

# THE collective

3900 PARADISE RD. LAS VEGAS, NV 89169



NEWLY RENOVATED



CALIDAGROUP





# HIGHLIGHTS

## WELCOME TO THE COLLECTIVE

The Collective is retail as it should be – anchored by both permanent residents and the incomparable Las Vegas Strip, one of the most popular tourist destinations in the country. For tenants who need to be close to what matters, The Collective is a walkable mixed use community that offers significant location advantages and renovated, modernized facilities.

58,358 TOTAL SF RETAIL STRIP anchored by 388-unit multifamily development delivering Q3 2024

AVAILABILITIES RANGING FROM 1,308 – 1,350 SF

LEASE RATES \$4.00 PSF NNN

Qualified Opportunity Zone property (QOZ)

Adjacent to Elysian at Hughes Center, a 388-unit luxury apartment community by The Calida Group

Marketing opportunity with LED Pylon sign (Pylon is 48ft tall and has a 3 side 28ft high-res LED screen)

The Las Vegas Convention Center (LVCC) successfully hosted 52 trade shows and events in 2022, welcoming more than 700,000 attendees back to Las Vegas



## NEARBY AND NOTEWORTHY



**HUGHES CENTER**  
Class A business park  
±1.5M SF office space  
±4,000 employees



**HARRY REID INTERNATIONAL AIRPORT**



**MSG SPHERE**  
±17,500 seat arena  
opening in 2023



**LAS VEGAS STRIP**



# MULTIPLE DEMAND DRIVERS SET THE STAGE FOR SUCCESS



The Collective is in close proximity to the Las Vegas Strip, Las Vegas Convention Center, Howard Hughes Center, and The MSG Sphere

**MSG SPHERE**  
- Opening 2023  
- \$1.8 billion performance venue  
- Built by Madison Square Garden Entertainment  
- 17,500 seat venue  
- Will have the highest resolution screen in the world



**AVERAGE DAILY TRAFFIC VOLUME ON S LAS VEGAS BLVD:**  
37,500 VPD



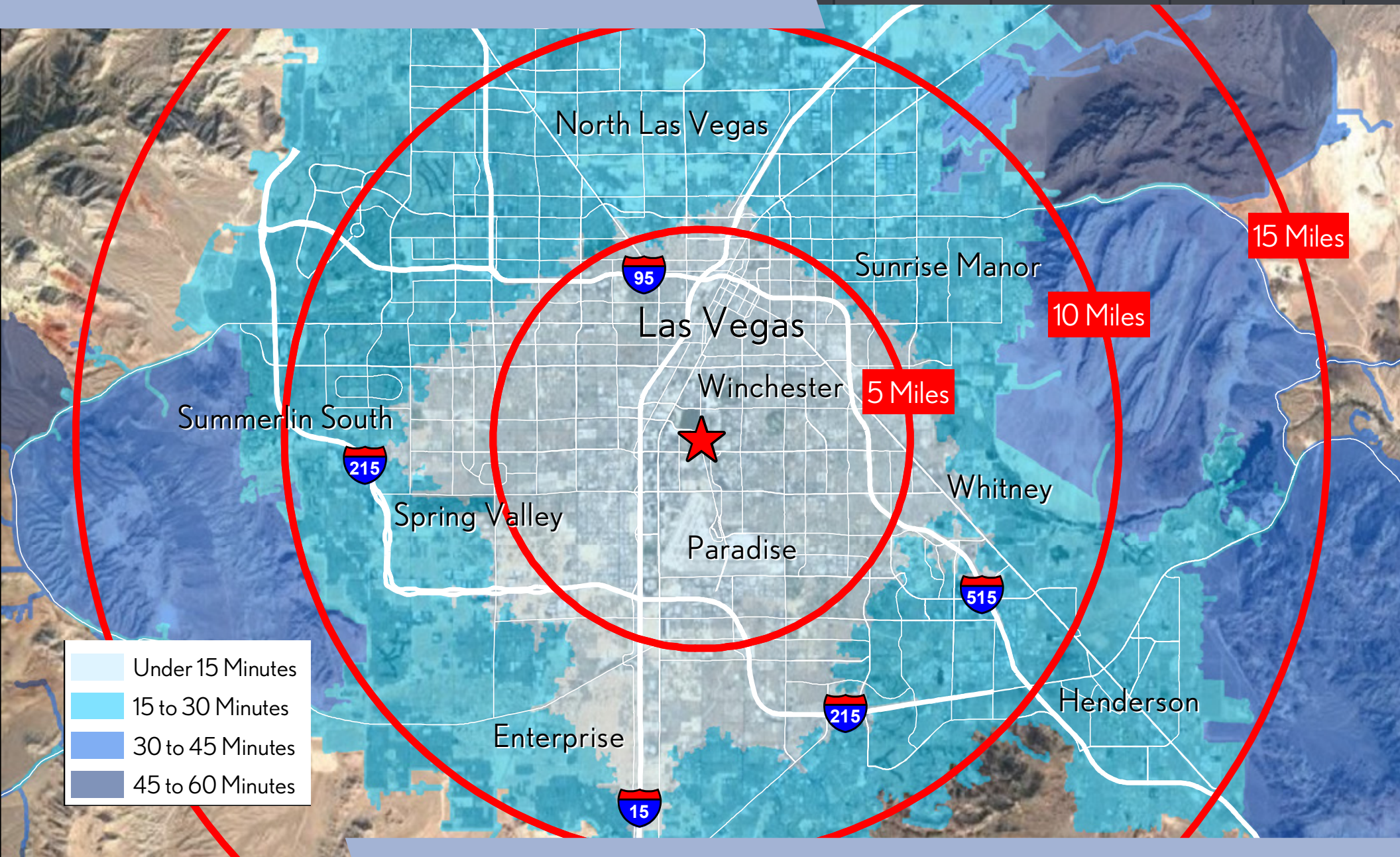
**TOTAL DAYTIME POPULATION**  
1 MILE: 93,685  
3 MILES: 322,756  
5 MILES: 649,643



**TOTAL HOUSEHOLDS**  
1 MILE: 10,784  
3 MILES: 64,251  
5 MILES: 162,117



BE A SHORT DRIVE FROM EVERYTHING THAT MATTERS AND TAKE ADVANTAGE OF THIS LOCATION'S EASE OF ACCESS









# A BUILT-IN CUSTOMER BASE

Delivering in Q3 of 2024, Ainsley, a ±400-unit multifamily building, offers potential customers just steps away from The Collective.



MSG SPHERE  
LAS VEGAS

HUGHES  
CENTER

Residence INN  
BY MARRIOTT

FOGO  
DE  
CHÃO.  
CHURASCARIA

Bahama  
Breeze  
ISLAND GRILLE

B

DeFrisco's  
POSSIBLE EAGLE STEAKHOUSE

CORPORATE DR.

elysian  
LIVING

Fairfield  
BY MARRIOTT

firefly  
LIGHT KITCHEN + BAR

the collective

FUTURE AINSLEY APARTMENTS  
388 UNITS EXPECTED Q3 2024  
ELYSIAN LIVING SISTER PROPERTY

PARADISE RD.

EL FLAMINGO RD.



# AVAILABILITIES



**Z**  
SECOND FLOOR

SUITE	TENANT	SF
A	TACOS & BEER	3,300
B	SUSHI WAY	1,830
C-1	PENDING	1,350
C-2	UPS	1,100
D	CLEAVER STEAKHOUSE	12,126
H + J	BRAMARE (COMING SOON)	4,445
K	JERSEY MIKE'S SUBS	1,883
M	CITIBANK	3,430
N	MIDDLE CHILD (COMING SOON)	3,718
P	AVAILABLE	1,308
R	EDEN NAIL SALON	1,292
S	DOMINO'S PIZZA	1,350
U	SPARADISE	1,870
V	CONCENTRA	8,978
W	MUSASHI JAPANESE STEAKHOUSE	3,402
Y	MARRAKECH MEDITERRANEAN RESTAURANT	2,150
Z	BRASERIA BY EDO	4,826

PENDING
  AVAILABLE
 
 SUITE C  
 SUITE P

Signage is a 48ft tall pylon with a 3 sided 28ft high-res LED screen



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