

For Lease

# Retail at Hughes Center



Las Vegas Strip

↔ Mixed-Use  
Future Vegas  
Loop Station & HQ

Suite 365-110  
±2,304 SF

Suite 365-130  
±2,016 SF

Redevelopment Pad  
±2.8 AC

Class A Retail Center Adjacent to the Famous Las Vegas Strip

3987 Paradise Rd.  
325-395 Hughes Center Dr.  
340-360 E. Flamingo Rd.  
Las Vegas, NV 89169

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Listing Snapshot



**\$4.50 – 5.00 PSF**  
Retail Lease Rate



**Contact Broker**  
Pad Lease Rate



**± 2,016, 2,304 SF**  
Available Square Footage



**Contact Broker**  
NNN Expenses

Property Highlights

- **Redevelopment Opportunity at Hughes Center** – Former Bahama Breeze site situated on a ±2.8 AC pad at the hard NWC of Flamingo Rd. and Paradise Rd., one of the most trafficked intersections in the Las Vegas resort corridor—offering exceptional visibility, access, and branding potential for a flagship tenant or new development concept.
- **Turn-key 2nd-Generation Restaurant Space** - Two 2nd gen restaurant in-line suites with dedicated patio dining. Unrivalled frontage and visibility along Flamingo Rd.
- **Nearby Luxury Multi-Family** – 368 on-campus units at The High Line (2020), 388 units at The Ainsley at The Collective across Paradise Rd. (2024), and a ± 350-unit community proposed across Flamingo Rd.
- **Hard-Corner Visibility & Access** – Combined traffic counts exceed ± 96,500 cars per day at the highly trafficked signalized intersection of Paradise Rd. And Flamingo Rd.
- **Tourism & Event Epicenter** – Core asset synergy with worldwide destination venues nearby including the new MSG Sphere, Las Vegas Convention Center, Harry Reid International Airport, as well as the famous Las Vegas Strip.
- **Daytime Demand** – Built-in daytime office population with over 1.5MM square feet of office space within walking distance to retail.
- **Established Culinary Dynamic** – Join an already thriving roster including Fogo de Chão, Del Frisco's, Firefly, Cleaver Steakhouse, Panera, Chipotle, Starbucks, Lo-Lo's Chicken & Waffles, Naan & Curry and more.
- **Future Vegas Loop Station & HQ** – A planned development at Hughes Center will include a future Vegas Loop Station and Vegas Loop Headquarters at 3987 Paradise Rd., enhancing direct connectivity to the Strip, Convention Center, and Sphere. This project will further elevate the campus with added activity, accessibility, and long-term value for retailers.

Demographics

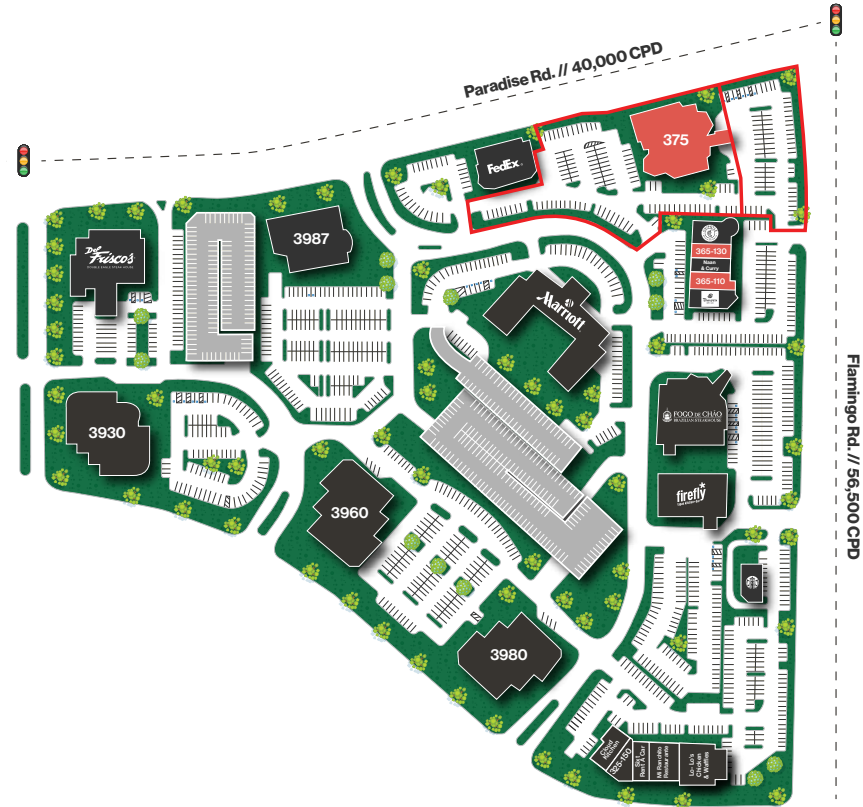
	1-mile	3-mile	5-mile
2025 Population	24,001	143,085	391,985
2025 Average Household Income	\$55,611	\$74,125	\$78,783
2025 Total Households	12,886	66,236	165,179



# Site Plan

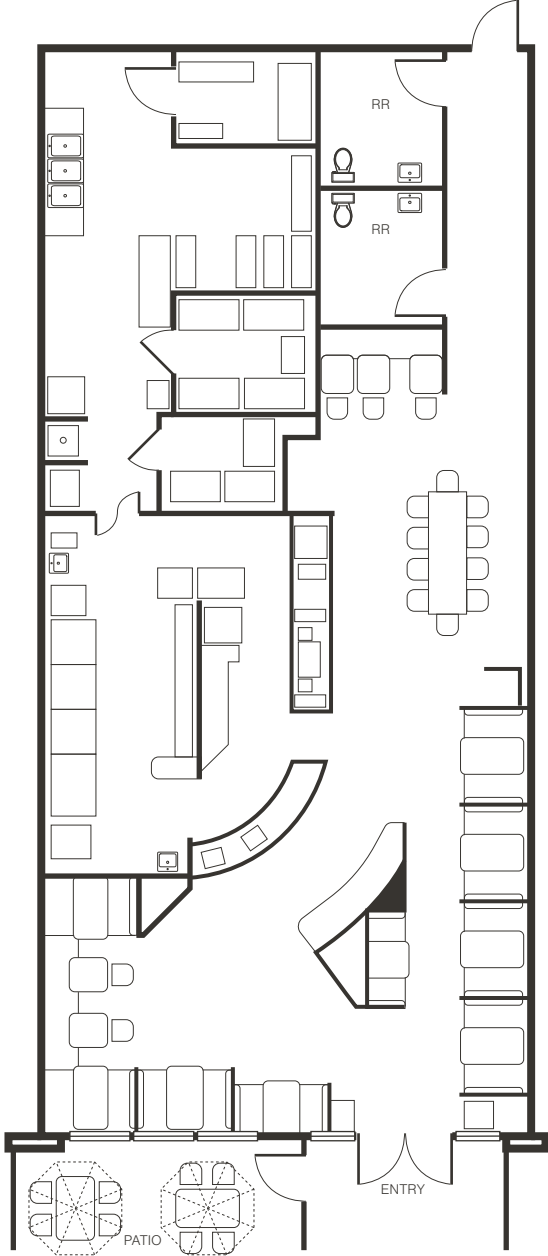
Available NAP

Suite	Tenant	SF
325 - 100	Lo- Lo's Chicken & Waffles	± 4,000 SF
325 - 120	Mi Ranchito Restaurante	± 3,966 SF
325 - 140	Sixt Rent A Car	± 1,333 SF
325 - 150	Golden Hour Nails	± 1,858 SF
325 - 160	Cloud Kitchen	± 2,876 SF
335	Firefly	± 8,000 SF
340	Starbucks	± 2,100 SF
340	Fogo De Chão	± 9,463 SF
365 - 100	Panera	± 3,883 SF
<b>365 - 110</b>	<b>FORMER BURGER RESTAURANT</b>	<b>± 2,304 SF</b>
365 - 120	Naan & Curry	± 1,440 SF
<b>365 - 130</b>	<b>FORMER PIZZA RESTAURANT</b>	<b>± 2,016 SF</b>
365 - 140	Chipotle	± 2,334 SF
<b>375</b>	<b>REDEVELOPMENT AVAILABLE</b>	<b>± 2.8 AC</b>
395	FedEx	± 8,000 SF
3925	Del Frisco's	Pad
3987	Future Vegas Loop Station & HQ	Pad



Floor Plan | Suite 365-110 | ± 2,304 SF  
Restaurant Space with Patio

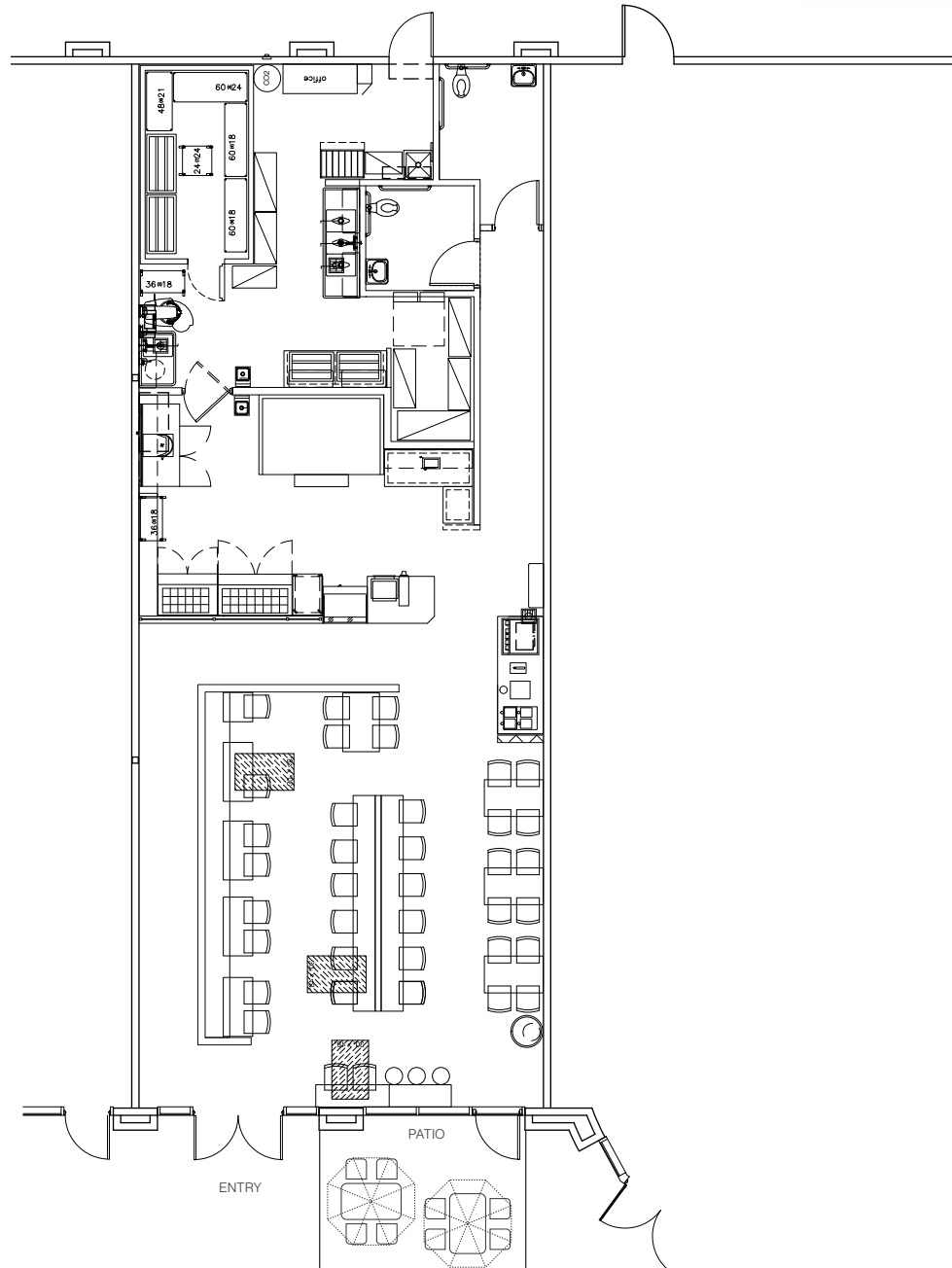
[Click for a Virtual Tour](#)





Floor Plan | Suite 365-130 | ± 2,016 SF  
Restaurant Space with Patio

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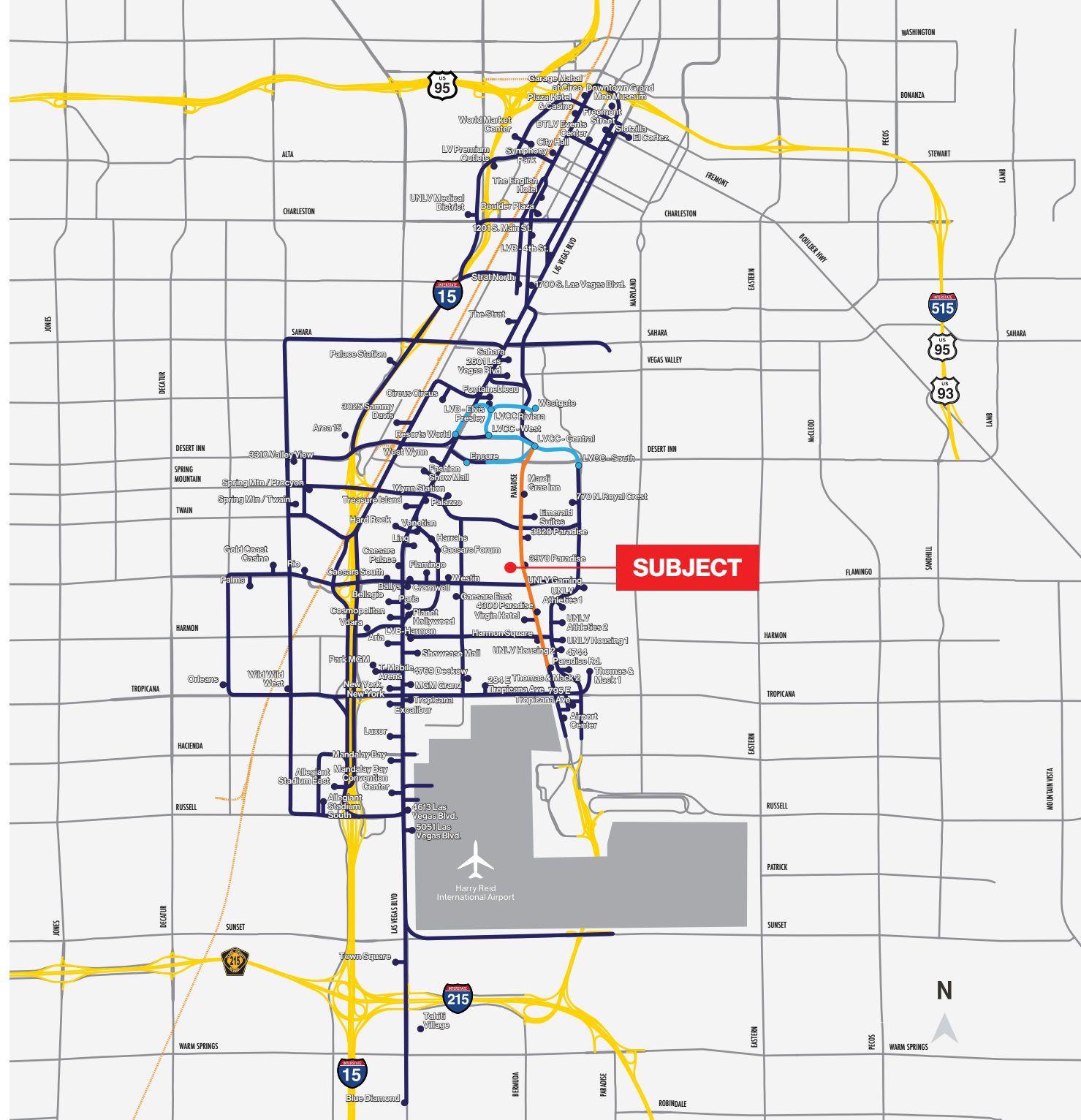
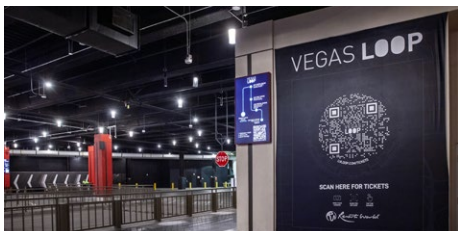
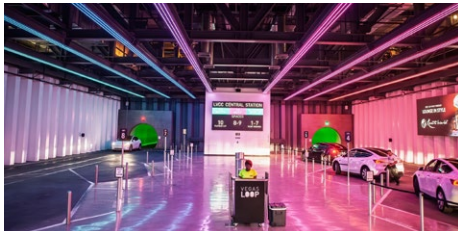






# VEGAS LOOP

The Las Vegas Loop is an underground public transportation system, developed by Elon Musk's The Boring Company, that uses Tesla vehicles to shuttle passengers between key locations in Las Vegas, primarily serving the Las Vegas Convention Center (LVCC) and surrounding resorts. Passengers access stations via elevators and escalators, and ride in Tesla vehicles. The system currently has limited service between the LVCC and some hotels, and is a precursor to a much larger, fully autonomous, 68-mile network planned to connect the airport, hotels, and stadiums, with an ongoing focus on expanding the existing infrastructure and the Hughes Center location is planned a major transit station within the network.



## Amenities within a 5-mile radius



- 1 **Las Vegas Convention Center – 1.30 miles**  
One of the busiest convention centers in the world with 4.6MM SF and hosts 4 of the top 10 trade shows in the Nation



- 2 **MSG Sphere – 1.00 miles**  
Opened Fall 2023 - first of its kind, a sphere-shaped music and entertainment arena with ± 17,500 seats



- 3 **Las Vegas Strip – 1.30 miles**  
World famous attraction featuring ± 150,000 hotel rooms



- 4 **Harry Reid International Airport - 2.50 miles**  
Main airport servicing Southern Nevada that serviced approx. 57MM passengers in 2023



- 5 **UNLV – 2.00 miles**  
332-acre campus with more than 30,000 students and home of the Runnin' Rebels



- 6 **LV Monorail – 0.30 miles**  
Adjacent to the Hughes Center, the LV Monorail is a 3.90-mile automated monorail that services over 10 resorts and casinos



- 7 **Formula 1 – 1.10 miles**  
Event-owned land for the Formula 1 Las Vegas Grand Prix



- 8 **T-Mobile Arena – 2.20 miles**  
Home of the NHL Vegas Golden Knights as well as concerts, UFC and Boxing events with ± 17,500 seats



- 9 **Allegiant Stadium – 3.40 miles**  
Home of the NFL Las Vegas Raiders, completed in 2020 with ± 65,000 seats









# Vicinity Map

The Shops at the Hughes Center® is located in the heart of the Las Vegas Resort Corridor, wrapping the northwest corner at the lighted intersection of Flamingo Rd. and Paradise Rd., giving its users a prime location in the middle of the best dining, entertainment and gaming in the world. The Shops benefit from being the retail component of the largest class A business park in the state with ± 1.4 million square feet of office space. Nearby amenities include Harry Reid International Airport, the world-famous Las Vegas Strip, Las Vegas Convention Center as well as many other notable amenities and exciting new development projects.

## Amenities within a 5-mile radius

- 1 University of Nevada, Las Vegas  
-0.7 miles
- 2 Las Vegas Strip  
-1.1 miles
- 3 Harry Reid International Airport  
-1.2 miles
- 4 Fashion Show Mall  
-1.4 miles
- 5 T-Mobile Mall  
-1.4 miles
- 6 The Las Vegas Country Club  
-1.5 miles
- 7 Allegiant Stadium  
-1.6 miles
- 8 Sunrise Hospital and Medical Center  
-1.7 miles
- 9 Downtown Las Vegas  
-3.4 miles





Property Photos



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