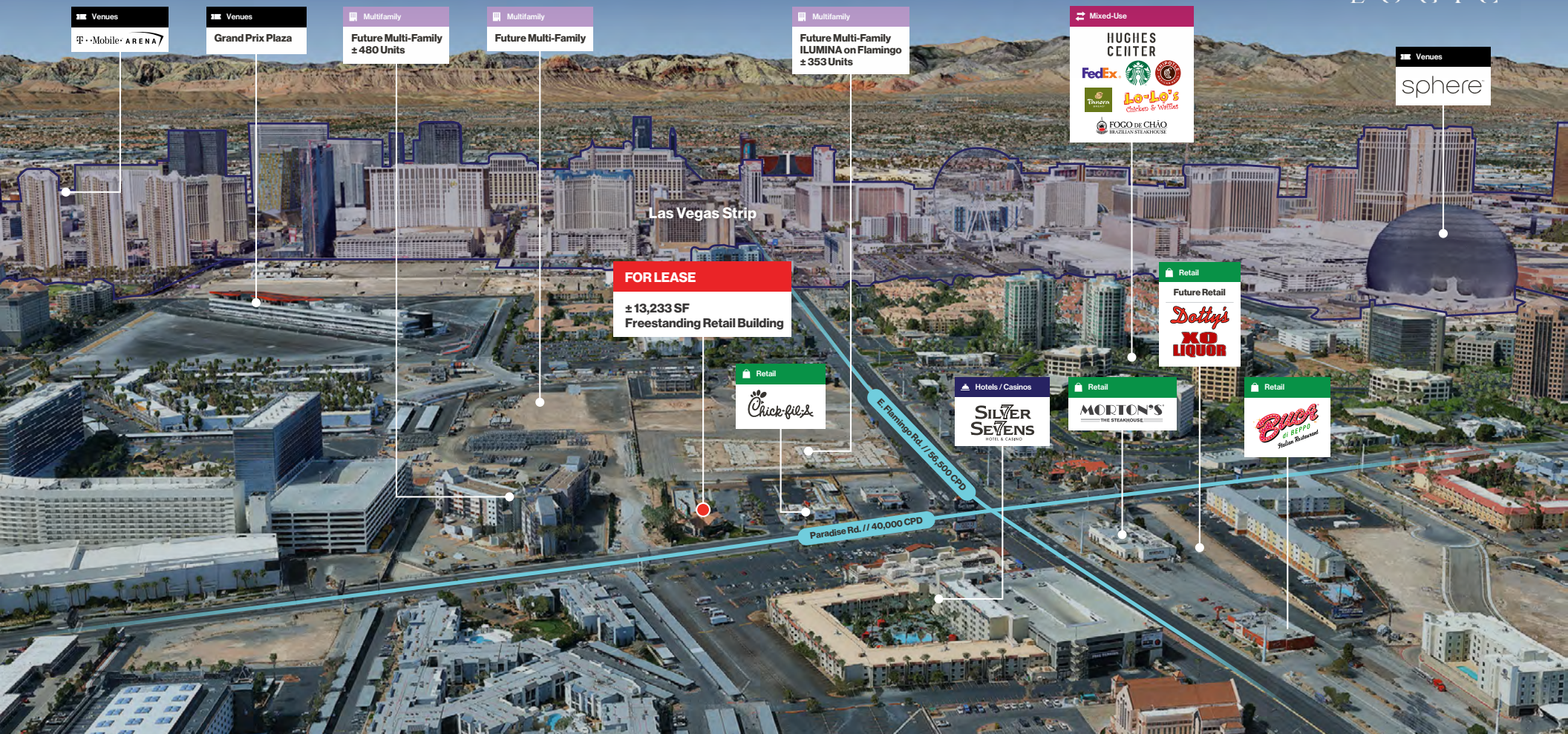


For Lease

Freestanding ± 13,233 SF Retail Building



4211 Paradise Rd.
Las Vegas, NV 89169

Sean Margulis
Founding Partner
O. 702.954.4102
C. 702.340.7586
smargulis@logicCRE.com
S. 0070247

Seth Zeigler
Associate
O. 702.954.4104
C. 702.334.3965
szeigler@logicCRE.com
S. 0196121

Listing Snapshot



Contact Broker
Lease Rate



± 13,233 SF
Available Square Footage



± 1.35 AC
Lot Size

Property Highlights

Freestanding Retail | Prime Corner Location

- ± 13,233 SF building on ±1.35 AC at Paradise Rd. & Flamingo Rd. with ± 96,500 CPD, excellent visibility, monument signage, and multiple access points.

Active Development Nearby

- Surrounded by new projects including Siegel Properties' 480-unit extended-stay living community, a 353-unit luxury multi-family property by ILUMNIA, and a planned multi-family project by Ochoa Development.

Vegas Loop Stations:

- Located between 2 planned Vegas Loop stations, providing future direct access to high-volume passenger traffic. The Vegas Loop has already moved more than 3 million riders through 8 stations, with approvals in place for 68 miles of tunnels and 104 stations.

Tourism & Convention Corridor

- Minutes from the Strip, Las Vegas Convention Center, MSG Sphere, major resorts, and Harry Reid International Airport (58.4M passengers in 2024).

Close Proximity to UNLV

- Frontage along Paradise Rd., in close proximity to UNLV (± 30,600 students, ± 3,500 faculty/staff).

Surrounded by Dining, Retail & Shopping

- Adjacent to a new Chick-fil-A and positioned within one of Las Vegas's busiest retail corridors with strong food, beverage, and shopping co-tenancy.

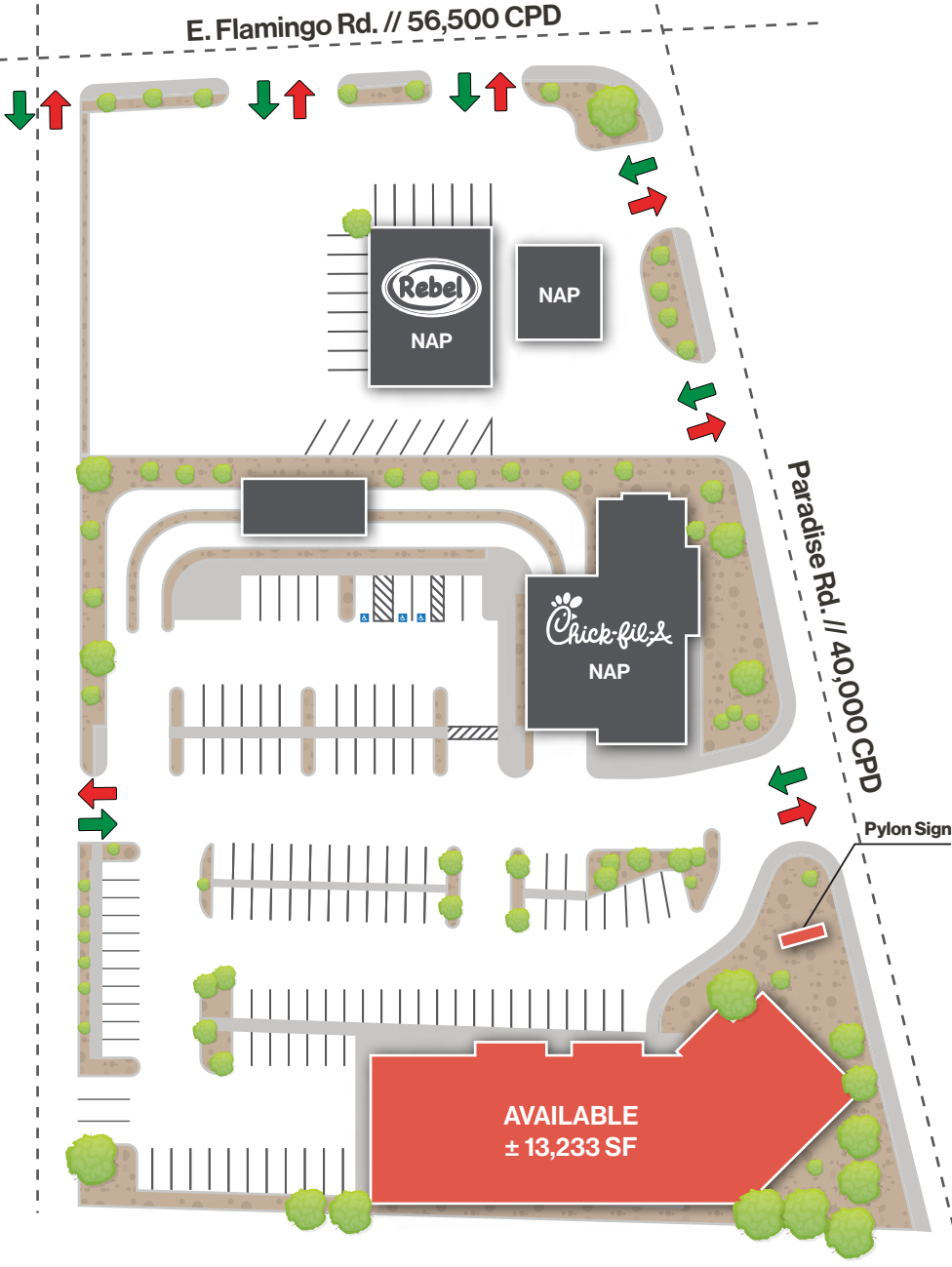
Thriving Urban Infill

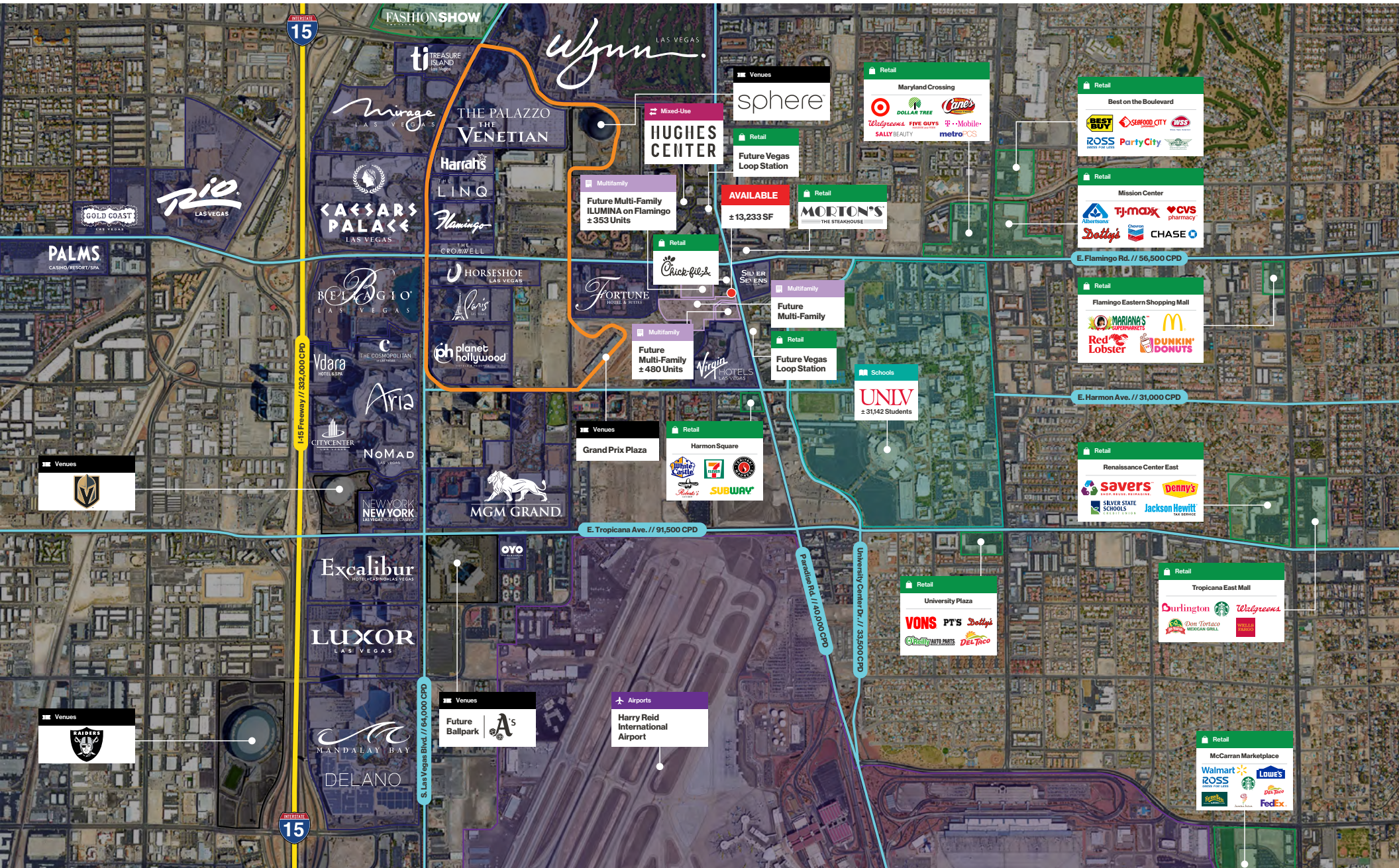
- High-barrier trade area with limited availability and ongoing investment in hospitality and entertainment.

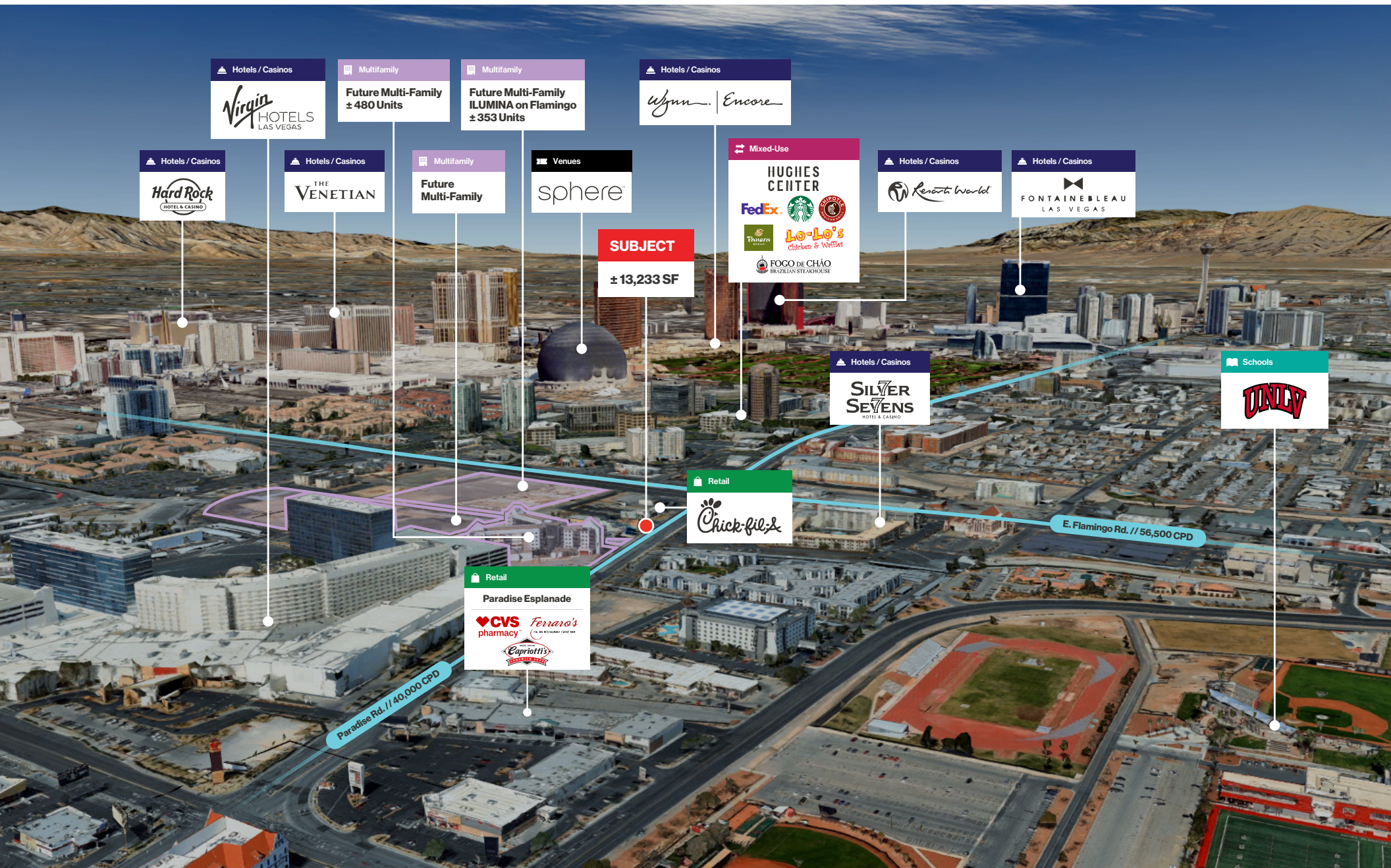
Demographics

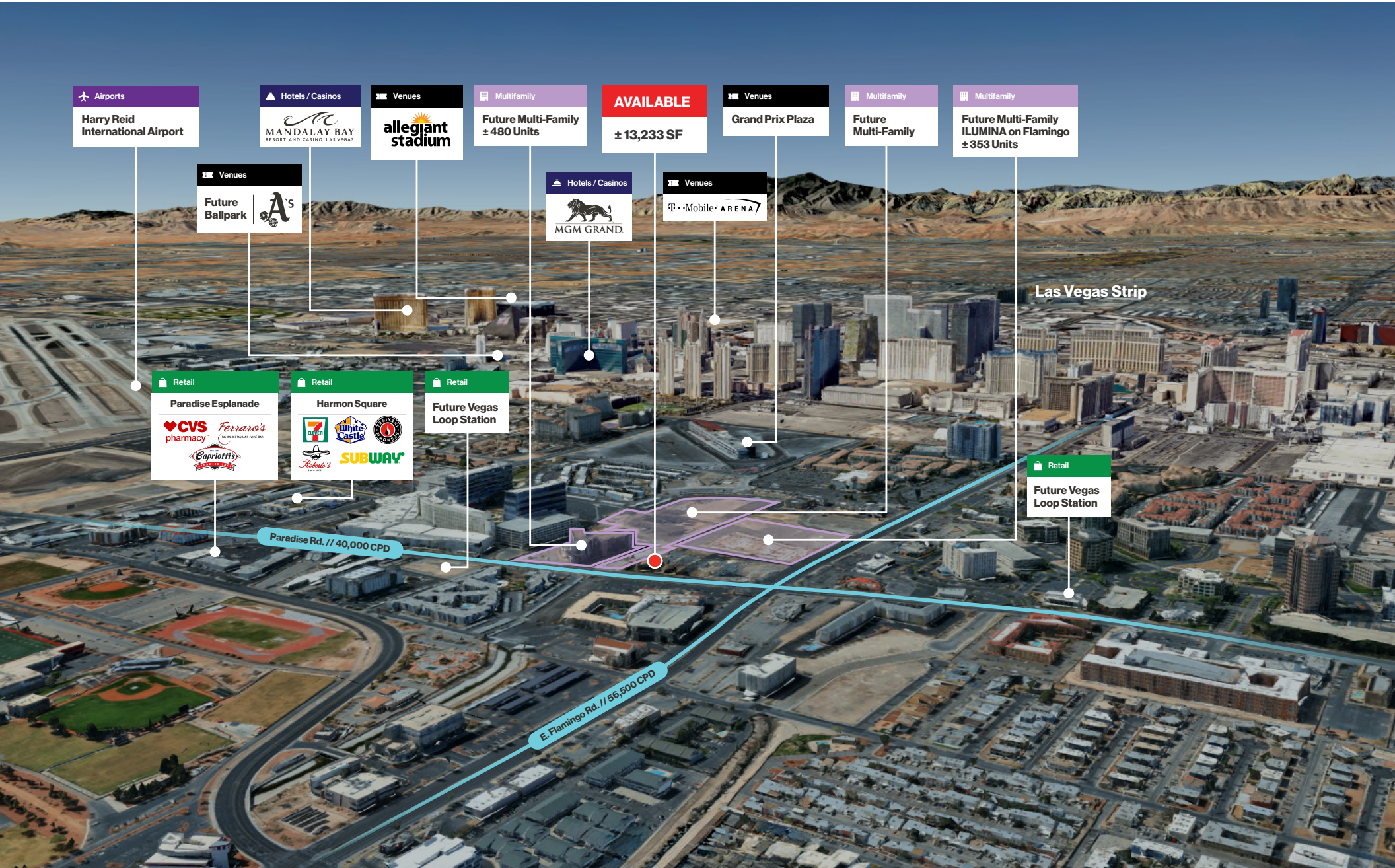
	1-mile	3-mile	5-mile
2025 Population	24,009	139,442	395,250
2025 Average Household Income	\$55,611	\$74,379	\$78,895
2025 Total Households	12,887	64,751	167,189











Airports
Harry Reid International Airport

Hotels / Casinos
MANDALAY BAY
RESORT AND CASINO, LAS VEGAS

Venues
allegiant stadium

Multifamily
Future Multi-Family
± 480 Units

AVAILABLE
± 13,233 SF

Venues
Grand Prix Plaza

Multifamily
Future Multi-Family

Multifamily
Future Multi-Family
ILUMINA on Flamingo
± 353 Units

Venues
Future Ballpark
A's

Hotels / Casinos
MGM GRAND

Venues
T-Mobile ARENA

Retail
Paradise Esplanade
CVS pharmacy
Fenar's
Capriotti's

Retail
Harmon Square
7 ELEVEN
White Castle
SUBWAY

Retail
Future Vegas Loop Station

Retail
Future Vegas Loop Station

Paradise Rd. // 40,000 CPD

E. Flamingo Rd. // 56,500 CPD

Las Vegas Strip

Vicinity Map

Amenities within a 5-mile radius

- 1 University of Nevada, Las Vegas
-0.5 miles
- 2 Las Vegas Strip
-1.2 miles
- 3 Harry Reid International Airport
-1.2 miles
- 4 Fashion Show Mall
-1.7 miles
- 5 T-Mobile Mall
-1.9 miles
- 6 Grand Prix Plaza
-1.2 miles
- 7 Allegiant Stadium
-3.2 miles
- 8 Sunrise Hospital and Medical Center
-2.4 miles
- 9 Downtown Las Vegas
-4.2 miles
- 10 MSG Sphere
-1.1 miles



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Sean Margulis

Founding Partner

O. 702.954.4102

C. 702.340.7586

smargulis@logicCRE.com

S.0070247

Seth Zeigler

Associate

O. 702.954.4104

C. 702.334.3965

szeigler@logicCRE.com

S.0196121