

4080

PARADISE ROAD

PREMIER MULTI-TENANT RETAIL AVAILABLE

BUILDING CONSTRUCTION COMPLETED



[CLICK HERE TO VIEW BUILDING TOUR](#)

Malan + Marcello Investment Team



SUBJECT

Dotty's

XO Liquor

DONER SHACK

Marvelous Nails

Paradise Rd. // ±41,500 VPD

E. Flamingo Rd. // ±57,500 VPD

Listed By:



FOR LEASE

NEW CONSTRUCTION RETAIL IN THE RESORT CORRIDOR

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PARADISE ROAD



PROPERTY HIGHLIGHTS

- Building construction completed! Only 4 spaces remaining (can be combined)
- Seeking restaurant, retail, and medical users – Landlord is motivated and providing strong Tenant Improvement package along with grease trap already installed
- Join Dotty's, Marvelous Nails, XO Liquor, and Doner Shack in a new construction center at the high traffic intersection of Flamingo Rd. and Paradise Rd. servicing the Resort Corridor
- Adjacent to the 68-acre mixed use master planned complex, Hughes Center, consisting of ±1.5M square feet of class A office space
- The Las Vegas Convention Center, Las Vegas Strip, University of Nevada, Las Vegas, and Harry Reid International Airport all located within 2-miles of the center
- Strong nearby daytime population with ±712,270 people nearby and an estimated ±505,430 employees within a 5-mile radius



Lease Rate

\$3.50 PSF – \$4.25 PSF NNN



Space Available

±1,260 SF – ±5,254 SF

LEASING EXPERTS

AREEBA MOTEN

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

DEANA MARCELLO

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

ADAM MALAN

Vice Chair
+ 1 702 727 3778
adam.malan@colliers.com
License # NV-S.63542.LLC

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NEW CONSTRUCTION RETAIL IN RESORT CORRIDOR

Premier location right in the center of it all.



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TRADE AREA MAP



■ = Power Centers ■ = Retail ■ = Golf Courses ■ = Hospitals ■ = Casinos ■ = Airports

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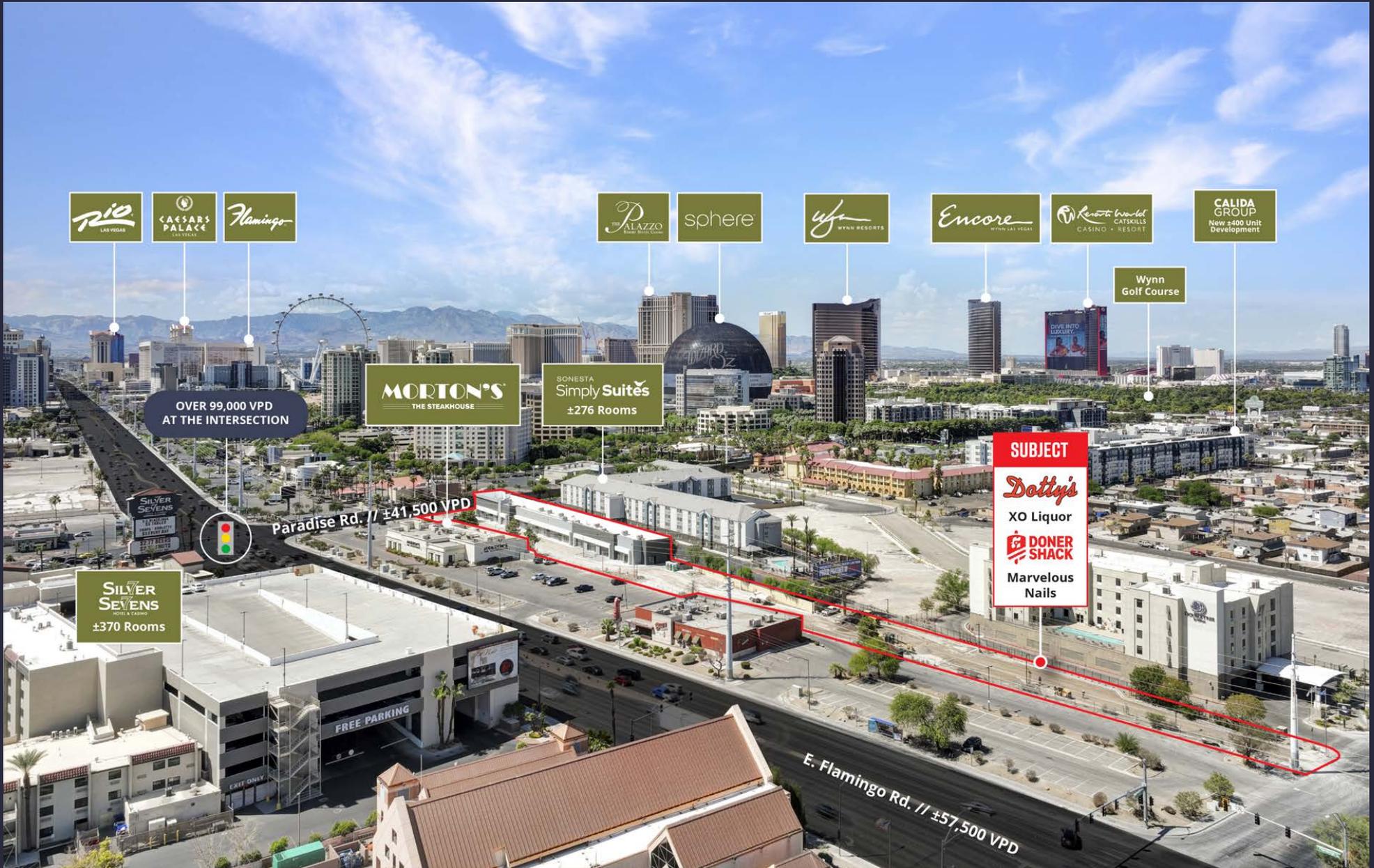
SOUTHWEST FACING AERIAL

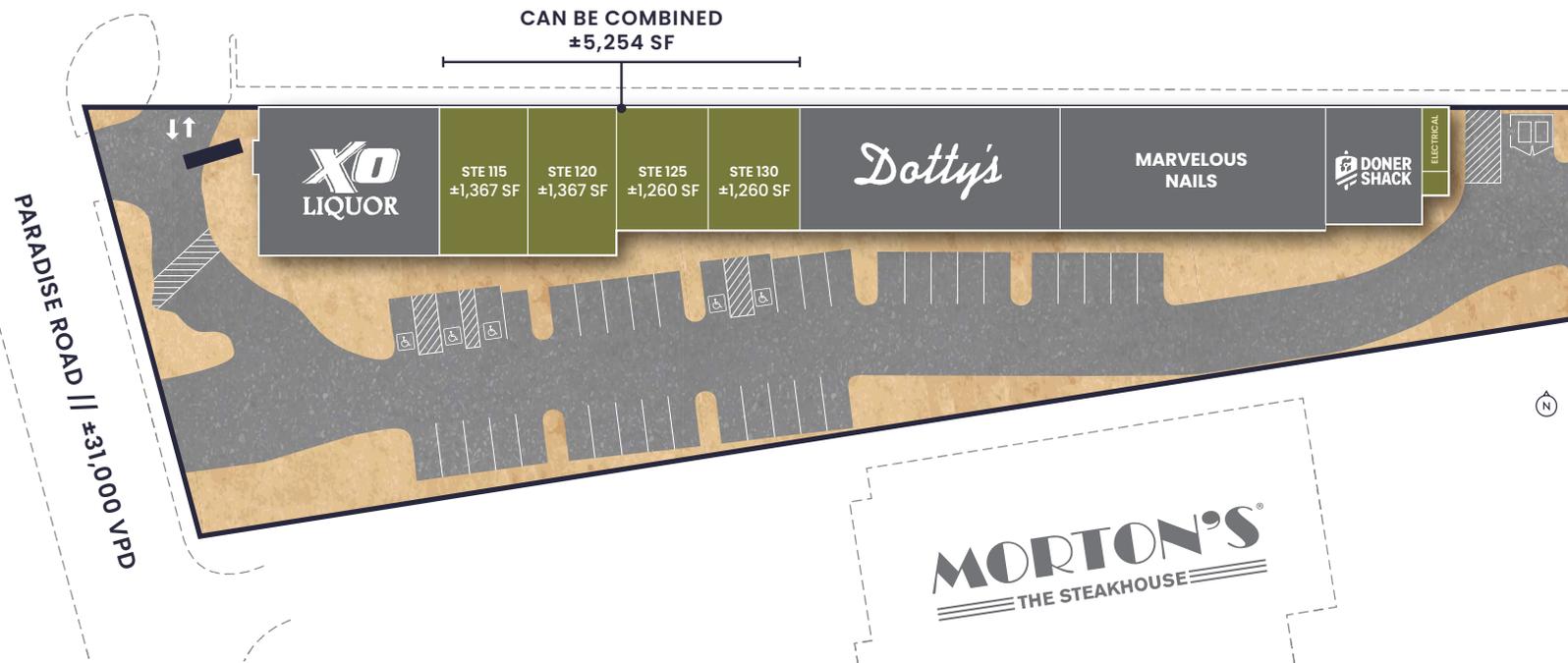


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WEST FACING AERIAL





Suite	Tenant	Size
105-110	XO Liquor	±2,709 SF
115	Available	±1,367 SF
120	Available	±1,367 SF
125	Available	±1,260 SF
130	Available	±1,260 SF
135-145	Dotty's	±3,780 SF
150-160	Marvelous Nails	±3,780 SF
165	Doner Shack	±1,290 SF

FLAMINGO ROAD // ±56,500 VPD



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SIGNAGE RENDERING



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NEARBY TRAFFIC GENERATORS

THE HG - 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 tradeshows. 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 ±33,000 enrolled students.

HARRY REID INTERNATIONAL AIRPORT (*±3 miles from subject*)

Main airport that services Southern Nevada and welcomed over ±58.5MM passengers in 2024.

TRADE AREA DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
2025 Population	25,637	141,498	395,521
2030 Estimated Population	27,335	147,875	407,305
2000 Census Population	31,012	142,404	384,072

INCOME

	1-Mile	3-Mile	5-Mile
2025 Average Household Income	\$55,336	\$74,533	\$78,453
2030 Average Household Income	\$59,701	\$82,229	\$86,902
2025 Per Capita Income	\$29,524	\$34,375	\$33,172
2030 Estimated Per Capita Income	\$32,110	\$38,448	\$37,133

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Total Households	13,660	65,497	166,767
2030 Estimated Total Households	14,696	69,393	173,574
2000 Census Households	14,622	62,345	156,247
2010 Census Households	10,718	56,962	149,879

HOUSING

	1-Mile	3-Mile	5-Mile
2025 Total Housing Units	17,209	78,939	188,944
2025 Owner Occupied Housing Units	952	16,965	60,591
2025 Renter Occupied Housing Units	12,708	48,532	106,176
2025 Vacant Housing Units	3,549	13,442	22,177
2030 Total Housing Units	18,389	83,534	197,444
2030 Owner Occupied Housing Units	1,021	18,042	63,800
2030 Renter Occupied Housing Units	13,676	51,351	109,774
2030 Vacant Housing Units	3,693	14,141	23,870

AVAILABLE FOR LEASE

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