AVAILABLE FOR LEASE

PARADISE ESPLANADE

4480 Paradise Rd., Las Vegas, NV 89169

Listed By:

Colliers



LOCATED IN WORLD FAMOUS LAS VEGAS RESORT CORRIDOR

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LISTING SNAPSHOT

Lease Rate
$3.75 PSF NNN

End-Cap Retail
±4,950 SF

Tenant Concessions Available*
*For qualifying tenants



PROPERTY HIGHLIGHTS

- Only one space remains in thriving retail center with motivated new Landlord!
- Join an exceptional tenant lineup including Ferraro's Italian Restaurant & Wine Bar, China Mama, 888 Sushi and Robata, The Cantina, Capriotti's, Joe's NY Pizza, and CVS Pharmacy in one of Las Vegas' most active retail corridors
- Prominently positioned at the signalized intersection of Paradise Rd. & E. Harmon Ave. with combined traffic counts of ±79,300 VPD, offering excellent visibility and access
- Adjacent to Virgin Hotel & Casino and directly across from UNLV's main campus (±32,000 students), services a diverse and dense trade area of tourists, convention attendees, residents, students, and employees
- The Boring Company's Vegas Loop is launching a stop at Virgin Hotel & Casino directly across the street (Opening November 2026)
- Located on the main travel corridor to and from Harry Reid International Airport, with proximity to the Las Vegas Convention Center, The Las Vegas Strip, Allegiant Stadium, and the Formula 1 Track

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2026 Population	22,050	126,670	391,028
2026 Daytime Population	69,316	345,023	698,675
2026 Average Household Income	$60,840	$77,567	$84,738
2026 Households	11,776	60,208	166,512

Leasing Experts

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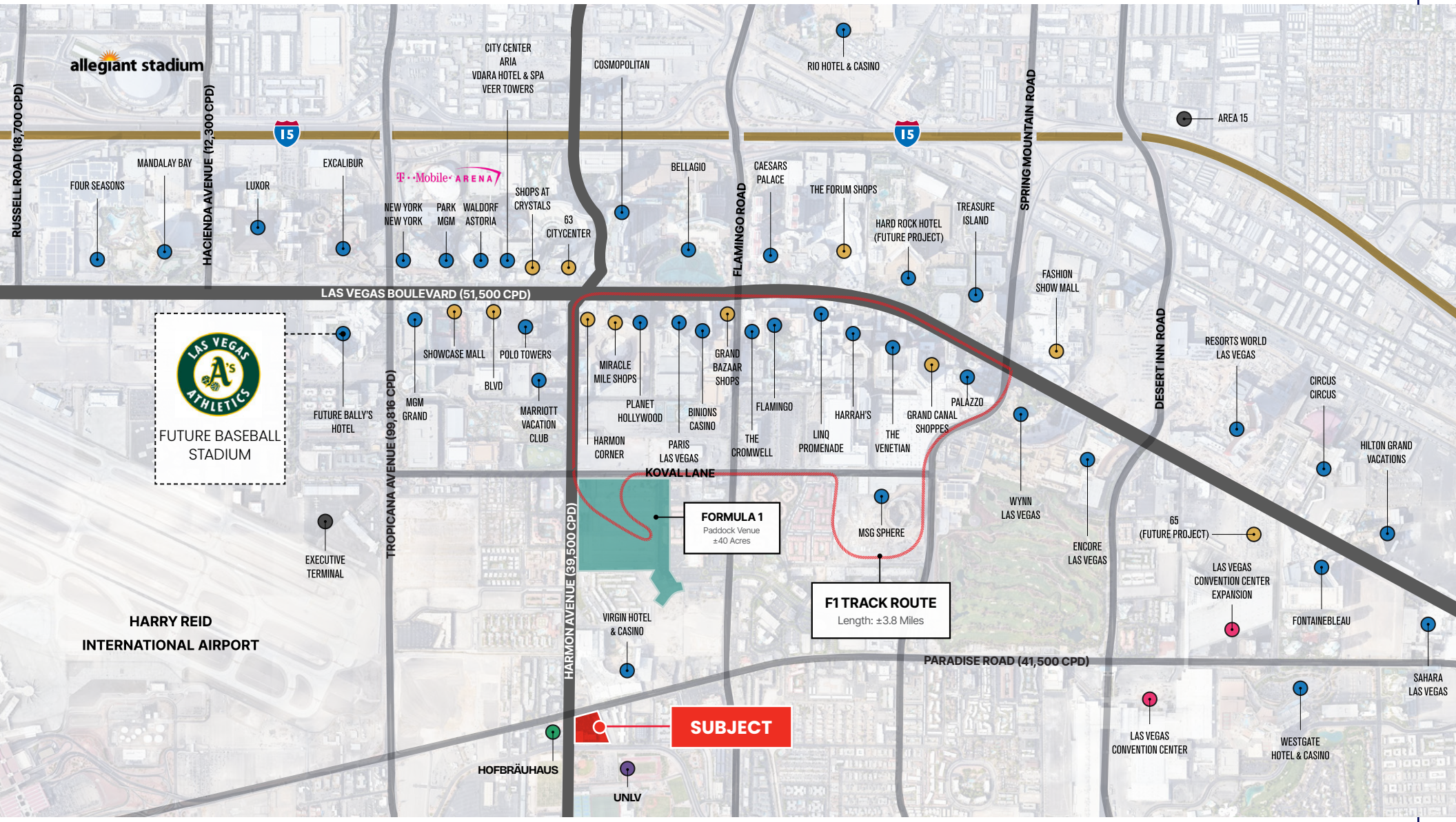
Malan + Marcello Investment Team

PARADISE ESPLANADE



N = Hotels & Casinos = Retail = Convention Center = Restaurants = Schools = Subject

Las Vegas Resort Corridor

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TRADE AREA MAP

Notable Nearby Points of Interest

1. **Directly across from Virgin Hotel**
   (±1,504 rooms)
2. **The HC - Howard Hughes Center**
   (68 AC mixed-use campus)
3. **World-Famous Las Vegas Strip**
   (Over 151,000 nearby hotel rooms)
4. **Harry Reid International Airport**
   (Welcomed 55MM passengers in 2025)
5. **University of Nevada Las Vegas**
   (±32,000 students)
6. **MSG Sphere**
   (17,500 seats)
7. **Las Vegas Convention Center**
   (2 million visitors per year)
8. **Formula 1**
   (300,000 attendees in 2025)
9. **Hofbräuhaus**

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PARADISE ESPLANADE

WEST FACING AERIAL



N

PLANS & AERIALS

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PARADISE ESPLANADE

SOUTH FACING AERIAL



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PLANS & AERIALS

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PARADISE ESPLANADE

NORTH FACING AERIAL



N

PLANS & AERIALS

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SITE PLAN

= Available = Leased = Monument Sign = Pylon Sign = Billboard

Suite	Tenant	SF
100	Ferraro's Italian Restaurant	±7,500 SF
200	Ferraro's Office	±1,387 SF
250	High Roller Smoke Shop	±1,518 SF
300	Horror Vibes Coffee	±1,500 SF
350	Leased	±1,500 SF
400	Undefeated Clothing	±1,500 SF
425	Fino for Men	±1,500 SF
450	Azuza Hookah	±1,800 SF
475	Insomnia Cookies	±1,131 SF
500	24/7 Nailed & Lashed	±1,550 SF
600	Gangnam Asian Dining	±3,321 SF
700	China Mama	±3,155 SF
750	AVAILABLE End-Cap Retail	±4,950 SF
800	Famous Dave's	±2,525 SF
900	888 Sushi and Robata	±2,468 SF
1000	Capriotti's	±1,400 SF
1100	Joe's NY Pizza	±1,202 SF
1200	Big Chicken	±2,811 SF
1250	The Cantina	±2,996 SF
1300	CVS Pharmacy	±13,013 SF



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NEARBY TRAFFIC GENERATORS

The HC – Howard Hughes Center (±0.25 miles from subject)
Hughes Center is a ±68-acre mixed-use office and retail campus that is located in the heart of Las Vegas. It offers ±1.5MM SF of space, occupied by ±2,791 employees, and is comprised of 10 office buildings, 10 retail buildings and a 3.1-acre development site.

MSG Sphere (±0.75 miles from subject)
The MSG Sphere has made global headlines and is home to a wide variety of events including original attractions, residencies, corporate events, e-sports, and more. With ±17,500 seats, the sphere has an outdoor high-resolution LED screen that encompasses ±580,000 SF and surrounds the circular structure.

Las Vegas Convention Center (±1 mile from subject)
The Las Vegas Convention Center is one of the busiest facilities in the world - hosting nearly 2 million visitors each year. It is comprised of a ±4.6MM SF facility that is home to conventions, meetings, special events and some of world's largest industry tradeshows. The West Hall expansion will add ±1.4MM SF of meeting and exhibit space, with The Las Vegas Loop offering a first-of-its-kind transportation across the 200-acre campus.

Formula 1 Headquarters/Race Track (±2 miles from subject)
The Formula 1 Las Vegas Grand Prix is a professional street race around the center of Las Vegas with part of the track incorporating the iconic Strip and is scheduled to bring $1B in economic value to the city over the next 10 years. 315,000 people attended F1 in the 2023 inaugural year.

World-Famous Las Vegas Strip (±1.2 miles from subject)
Lined with upscale casino hotels and ±150,000 hotel rooms, the neon-soaked Strip is quintessential Las Vegas. The Strip offers a variety of gambling floors, shops, restaurants, a variety of attractions and performance venues for music, comedy, and circus-style acts.

University of Nevada Las Vegas (±1.5 miles from subject)
UNLV is a premier metropolitan research university. Its 332-acre main campus offers 250+ undergraduate and graduate majors with ±32,000 enrolled students.

Harry Reid International Airport (±3 miles from subject)
Main airport that services Southern Nevada and welcomed over ±55MM passengers in 2025.

TRADE AREA DEMOGRAPHICS

Population

	1-Mile	3-Mile	5-Mile
2026 Population	22,050	126,670	391,028
2031 Estimated Population	23,498	132,638	407,243
2000 Census Population	26,540	124,677	376,148
2026 Daytime Population	69,316	345,023	698,675

Income

	1-Mile	3-Mile	5-Mile
2026 Average Household Income	$60,840	$77,567	$84,738
2031 Average Household Income	$67,875	$88,002	$96,229
2026 Per Capita Income	$32,760	$36,864	$36,266
2031 Estimated Per Capita Income	$36,914	$42,333	$41,600

Households

	1-Mile	3-Mile	5-Mile
2026 Total Households	11,776	60,208	166,512
2031 Estimated Total Households	12,687	63,838	175,257
2000 Census Households	12,107	55,784	153,934
2010 Census Households	8,500	51,221	148,645

Housing

	1-Mile	3-Mile	5-Mile
2026 Total Housing Units	15,595	74,155	190,714
2026 Owner Occupied Housing Units	864	13,653	59,090
2026 Renter Occupied Housing Units	10,912	46,555	107,422
2026 Vacant Housing Units	3,819	13,947	24,202
2031 Total Housing Units	16,537	78,372	201,017
2031 Owner Occupied Housing Units	954	14,604	62,336
2031 Renter Occupied Housing Units	11,733	49,233	112,921
2031 Vacant Housing Units	3,850	14,534	25,760

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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