

CBRE

THE collective

3900 PARADISE RD. LAS VEGAS, NV 89169

NOW LEASING

2ND-GENERATION RESTAURANT SPACE
ADJACENT TO THE STRIP AND LAS VEGAS
CONVENTION CENTER.



E Flamingo Rd

Paradise Rd | 28,400 VPD

Sands Ave

HIGHLIGHTS

WELCOME TO THE COLLECTIVE

The Collective is retail as it should be – anchored by both permanent residents and the incomparable Las Vegas Strip, one of the most popular tourist destinations in the country. Only available lease opportunity within The Collective mixed-use project, featuring a turnkey build out in a highly desirable corridor. The space includes a newly constructed bar, tables, chairs, booths, and a functional kitchen with new equipment.

**TURNKEY RESTAURANT SPACE
AVAILABLE FOR LEASE: ±4,298 SF**

LEASE RATE: INQUIRE WITH BROKER

±58,358 TOTAL SF RETAIL STRIP

**Anchored by Ainsley - Newly Constructed,
388-Unit Multifamily Development**

Qualified Opportunity Zone property (QOZ)

Adjacent to High Line at Hughes Center, a 368-unit luxury apartment community by The Calida Group

Marketing opportunity with LED Pylon sign
(Pylon is 48ft tall and has a 3 side 28ft high-res LED screen)

The Las Vegas Convention Center (LVCC) successfully hosted 75+ trade shows and events in 2025, welcoming more than 6 million attendees back to Las Vegas

HIGH LINE AT
HUGHES CENTER
368-Unit Multifamily

THE
collective

AINSLEY
388-Unit Multifamily

Paradise Rd | 28,400 VPD

NEARBY AND NOTEWORTHY



HUGHES CENTER

Class A business park
±1.5M SF office space
±4,000 employees



**HARRY REID
INTERNATIONAL
AIRPORT**



MSG SPHERE

±17,500 seat arena



CLOSE PROXIMITY
to the Las Vegas Strip
& Convention center

LOCATION, LOCATION, LOCATION

The Collective is in close proximity to the Las Vegas Strip, Las Vegas Convention Center, Howard Hughes Center, and The MSG Sphere

MSG SPHERE

- Opened 2023
- \$1.8 billion performance venue
- Built by Madison Square Garden Entertainment
- 17,500 seat venue
- Has the highest resolution screen in the world



AVERAGE DAILY TRAFFIC VOLUME ON PARADISE RD:

28,400 VPD
(NDOT, 2024)



TOTAL DAYTIME POPULATION

1 MILE: 27,068
3 MILES: 150,996
5 MILES: 408,796
(ESRI, 2025)



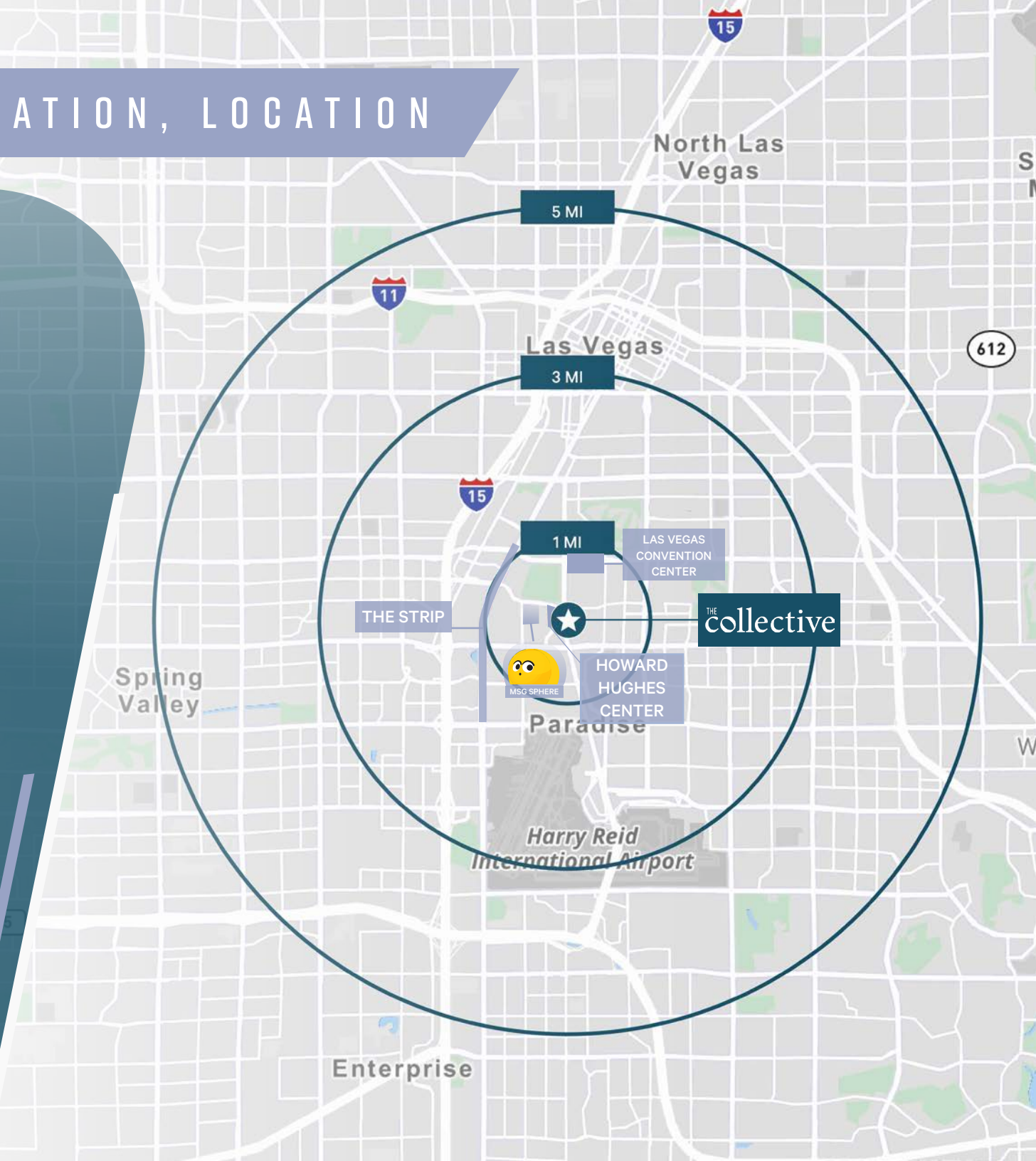
TOTAL HOUSEHOLDS

1 MILE: 14,405
3 MILES: 69,213
5 MILES: 170,141
(ESRI, 2025)



TOTAL LAS VEGAS VISITORS

38,500,000
Visitors
(LVCVA, 2026)



SURROUNDED BY PEOPLE & ATTRACTIONS



AVAILABILITIES

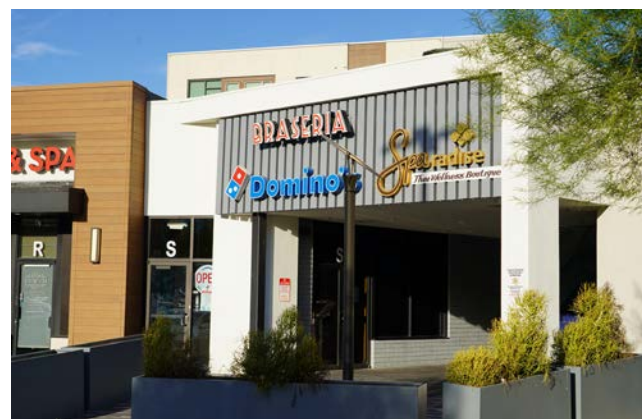


SUITE	TENANT	SF
A	TACOS & BEER	3,300
B	SUSHI WAY	1,830
C-1	MILK COW	1,350
C-2	QARGO COFFEE	1,100
D	CLEAVER STEAKHOUSE	12,126
H + J	NITTAYA'S SECRET KITCHEN	4,445
K	JERSEY MIKE'S SUBS	1,883
M	CITIBANK	3,430
N	AVAILABLE	4,298
P	WABA GRILL	1,308
R	EDEN NAIL SALON	1,292
S	DOMINO'S PIZZA	1,350
U	PARADISE	1,870
V	CONCENTRA	8,978
W	MUSASHI JAPANESE STEAKHOUSE	3,402
Y	MARRAKECH MEDITERRANEAN RESTAURANT	2,150
Z	BRASSIERE BY EDO	4,826

PENDING
 AVAILABLE

360° SUITE N

SITE PHOTOS





For More Information, Please Contact:

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