

2ND GENERATION RESTAURANT SPACE

4480 Paradise Rd, Suite 800, Las Vegas, NV 89119

DO NOT DISTURB



FOR SUBLEASE
PARADISE ESPLANADE



PROPERTY HIGHLIGHTS

PARADISE ESPLANADE
4480 Paradise Rd, Suite 800
Las Vegas, NV 89119

END CAP 2ND GEN RESTAURANT
SPACE AVAILABLE

± 2,525 SF
PARADISE
ESPLANADE

- ✓ Located inside of Paradise Esplanade, which is anchored by CVS and Ferraro's Italian Restaurant
- ✓ Assignment of lease with options
- ✓ High Traffic Volumes of over 62,500 VPD on Paradise & Swenson
- ✓ Great retail synergy around the immediate area



APN 162-22-202-007
Zoning General Commercial (C-2)

JOIN RESTAURANTS



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



DETAILED AERIAL

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TRADE MAP AREA

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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
± 40.8 MILLION VISITORS IN 2023
Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
SERVED OVER 57.6 MILLION PASSENGERS IN 2023
Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO
SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL
VISITORS

I-15 FREEWAY
296,000 CARS PER DAY

POPULATION



1 MILE	3 MILES	5 MILES
24,157	130,819	396,651

AVERAGE HOUSEHOLD INCOME



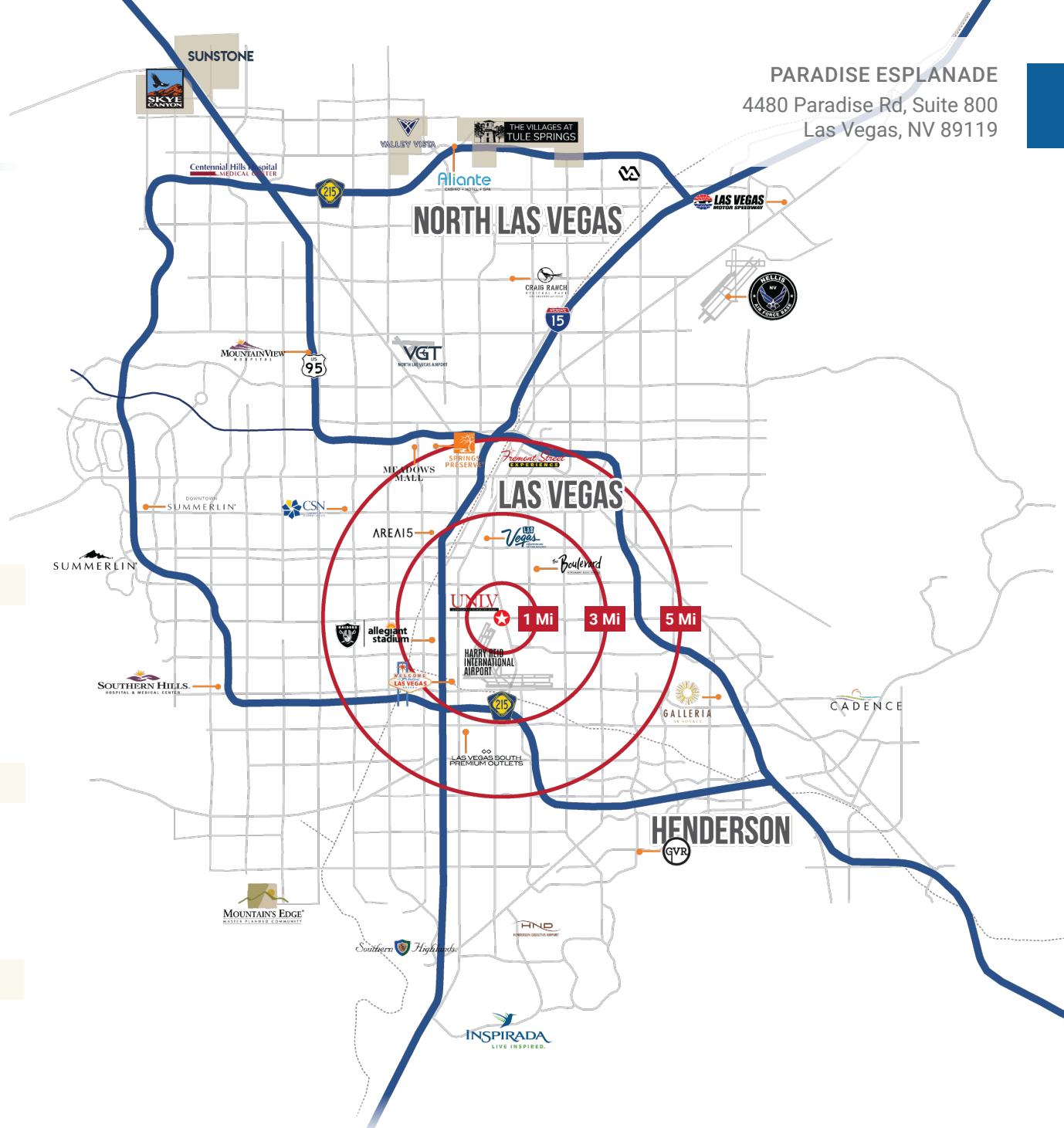
1 MILE	3 MILES	5 MILES
\$75,201	\$80,608	\$81,481

TRAFFIC COUNTS



PARADISE RD	SWENSON ST
31,500 VPD	31,000 VPD

Sources:
SitesUSA 2024
TRINA, NV DOT 2023



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4390 BLUE DIAMOND RD,
LAS VEGAS, NV 89139

FOR MORE INFORMATION


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