

RETAIL SPACE FOR LEASE 1,600 SF to 5,285 SF

PARADISE MARKETPLACE

3810 & 3870 EAST FLAMINGO ROAD, LAS VEGAS NV 89121



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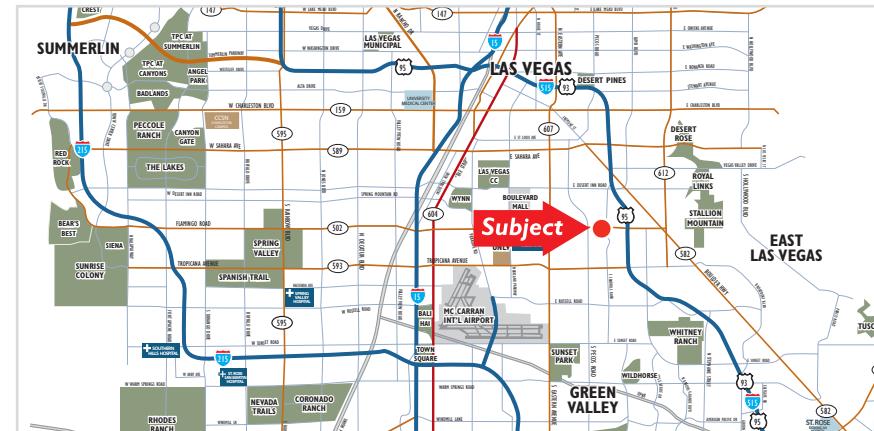
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PARADISE MARKETPLACE IS A CORE RETAIL LOCATION ANCHORED BY SMITH'S GROCERY AND LAS VEGAS ATHLETIC CLUB. IN-N-OUT BURGER RECENTLY OPENED AND IS LOCATED ON THE SOUTHEAST CORNER.

The shopping center is positioned approximately ½ mile west of the U.S. 95 interchange. The property is situated at the signalized intersection of East Flamingo Road and East Sandhill Road benefitting from significant frontage along both thoroughfares and visibility to approximately 59,000 vehicles per day.

PROPERTY FEATURES

Shopping Center Size:	±6.49 acres
Year Built:	1988
APN:	161-18-816-004
Daily Total Traffic Count:	62,000+ cars per day



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POPULATION AND INCOME				
	2018 ESTIMATED POPULATION	2018 AVERAGE HOUSEHOLD INCOME	2023 ESTIMATED POPULATION	2023 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	19,162	\$66,154	20,417	\$75,520
3 MILE RADIUS	202,182	\$53,510	214,474	\$61,686
5 MILE RADIUS	467,809	\$56,530	497,497	\$65,096

POPULATION BY RACE (2018)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	11,720	1,497	6,724	1,239
3 MILE RADIUS	105,132	22,352	89,288	14,512
5 MILE RADIUS	237,292	52,172	216,836	35,850

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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SUITE	TENANT	SQ.FT.
A15	AVAILABLE	1,885
A14	Cash Oasis/Hi-Tex	738
A13	AVAILABLE	1,600
A12	AVAILABLE	1,800
A9	Dotty's	5,100
A8	AVAILABLE	1,700
A6	Touchup Laser Hair Removal	1,500
A5	iNails	1,253
A4	GoWireless (Verizon)	2,194
A3	Express Auto Insurance	1,200
A2	The UPS Store	1,400
A1	Hello Tokyo Sushi & Teriyaki	2,053
C3	Supercuts	1,360
C2	Discount Cigarettes	1,790
C1	AVAILABLE	1,062
D	Dollar Tree	10,920
E5	Capriotti's Sandwich Shop	1,870
E4	Golden China	1,700
E2	Absolute Dental	3,400
E1	GNC	1,700
F2	Cosmic Comics	4,000
F1	French Cleaners	2,000
G1	AVAILABLE 12/31/2019	25,772
G2	AVAILABLE 12/31/2019	2,973

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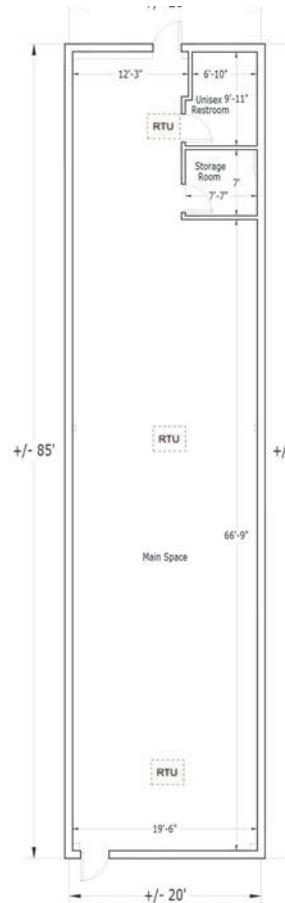
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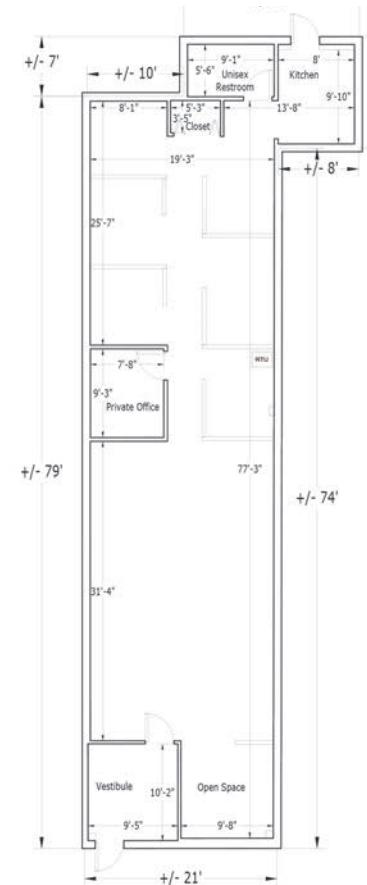
UNIT #A8 - ±1,700 SF

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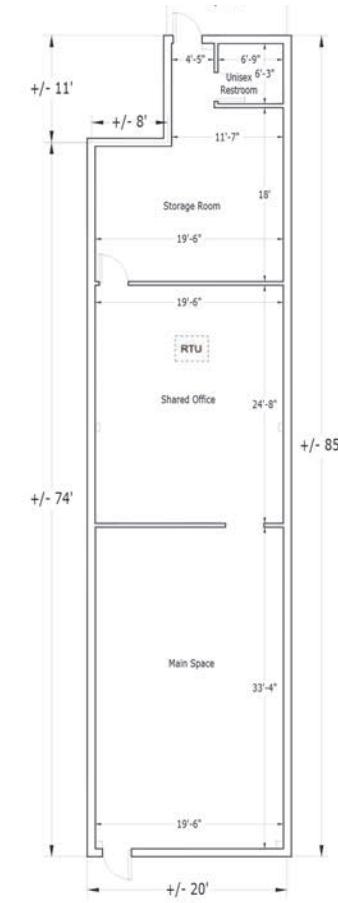
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UNIT #A12 - ±1,800 SF



UNIT #A13 - ±1,600 SF

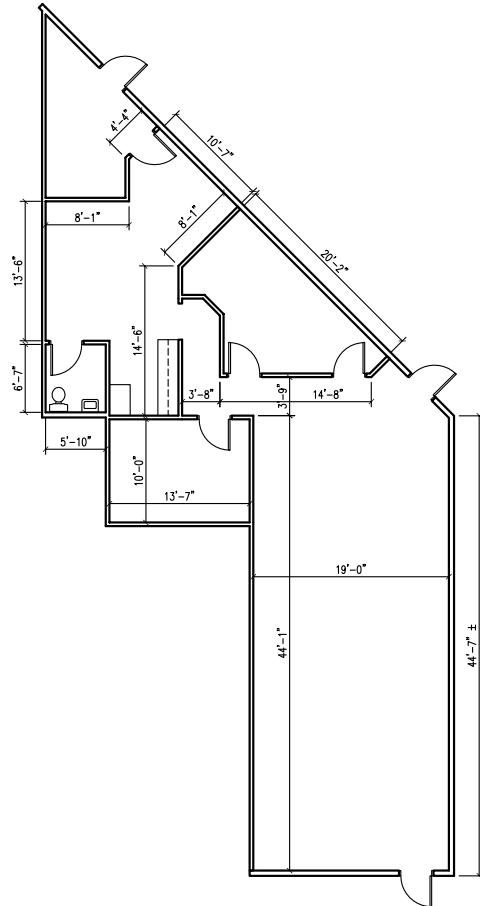
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UNIT #A15 - ±1,885 SF

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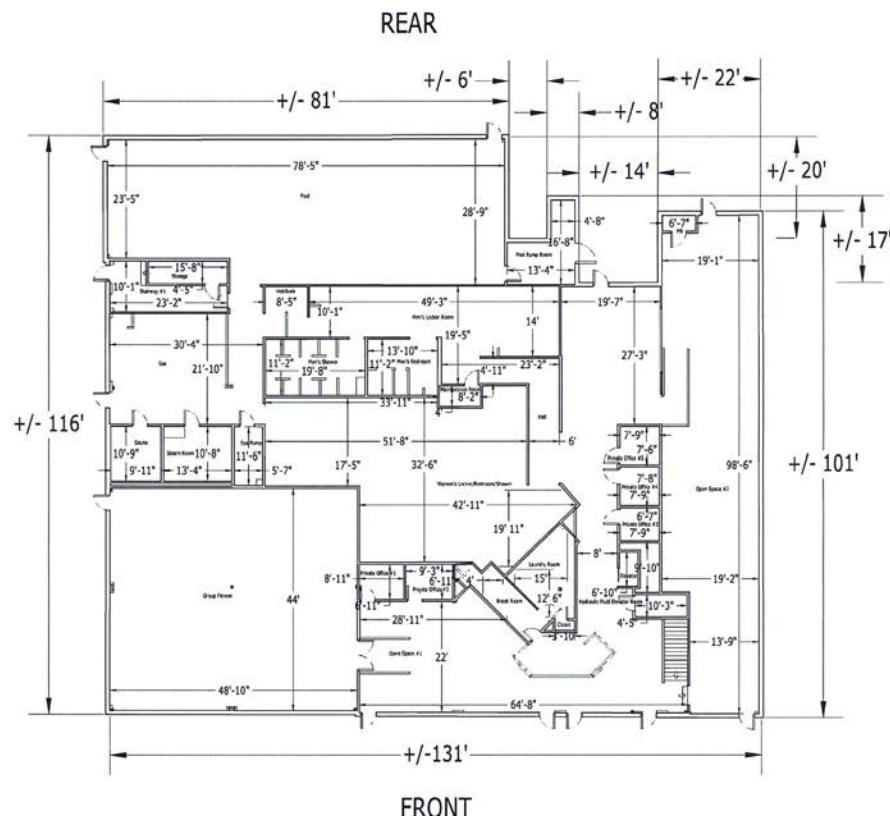
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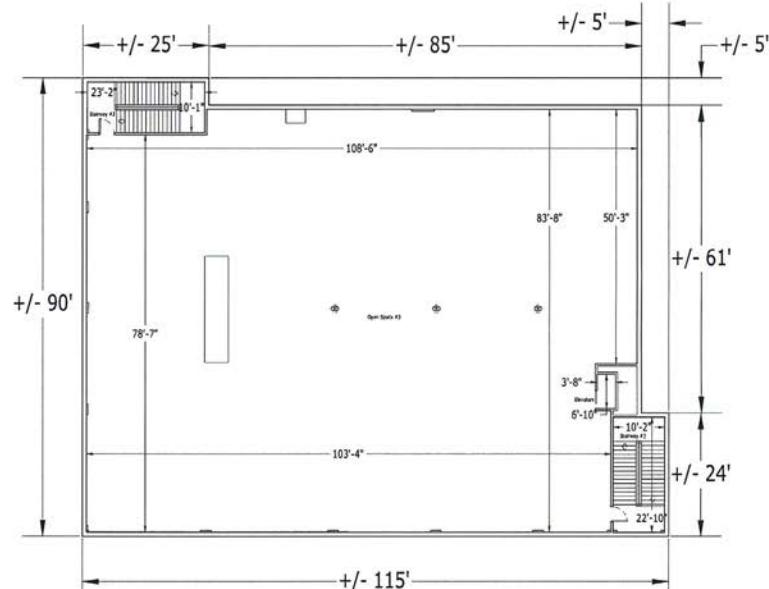
UNIT #G04 - ±14,244 SF
FIRST FLOOR

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UNIT #G04 - ±9,595 SF
SECOND FLOOR

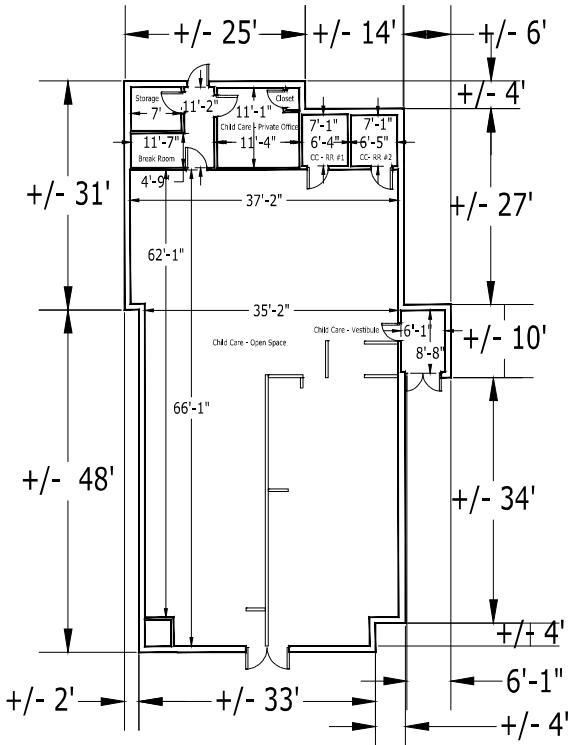
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REAR



FRONT

UNIT #G2 - ±2,973 SF

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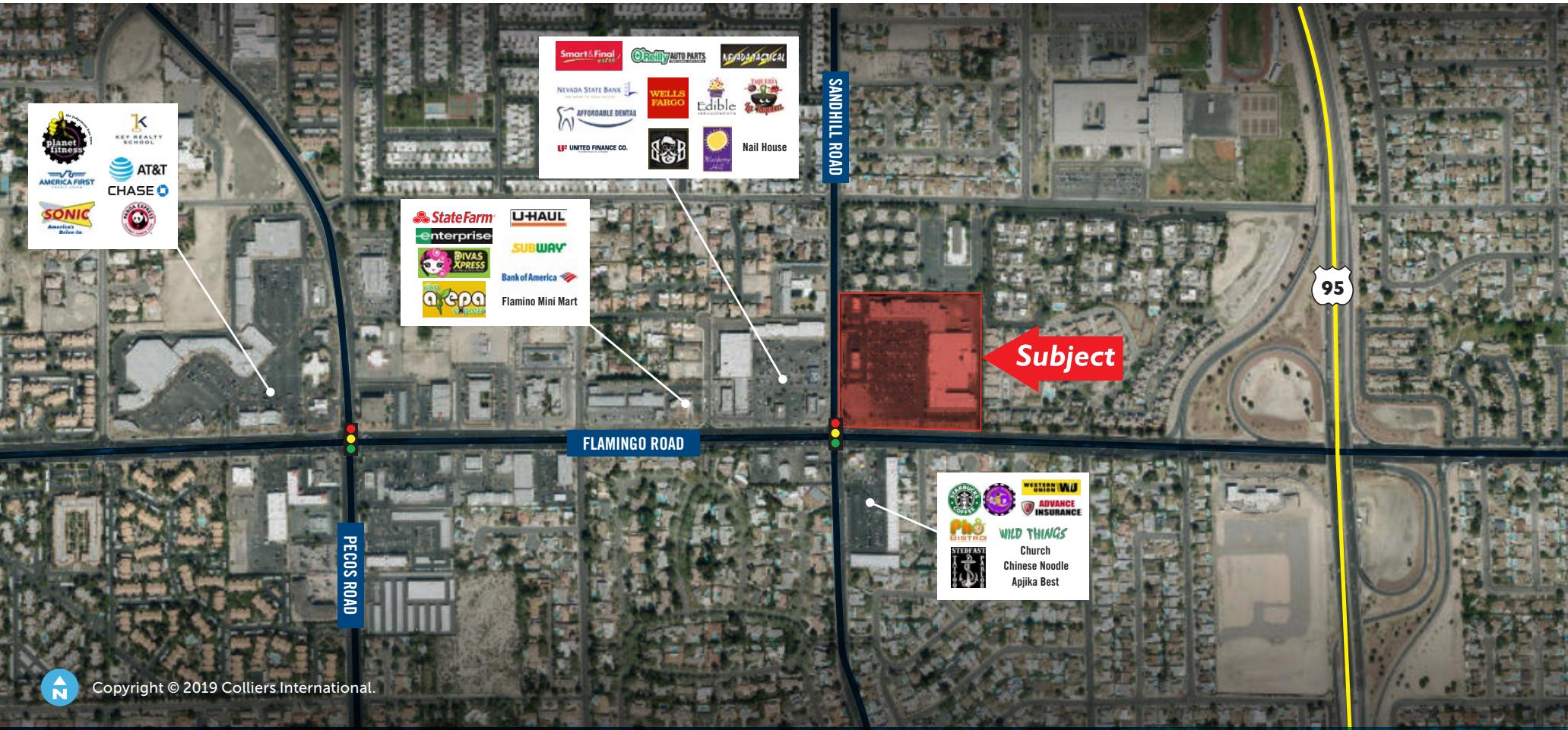
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