

ANCHORED BY

Smith's

FOR LEASE



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

Paradise Marketplace

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

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Colliers

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.

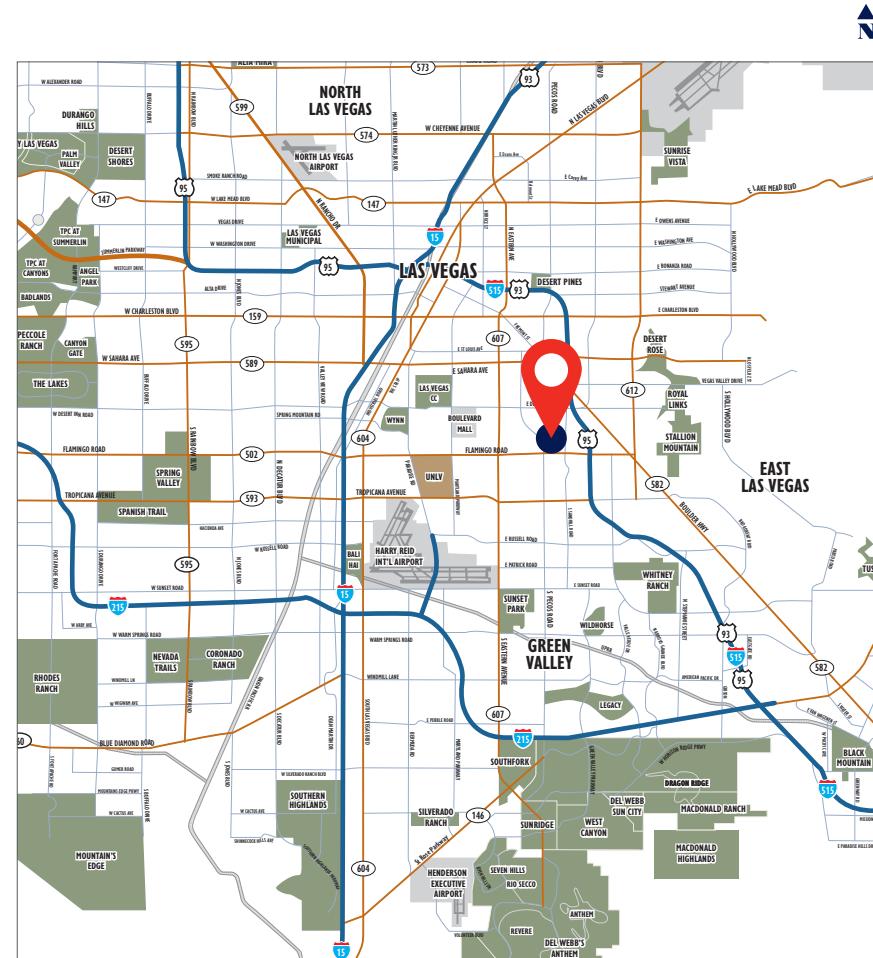
Property Features

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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Demographics

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	19,145	204,832	469,080
2025 Total Households	7,506	82,060	184,654
2025 Average Household Income	\$95,359	\$75,631	\$80,202
2025 Per Capita Income	\$37,168	\$30,300	\$31,556
2025 Owner Occupied Housing Units	4,675	36,019	80,324
2025 Renter Occupied Housing Units	2,741	46,041	104,330

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

2030 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	19,039	209,288	481,398
2030 Estimated Total Households	7,443	84,544	191,642
2030 Average Household Income	\$106,245	\$84,866	\$89,402
2030 Estimated Per Capita Income	\$41,775	\$34,285	\$35,562
2030 Owner Occupied Housing Units	4,784	38,065	84,969
2030 Renter Occupied Housing Units	2,659	46,479	106,672

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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	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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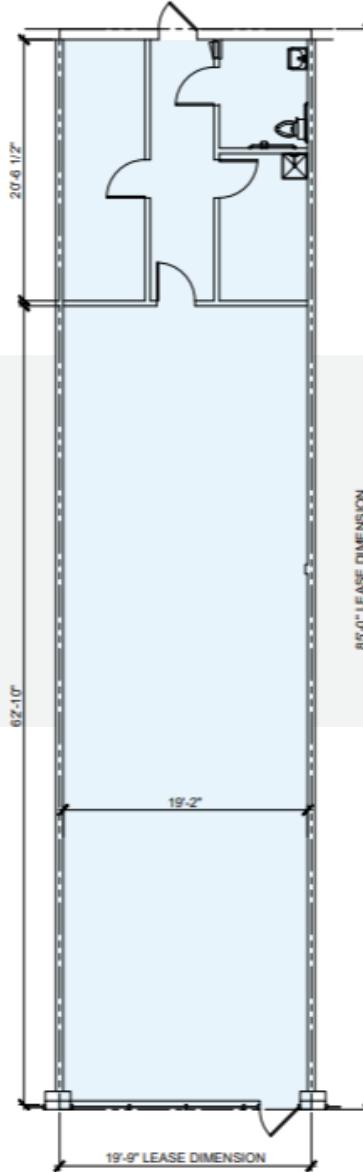
Floor Plan

Suite E1
±1,700 SF

For illustration purposes only. Not to scale.

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Floor Plan

CURRENT LAYOUT

See proposed layout on next page

Suite G1

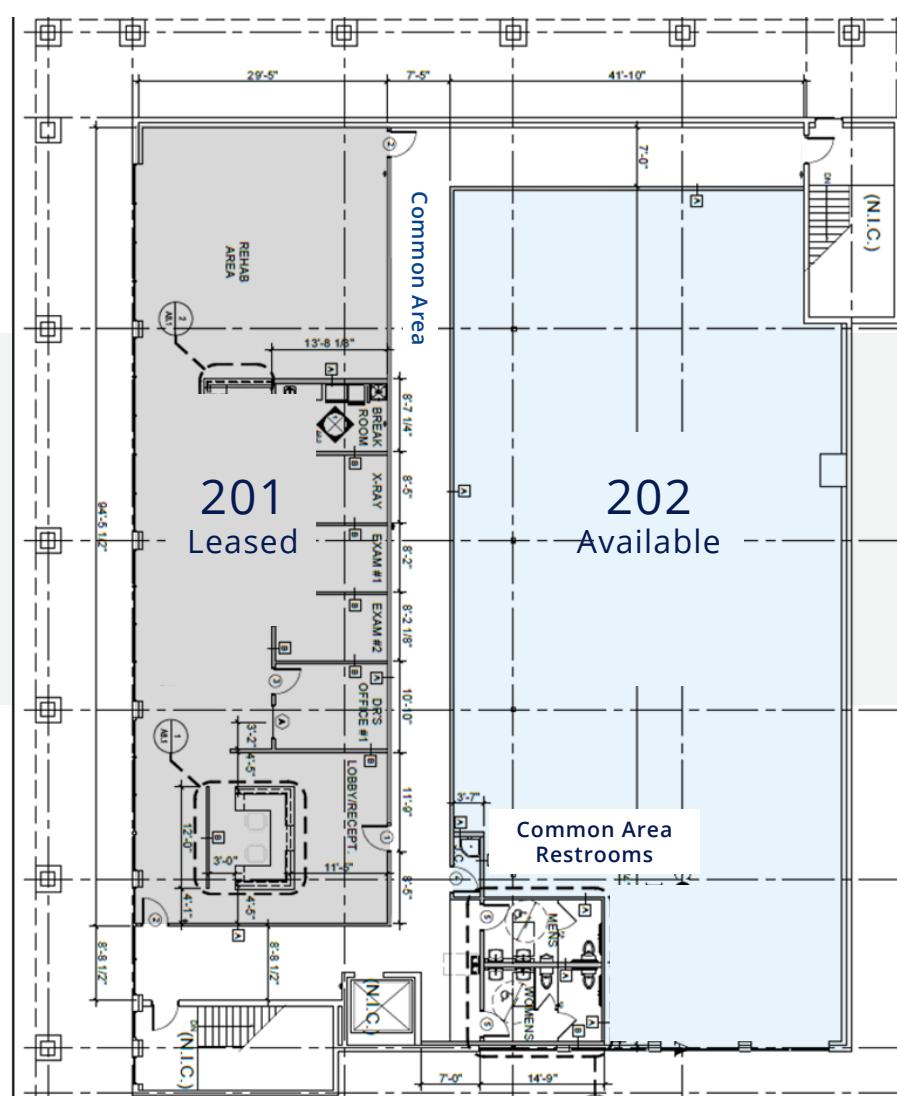
Second Floor (Unit 202)

±5,790 SF

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Floor Plan

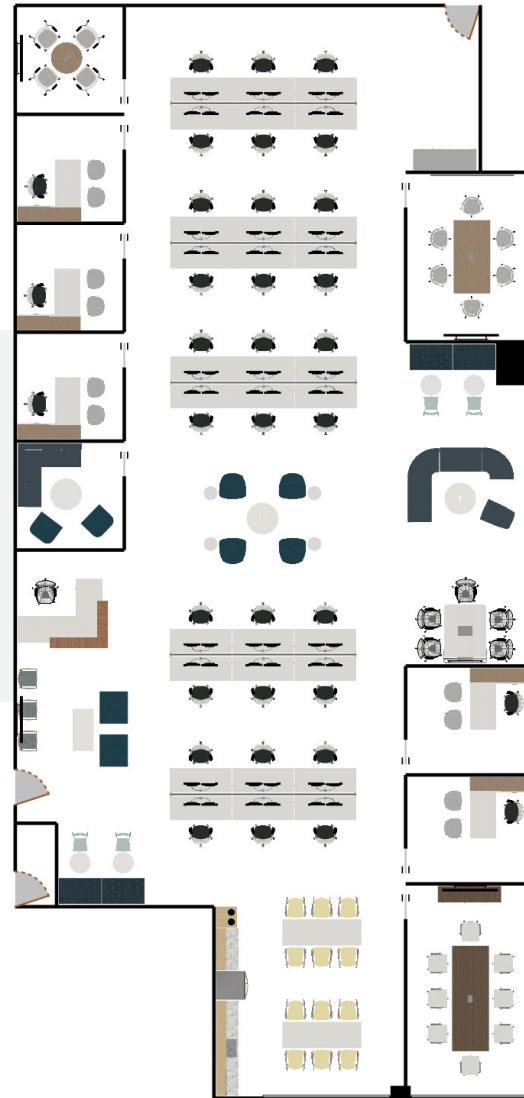
PROPOSED LAYOUT

Suite G1

Second Floor (Unit 202)

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Aerial Map 



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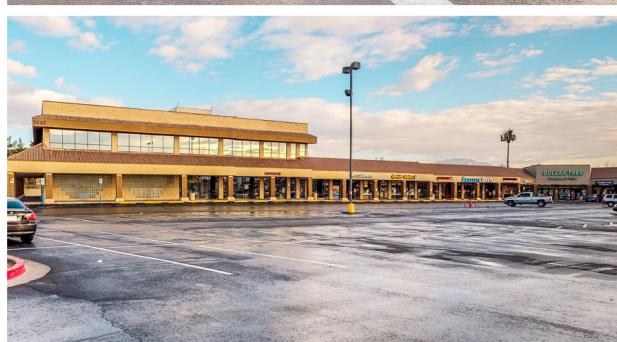
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Property Photos



\$5.5B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIER'S

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X@Colliers or LinkedIn.

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