



±1,360 SF – ±5,790 SF Available | Retail & Office Space For Lease

Paradise Marketplace

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

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

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



Accelerating success.

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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 62,000+ vehicles per day.

Property Features

Shopping Center Size:	±6.49 acres
Year Built:	1988
APN:	161-18-816-004
Daily Total Traffic Count:	63,000+ cars per day

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Colliers Las Vegas
6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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Demographics

2024 Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	19,313	204,287	469,991
2024 Total Households	7,506	81,284	183,151
2024 Average Household Income	\$87,971	\$70,379	\$74,593
2024 Per Capita Income	\$34,296	\$28,018	\$29,077
2024 Owner Occupied Housing Units	4,798	36,267	81,027
2024 Renter Occupied Housing Units	2,708	45,017	102,124

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

2029 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2029 Estimated Population	19,379	207,900	482,303
2029 Estimated Total Households	7,614	83,653	190,411
2029 Average Household Income	\$102,822	\$82,482	\$87,037
2029 Estimated Per Capita Income	\$40,536	\$33,204	\$34,430
2029 Owner Occupied Housing Units	4,992	38,464	86,701
2029 Renter Occupied Housing Units	2,622	45,190	103,710

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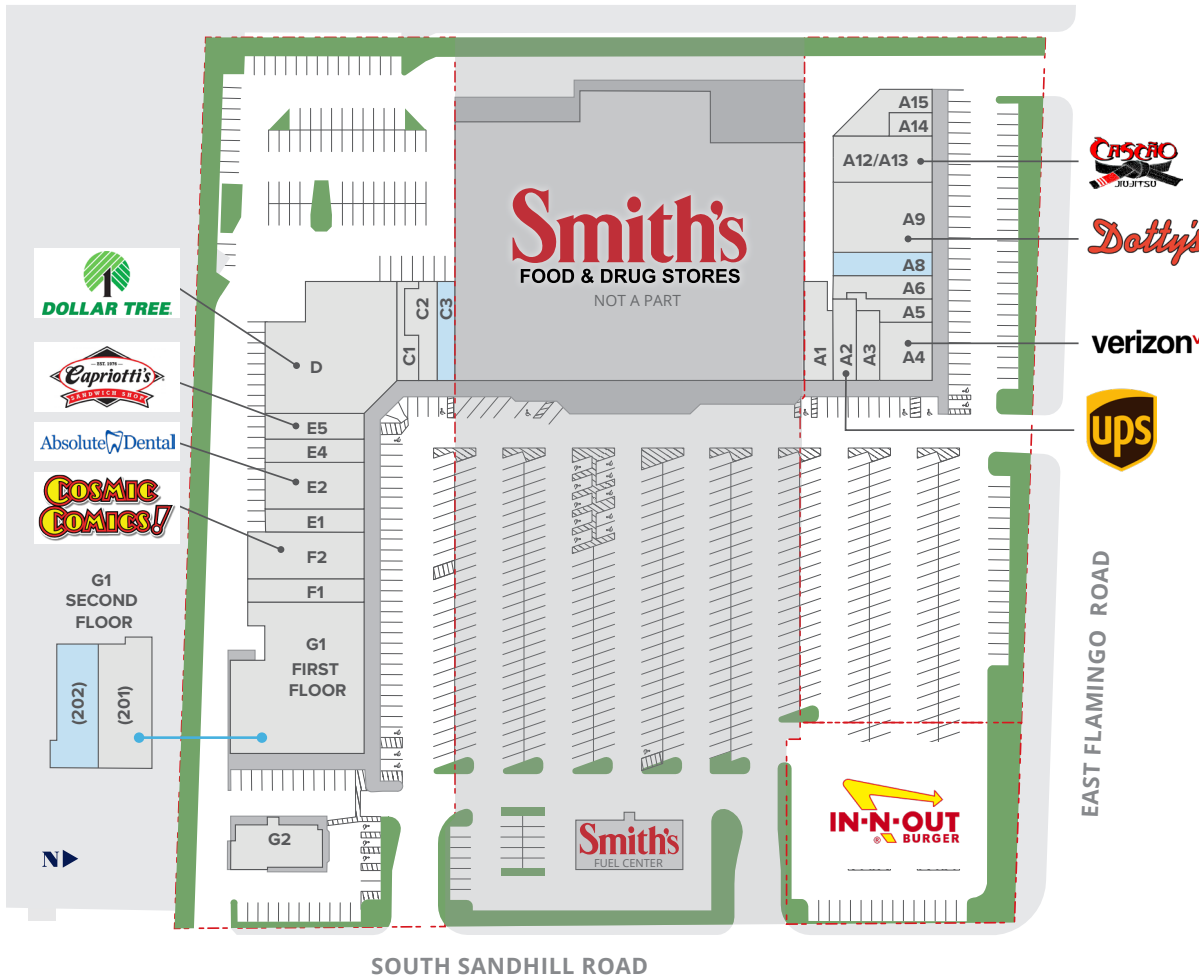
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Availabilities

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	Available	±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	Discount Nutrition	±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

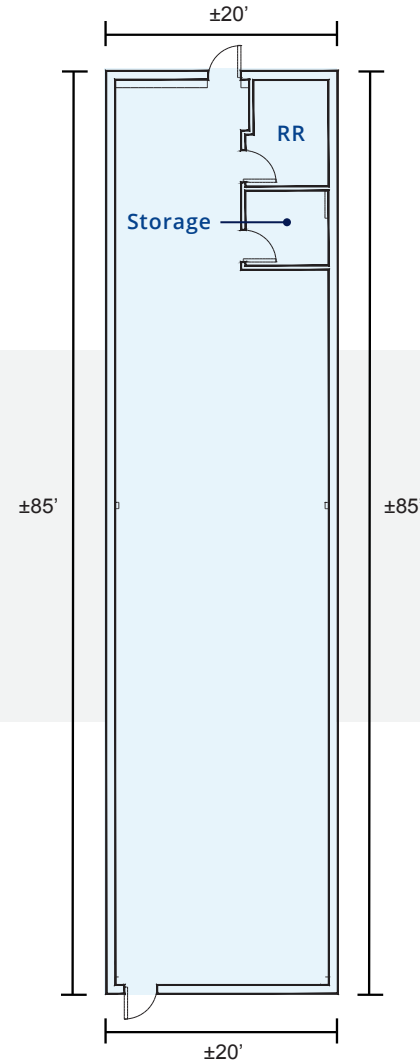
Suite A8

±1,700 SF

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Floor Plan

CURRENT LAYOUT

See proposed layout on next page

Suite G1

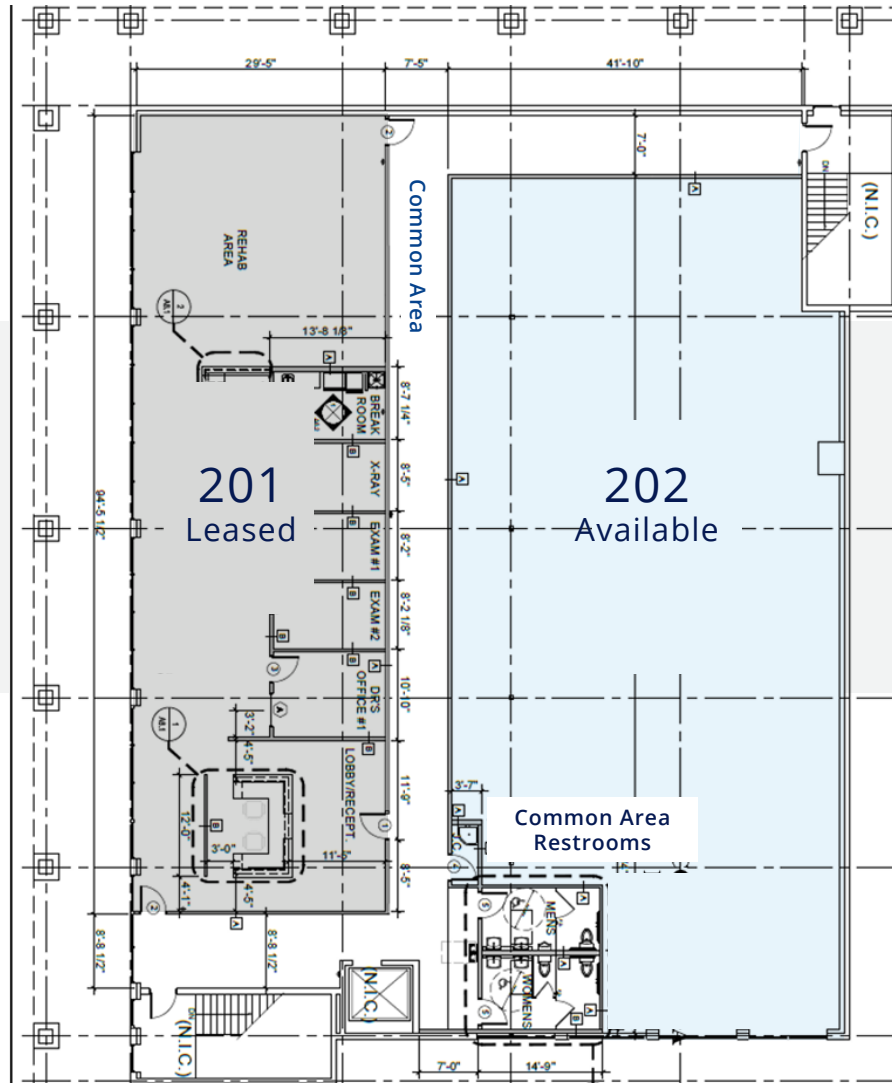
Second Floor (Unit 202)

±5,790 SF

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Floor Plan

PROPOSED LAYOUT

Suite G1

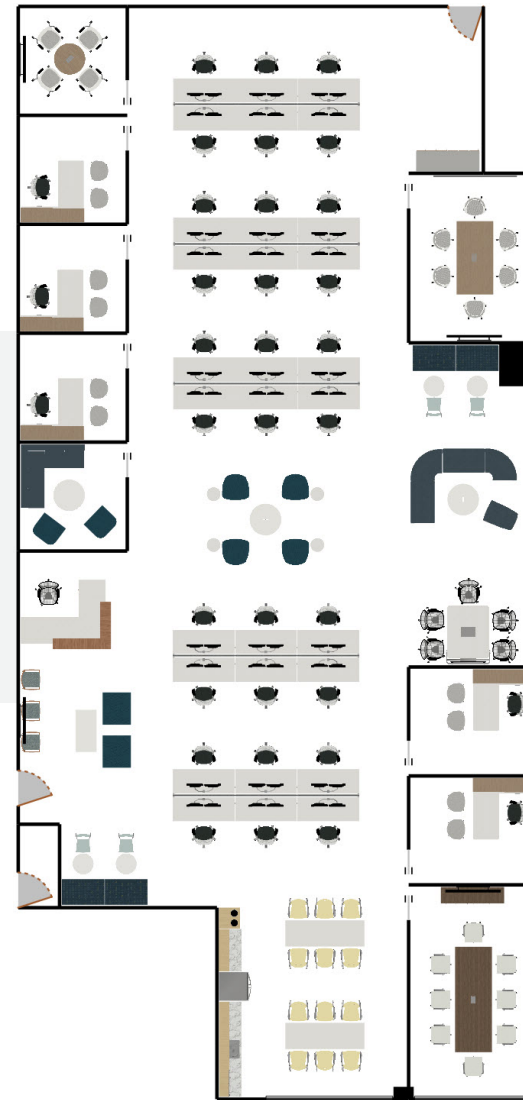
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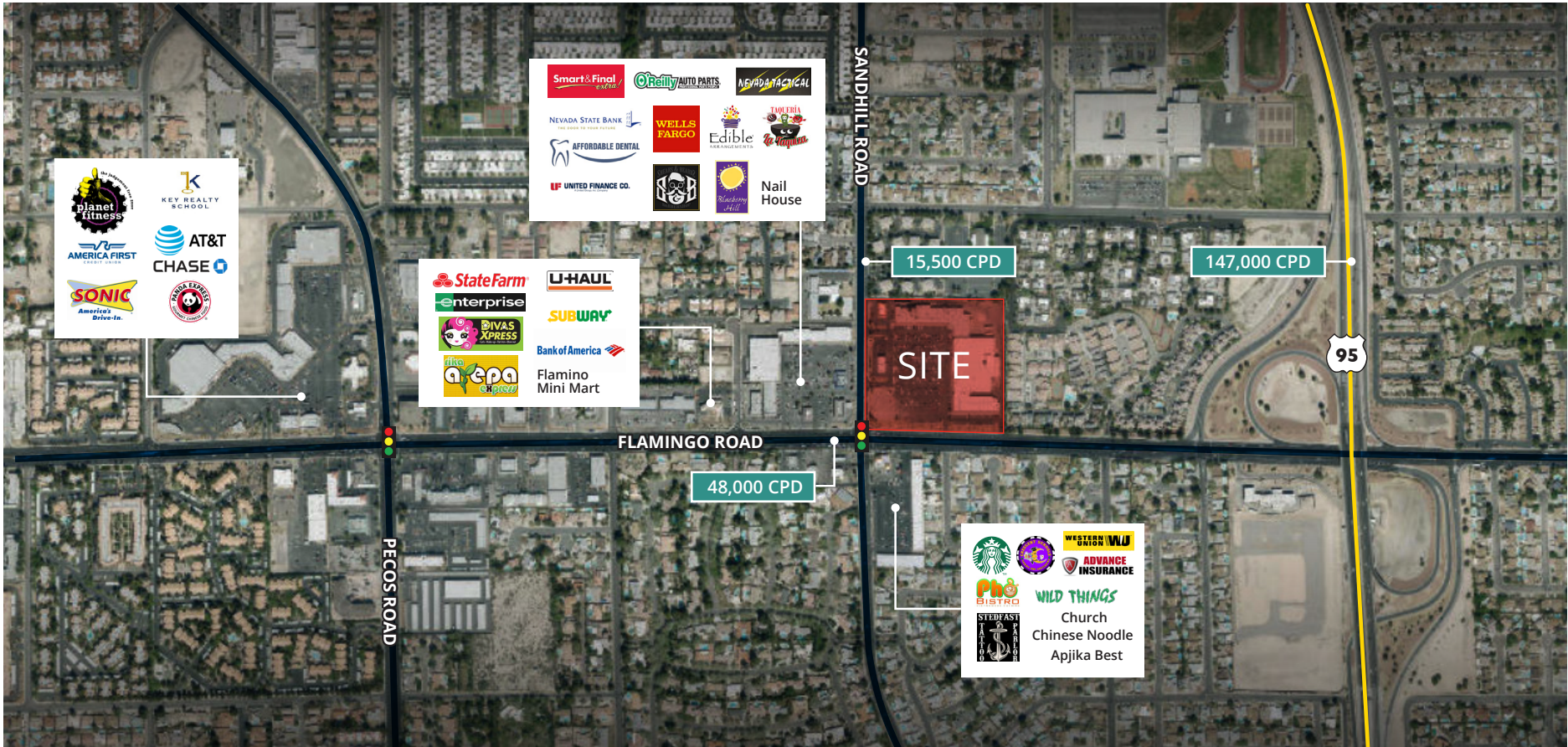
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Aerial Map



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Property Photos

