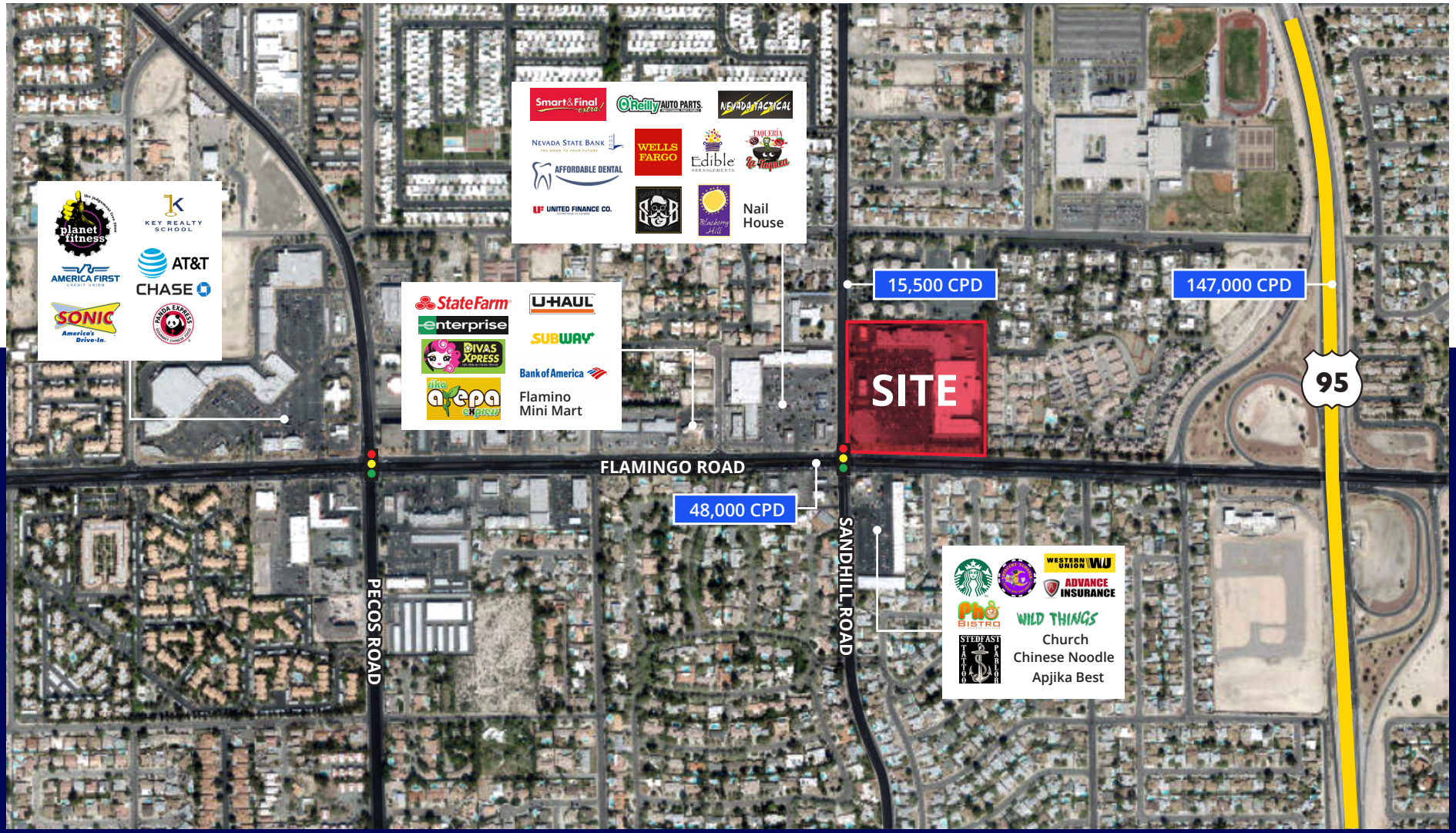

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Property Photos

±1,360 SF – ±5,790 SF

Retail & Office Space For Lease









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Demographics

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2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	19,045	200,951	468,883
2025 Total Households	7,389	79,981	184,524
2025 Average Household Income	$95,424	$76,140	$80,149
2025 Per Capita Income	$37,224	$30,305	$31,522
2025 Owner Occupied Housing Units	4,656	35,924	80,211
2025 Renter Occupied Housing Units	2,733	44,057	104,313

2030 Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	18,941	205,349	481,227
2030 Estimated Total Households	7,417	82,390	191,517
2030 Average Household Income	$106,303	$85,440	$89,350
2030 Estimated Per Capita Income	$41,835	$34,283	$35,526
2030 Owner Occupied Housing Units	4,765	37,961	84,859
2030 Renter Occupied Housing Units	2,652	44,430	106,658

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ABOUT COLLIERS

$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

$109B Assets under management

24,000 Professionals

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