

RETAIL SPACE FOR LEASE: ±1,055 — ±5,516 SF



CURIO COLLECTION
by Hilton™

Colliers

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4455 PARADISE ROAD, LAS VEGAS, NV 89169

VIRGIN HOTELS, MEET VEGAS



THE VIBE

Fun, Red Hot, Smart & Inclusive.



THE RETAIL OBJECTIVE

Accessorize The Good Times.
Provide For The Professional.

TAKING APPLICATIONS
NOW!



Virgin
HOTELS
LAS VEGAS

CURIO COLLECTION
by Hilton™





State-of-the-art ±60,000 SF Gaming Floor, an exclusive partnership with Mohegan Gaming & Entertainment.



MODERN DESERT OASIS. NATURAL LIGHT.
UNCONVENTIONAL. PERFECTLY VIRGIN HOTELS.





/ MEETING & EVENT SPACES

±130,000 square feet of expansive indoor and outdoor event, meeting & convention spaces.



/ THE EXPERIENCE



Five-Acre Desert Oasis Pool & Entertainment Experience

F&B / ENTERTAINMENT LINE UP:



commons
club

TODD ENGLISH
OLIVES
est. 1989

24 OXFORD

THE
KASSI
Club

NIGHT + MARKET
Vegas

the
KITCHEN
commons club



Money,
Baby!



PIZZA
FORTE



ONE
STEAKHOUSE

Multiple live music & entertainment venues, including the Theater, 24 Oxford, The Event Lawn and Money, Baby!



Colliers



/ ABOUT THE GUESTS

GENDER

48%
FEMALE

52%
MALE

GENERATIONS

25%
GEN Y (18-34)

45%
GEN X (35-54)

28%
BABY BOOMERS (55-64)

2%
TRADITIONALISTS (>64)

EDUCATION

30%
HIGH SCHOOL

68%
COLLEGE

2%
POST-GRAD

HOUSEHOLD INCOME

<\$50k — 13% \$50k-\$99k — 32% \$100k-\$149k — 21% >\$150k — 34%





/ THE LOCATION

Effortlessly erasing the lines between business and pleasure.

WORLD FAMOUS
LAS VEGAS
STRIP



CONVENTION CENTER 1.8 MILES (8 MIN.)

MARYLAND PARKWAY

FLAMINGO ROAD

PARADISE ROAD

HARMON AVENUE

UNLV

TROPICANA AVENUE

LAS VEGAS STRIP 1.6 MILES (7 MIN.)

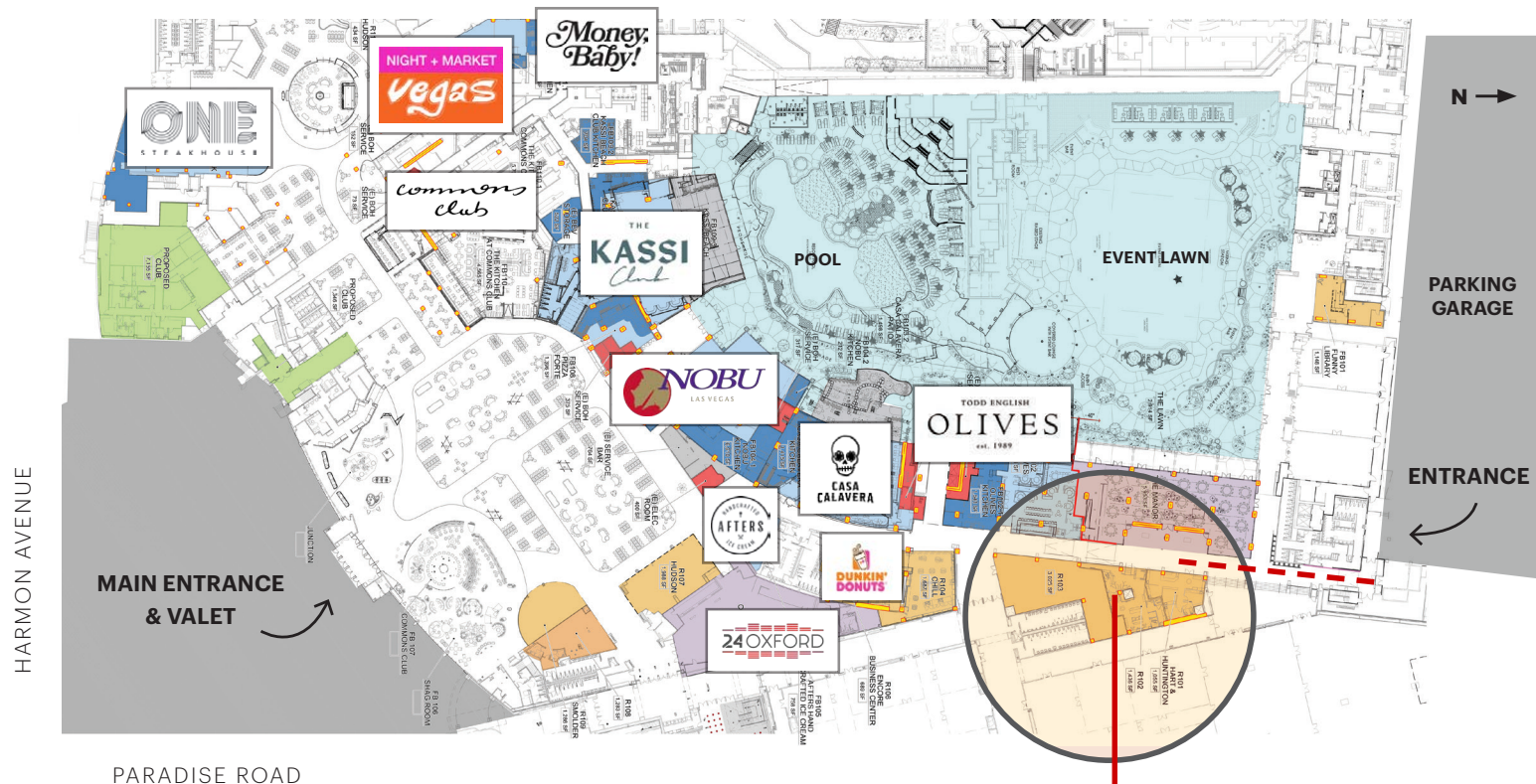
MCCARRAN AIRPORT 1.9 MILES (6 MIN.)



LAS VEGAS BOULEVARD

/ SITE PLAN

Not To Scale. For Illustration Purposes Only.



PARADISE ROAD

R103
±3,025 SF

(may be divided into multiple tenants)

R101
±1,055 SF

R102
±1,436 SF

“COME PAINT THE
TOWN RED WITH US.”



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