

For Lease

Hughes Center Flamingo & Paradise Retail



3987 Paradise Rd.
325-395 Hughes Center Dr.
340-360 E. Flamingo Rd.
Las Vegas, NV 89169

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Listing Snapshot



\$4.50 - \$5.00 PSF

Lease Rate
Contact Broker for NNN's



± 1,440 - 12,115 SF

Available Square Footage



± \$0.75 PSF NNN

Price Per Square Foot

Property Highlights

- Best in Class Retail in Las Vegas
- Adjacent to new luxury multifamily on campus with another 375-unit luxury multifamily directly across the street under construction
- Combined traffic counts exceed ± 96,500 cars per day at the highly trafficked lighted intersection of Paradise Rd. and Flamingo Rd.
- Freestanding Restaurant with Patio Available
- Endcap Ghost Kitchen Available
- Core asset synergy with worldwide destination venues nearby including the new MSG Sphere, Las Vegas Convention Center, Harry Reid International Airport, Las Vegas Monorail, High Roller Wheel as well as the famous Las Vegas Strip
- Built-in daytime office population with over 1.5MM square feet of office space within walking distance to retail
- Restaurant nexus with many well known venues nearby including Fogo De Chao, Firefly Bar, Cleaver Steakhouse, Del Frisco's, Bahama Breeze, Morton's, Lawrys, Tacos & Beer, Ferraro's and many others

Demographics

	1-mile	3-mile	5-mile
2024 Population	25,697	146,402	399,346
2024 Average Household Income	\$52,099	\$69,815	\$72,821
2024 Total Households	13,498	66,429	165,964



Amenities within a 5-mile radius



- 1 Las Vegas Convention Center – 1.30 miles**
 One of the busiest convention centers in the world with 4.6MM SF and hosts 4 of the top 10 trade shows in the Nation



- 2 MSG Sphere – 1.00 miles**
 Opened Fall 2023 - first of its kind, a sphere-shaped music and entertainment arena with ± 17,500 seats



- 3 Las Vegas Strip – 1.30 miles**
 World famous attraction featuring ± 150,000 hotel rooms



- 4 Harry Reid International Airport - 2.50 miles**
 Main airport servicing Southern Nevada that serviced approx. 57MM passengers in 2023



- 5 UNLV – 2.00 miles**
 332-acre campus with more than 30,000 students and home of the Runnin' Rebels



- 6 LV Monorail – 0.30 miles**
 Adjacent to the Hughes Center, the LV Monorail is a 3.90-mile automated monorail that services over 10 resorts and casinos



- 7 Formula 1 – 1.10 miles**
 Event-owned land for the Formula 1 Las Vegas Grand Prix



- 8 T-Mobile Arena – 2.20 miles**
 Home of the NHL Vegas Golden Knights as well as concerts, UFC and Boxing events with ± 17,500 seats



- 9 Allegiant Stadium – 3.40 miles**
 Home of the NFL Las Vegas Raiders, completed in 2020 with ± 65,000 seats






Las Vegas Strip



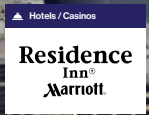
Retail


Retail


Retail


Suite 325-160
± 2,876 SF

Retail

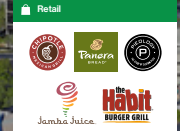

Hotels / Casinos


Suite 3987
± 12,115 SF

Retail


Multifamily


Retail

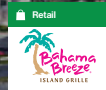

Retail


Suite 365-120
± 1,440 SF

Retail


Hotels / Casinos


Future Development
Future Multifamily

Retail


Hotels / Casinos

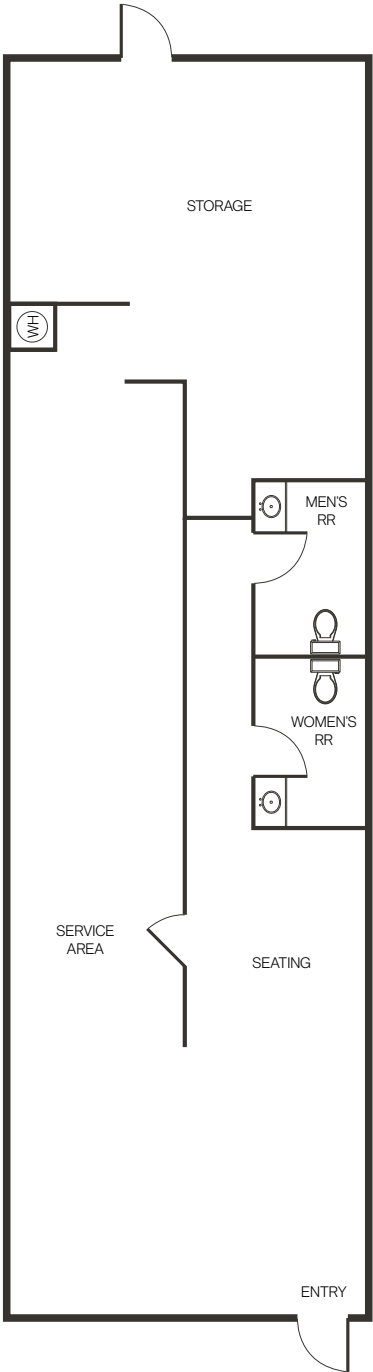

Retail


Retail


E. Flamingo Rd. // 56,500 CPD

Paradise Rd. // 40,000 CPD

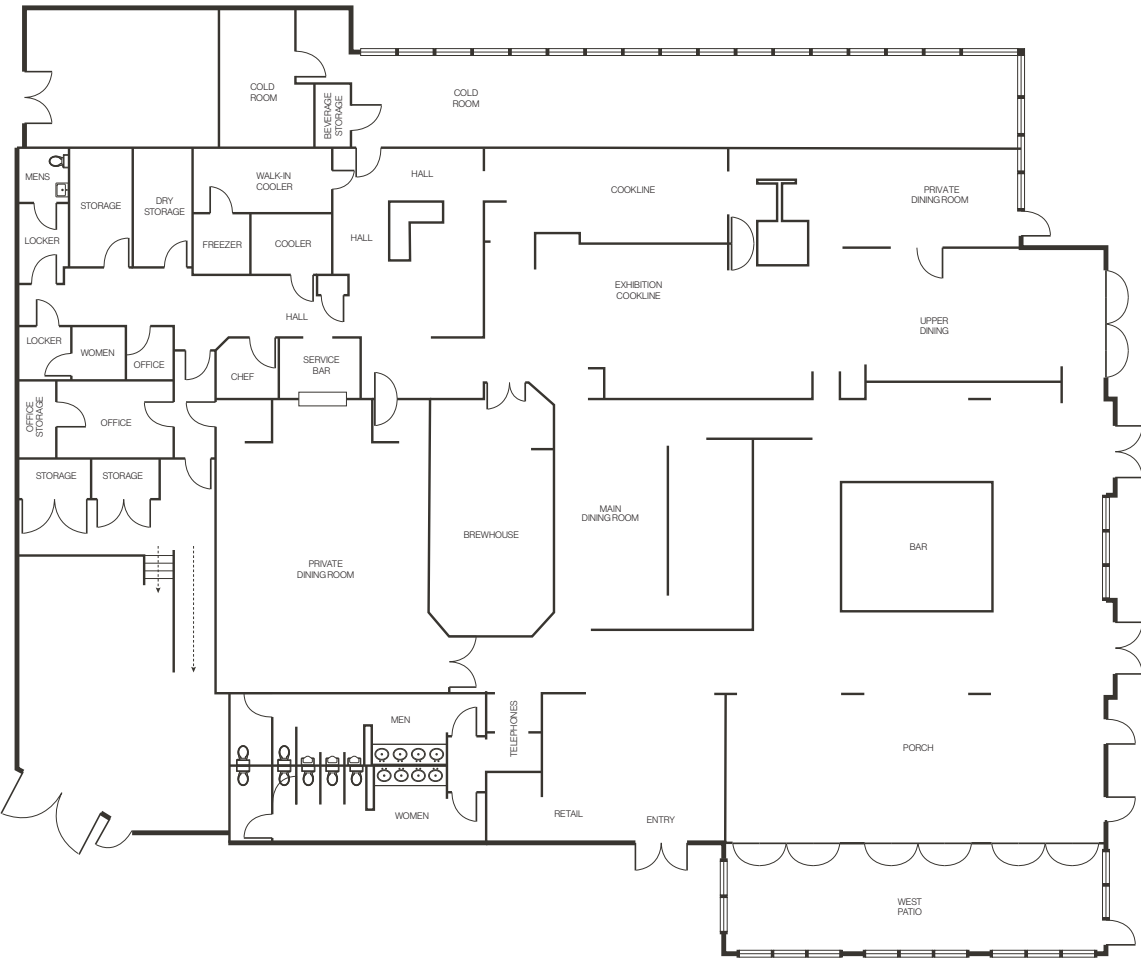
Floor Plan | Suite 365-120 | ± 1,440 SF



Floor Plan | Suite 325 - 160 | ± 2,876 SF Endcap Ghost Kitchen Space with Patio



Floor Plan | Suite 3987 | ± 12,115 SF
 Freestanding Restaurant Space with Patio



Vicinity Map

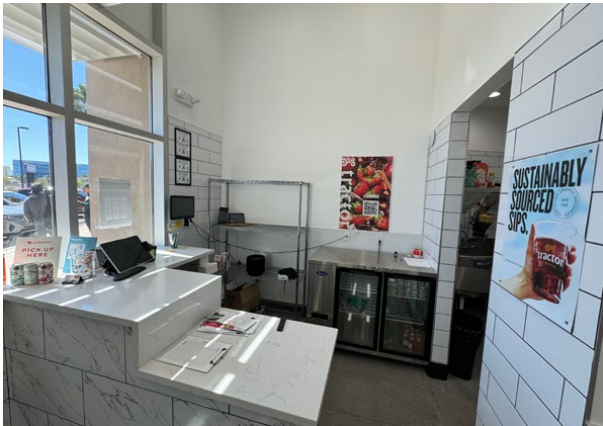
The Shops at the Hughes Center® is located in the heart of the Las Vegas Resort Corridor, wrapping the northwest corner at the lighted intersection of Flamingo Rd. and Paradise Rd., giving its users a prime location in the middle of the best dining, entertainment and gaming in the world. The Shops benefit from being the retail component of the largest class A business park in the state with ± 1.4 million square feet of office space. Nearby amenities include Harry Reid International Airport, the world-famous Las Vegas Strip, Las Vegas Convention Center as well as many other notable amenities and exciting new development projects.

Amenities within a 5-mile radius

- 1 University of Nevada, Las Vegas**
 -0.7 miles
- 2 Las Vegas Strip**
 -1.1 miles
- 3 Harry Reid International Airport**
 -1.2 miles
- 4 Fashion Show Mall**
 -1.4 miles
- 5 T-Mobile Mall**
 -1.4 miles
- 6 The Las Vegas Country Club**
 -1.5 miles
- 7 Allegiant Stadium**
 -1.6 miles
- 8 Sunrise Hospital and Medical Center**
 -1.7 miles
- 9 Downtown Las Vegas**
 -3.4 miles



Property Photos



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For inquiries please reach out to our team.

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