

AVAILABLE FOR LEASE

PARADISE ESPLANADE

4480 Paradise Rd., Las Vegas, NV 89169

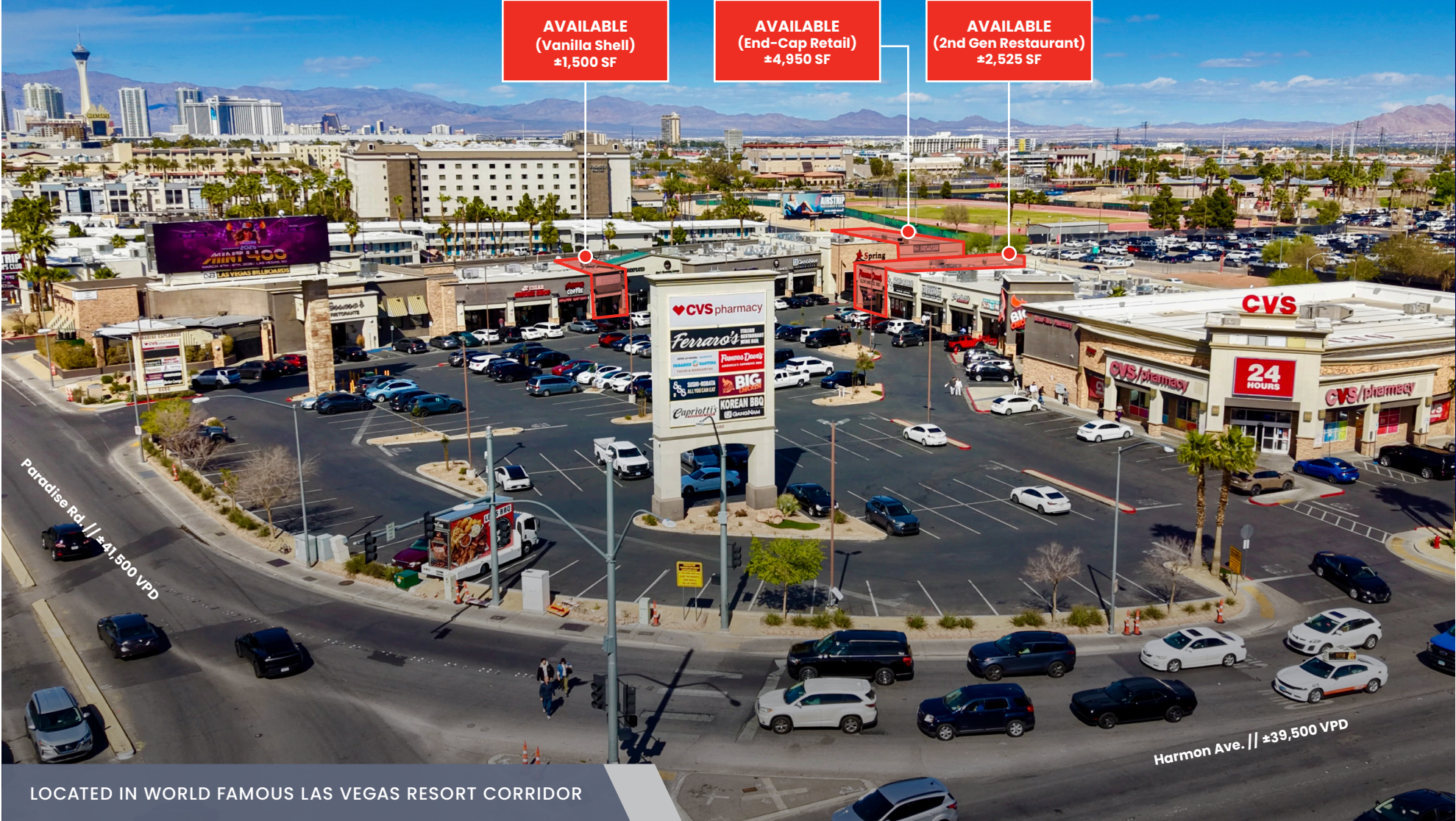
Listed By:



AVAILABLE
(Vanilla Shell)
±1,500 SF

AVAILABLE
(End-Cap Retail)
±4,950 SF

AVAILABLE
(2nd Gen Restaurant)
±2,525 SF



LOCATED IN WORLD FAMOUS LAS VEGAS RESORT CORRIDOR

PARADISE ESPLANADE

Listed By:



LISTING SNAPSHOT

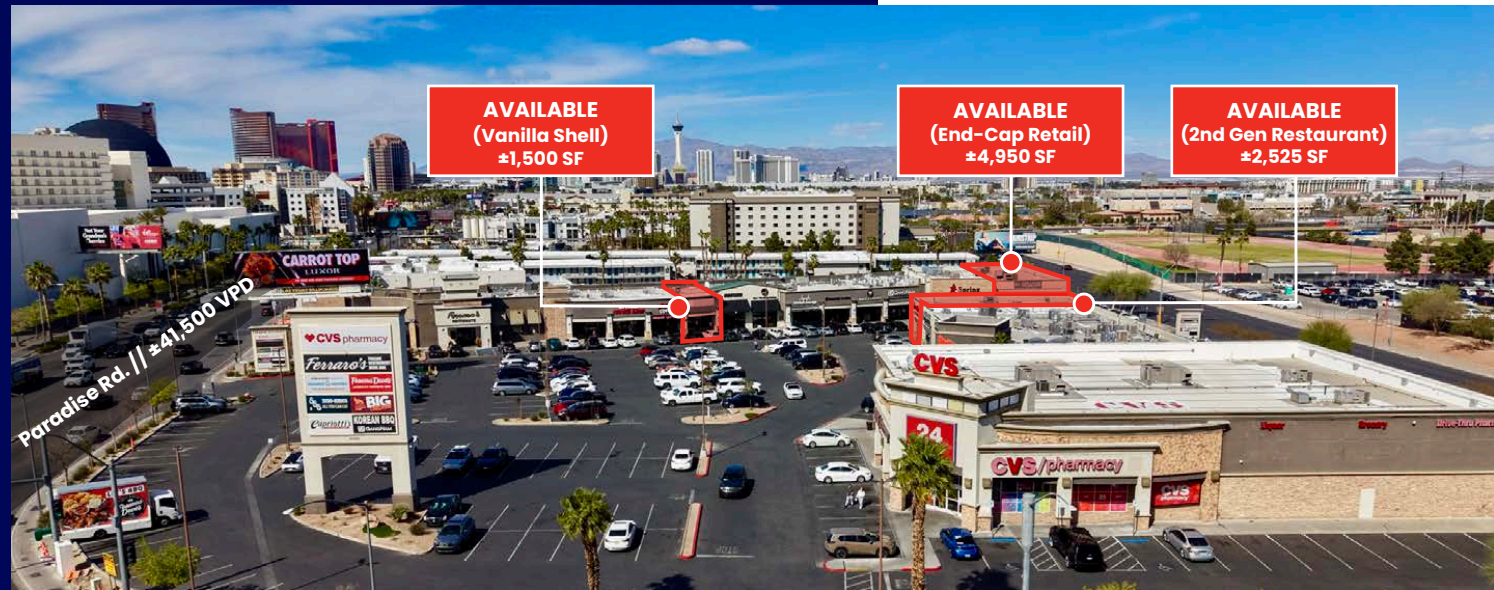
Lease Rate

Contact Broker

2nd Gen Restaurant
±2,525 SF

End-Cap Retail
±4,950 SF

In-Line Retail
±1,500 SF



PROPERTY HIGHLIGHTS

- Second-generation restaurant space available! Landlord is motivated and seeking food & beverage users to join an already thriving dining destination
- 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 and Casino and directly across from UNLV's main campus (±32,000 students), servicing a diverse and dense trade area of tourists, convention attendees, residents, students, and employees
- Located on the main travel corridor to and from Harry Reid International Airport, with close 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
2025 Population	21,347	126,165	390,960
2025 Daytime Population	68,268	338,407	698,651
2025 Average Household Income	\$59,692	\$74,273	\$80,806
2025 Households	11,372	59,582	165,769

Leasing Experts

AREEBA MOTEN

Senior Associate
+ 1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI

Associate
+1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

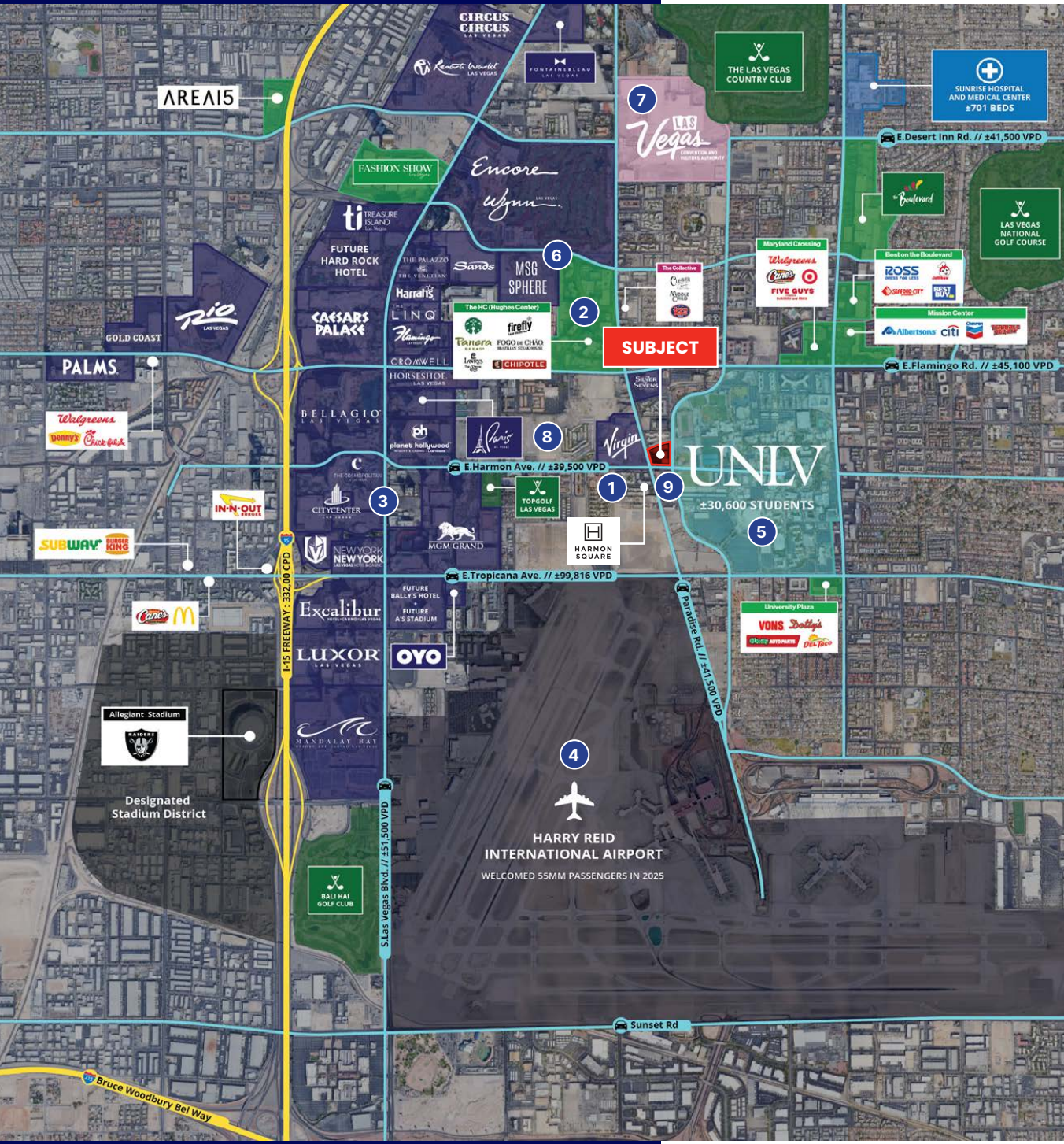
DEANA MARCELLO

Executive Vice President
+ 1 702 727 3779
deana.marcello@colliers.com
License # NV-S.174174

PARADISE ESPLANADE



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



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



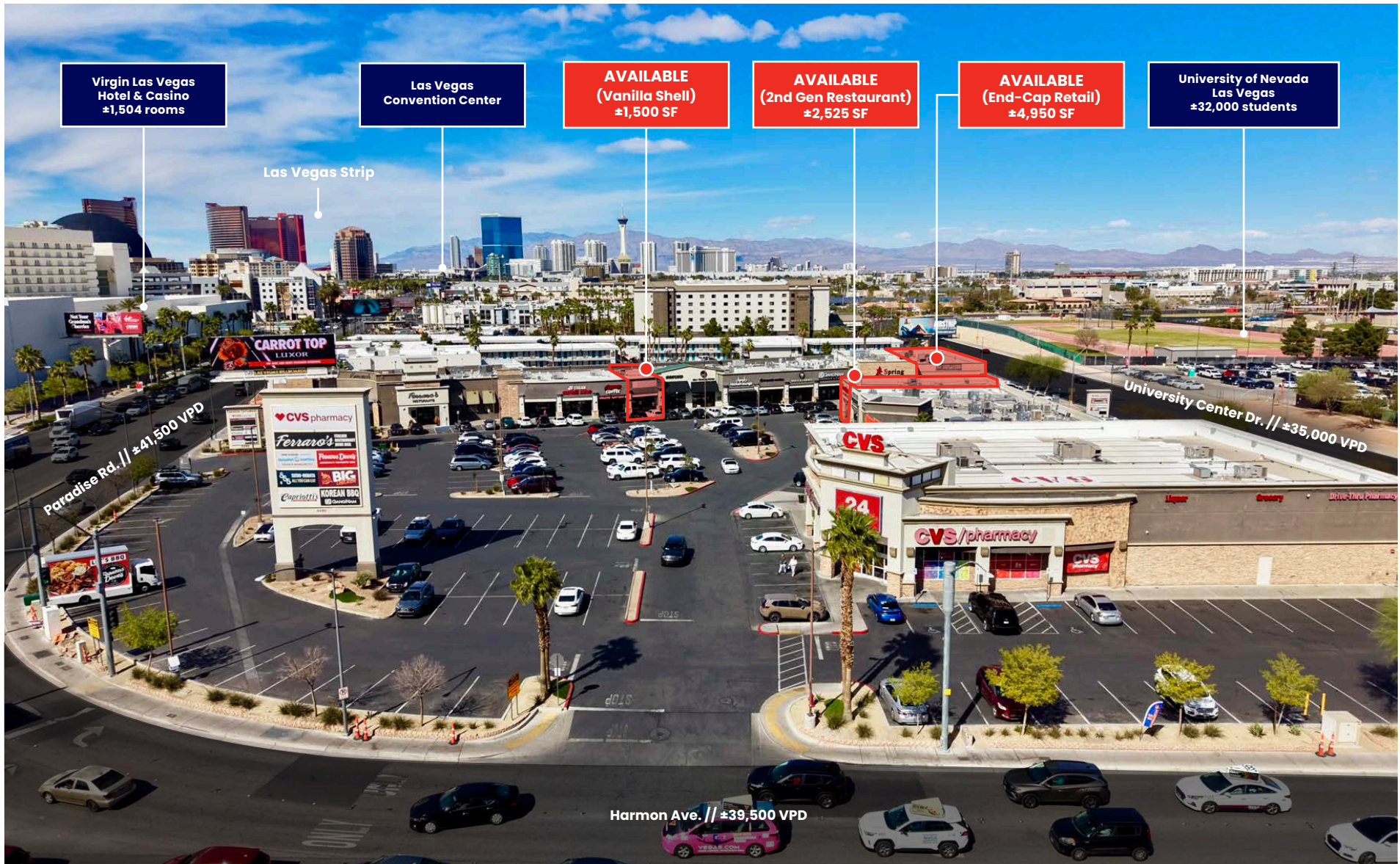
PARADISE ESPLANADE

SOUTH FACING AERIAL



PARADISE ESPLANADE

NORTH FACING AERIAL



PARADISE ESPLANADE

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	AVAILABLE Vanilla Shell, Move-In Ready	±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	AVAILABLE Do Not Disturb – 2nd Gen Restaurant	±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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Listed By:



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 tradeshow. 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
2025 Population	21,347	126,165	390,960
2030 Estimated Population	22,937	131,673	402,243
2000 Census Population	24,671	125,331	377,755
2025 Daytime Population	68,268	338,407	698,651

Income

	1-Mile	3-Mile	5-Mile
2025 Average Household Income	\$59,692	\$74,273	\$80,806
2030 Average Household Income	\$64,707	\$81,821	\$89,502
2025 Per Capita Income	\$31,941	\$35,015	\$34,337
2030 Estimated Per Capita Income	\$34,933	\$39,073	\$38,419

Households

	1-Mile	3-Mile	5-Mile
2025 Total Households	11,372	59,582	165,769
2030 Estimated Total Households	12,339	62,996	172,330
2000 Census Households	11,448	56,032	154,671
2010 Census Households	8,500	51,451	149,411

Housing

	1-Mile	3-Mile	5-Mile
2025 Total Housing Units	14,870	72,515	187,805
2025 Owner Occupied Housing Units	914	14,410	61,488
2025 Renter Occupied Housing Units	10,458	45,172	104,281
2025 Vacant Housing Units	3,498	12,933	22,036
2030 Total Housing Units	15,960	76,588	196,047
2030 Owner Occupied Housing Units	995	15,388	64,672
2030 Renter Occupied Housing Units	11,344	47,608	107,658
2030 Vacant Housing Units	3,621	13,592	23,717

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Malan + Marcello Investment Team

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