

For Lease

Paradise Esplanade



Second-Generation Restaurant

4480 Paradise Rd.
Las Vegas, NV 89169

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Listing Snapshot



Contact Broker
Lease Rate



± 1,500 - 4,950 SF
Available Square Footage



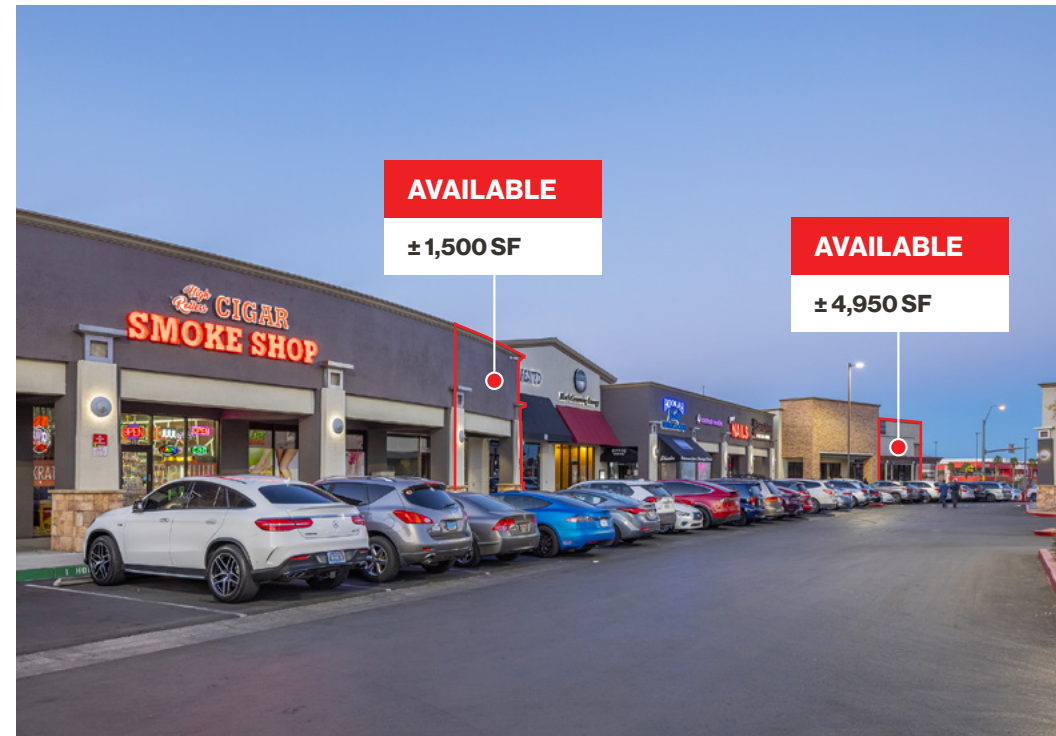
Resort Corridor
Submarket

Property Highlights

- Adjacent to Virgin Hotel and Casino and in proximity to the University of Nevada, Las Vegas
- Potential drive-thru opportunity available
- In close proximity to the Track, Pit Area and Paddock area for the Formula 1 Heineken Silver Las Vegas Grand Prix
- Anchored by CVS, Ferraro's Italian Restaurant & Wine Bar as well as other world-class operators
- Main pathway of travel to and from Harry Reid International Airport with close proximity to the Las Vegas Convention Center, T-Mobile Arena and Allegiant Stadium
- Located at the signalized intersections of Paradise Rd./Harmon Ave. & University Center Dr./Harmon Ave. with combined traffic counts of ± 79,300 CPD

Demographics

	1-mile	3-mile	5-mile
2025 Population	23,867	127,334	399,390
2025 Average Household Income	\$58,652	\$75,060	\$80,223
2025 Total Households	12,751	60,071	169,084

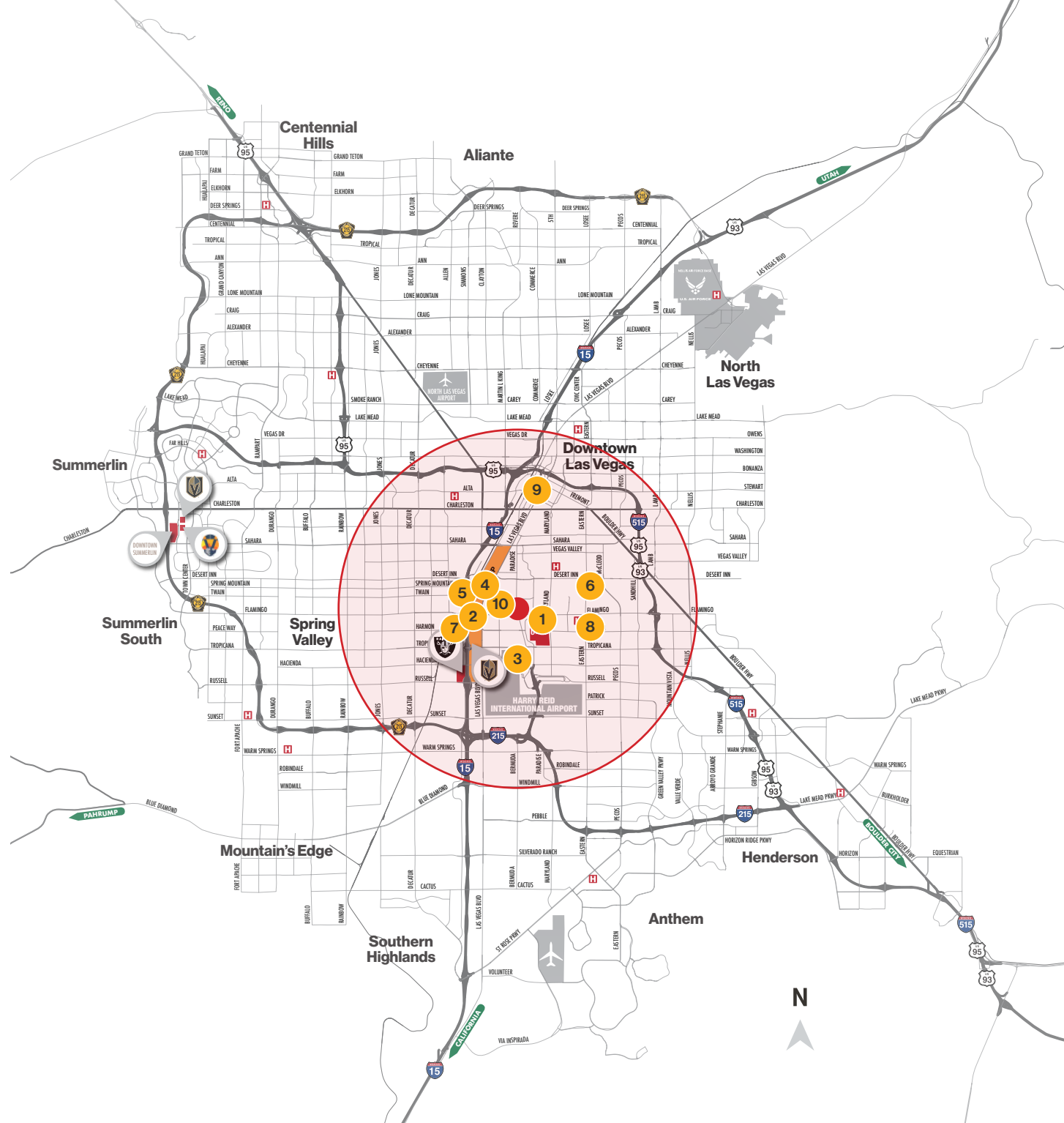


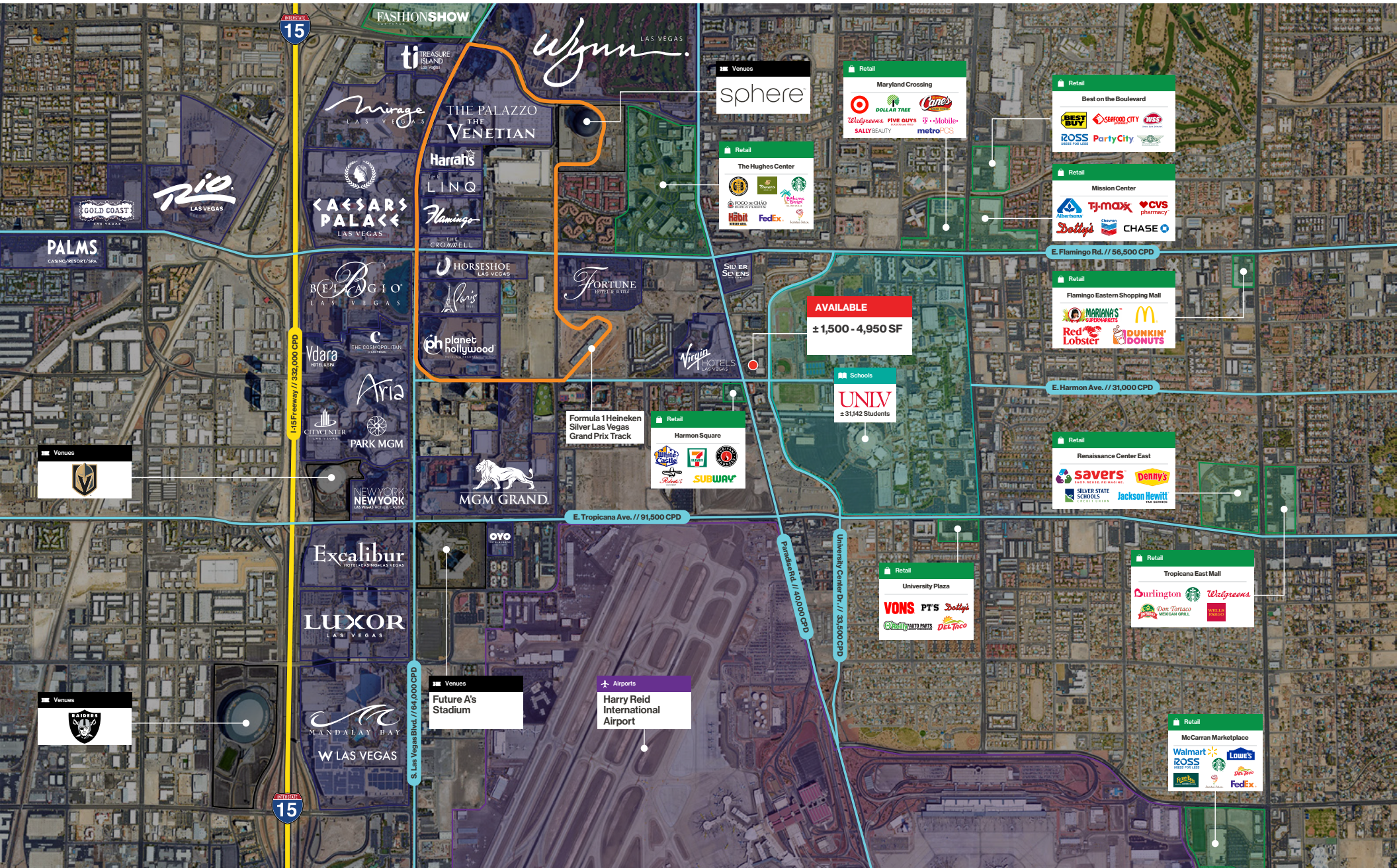
Vicinity Map

Paradise Esplanade is prominently situated at the lighted, northeast corner of Paradise Rd. and E. Harmon Ave. between Virgin Hotel and Casino and UNLV's main campus. With excellent frontage from Paradise Rd., Harmon Ave., and University Center Dr., Paradise Esplanade services a densely populated trade area consisting of tourists, convention attendees, employees, residents, students, and faculty. The property is nestled in the heart of Las Vegas, and the epicenter of the best dining, entertainment and gaming in the world. 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 The Las Vegas Strip**
 -1.1 miles
- 3 Harry Reid International Airport**
 -1.2 miles
- 4 Fashion Show Mall**
 -1.4 miles
- 5 T-Mobile Arena**
 -1.4 miles
- 6 The Las Vegas Country Club**
 -1.5 miles
- 7 Allegiant Stadium**
 -1.6 miles
- 8 Sunrise Hospital & Medical Center**
 -1.7 miles
- 9 Downtown Las Vegas**
 -3.4 miles
- 10 Formula 1 Las Vegas Grand Prix**
 -1.2 miles





LAS VEGAS STRIP

Multifamily

4200
PARADISE
Apartments

Hotels / Casinos

E
EMBASSY
SUITES
by Hilton™

AVAILABLE

± 4,950 SF

AVAILABLE

± 2,525 SF
Do Not Disturb Tenant

Schools

TUNLEY

Hotels / Casinos

Red Roof

AVAILABLE

± 1,500 SF

Paradise Rd. // 37,500 CPD

University Center Dr. // 35,000 CPD

E. Harmon Ave. // 31,000 CPD

Hotels / Casinos

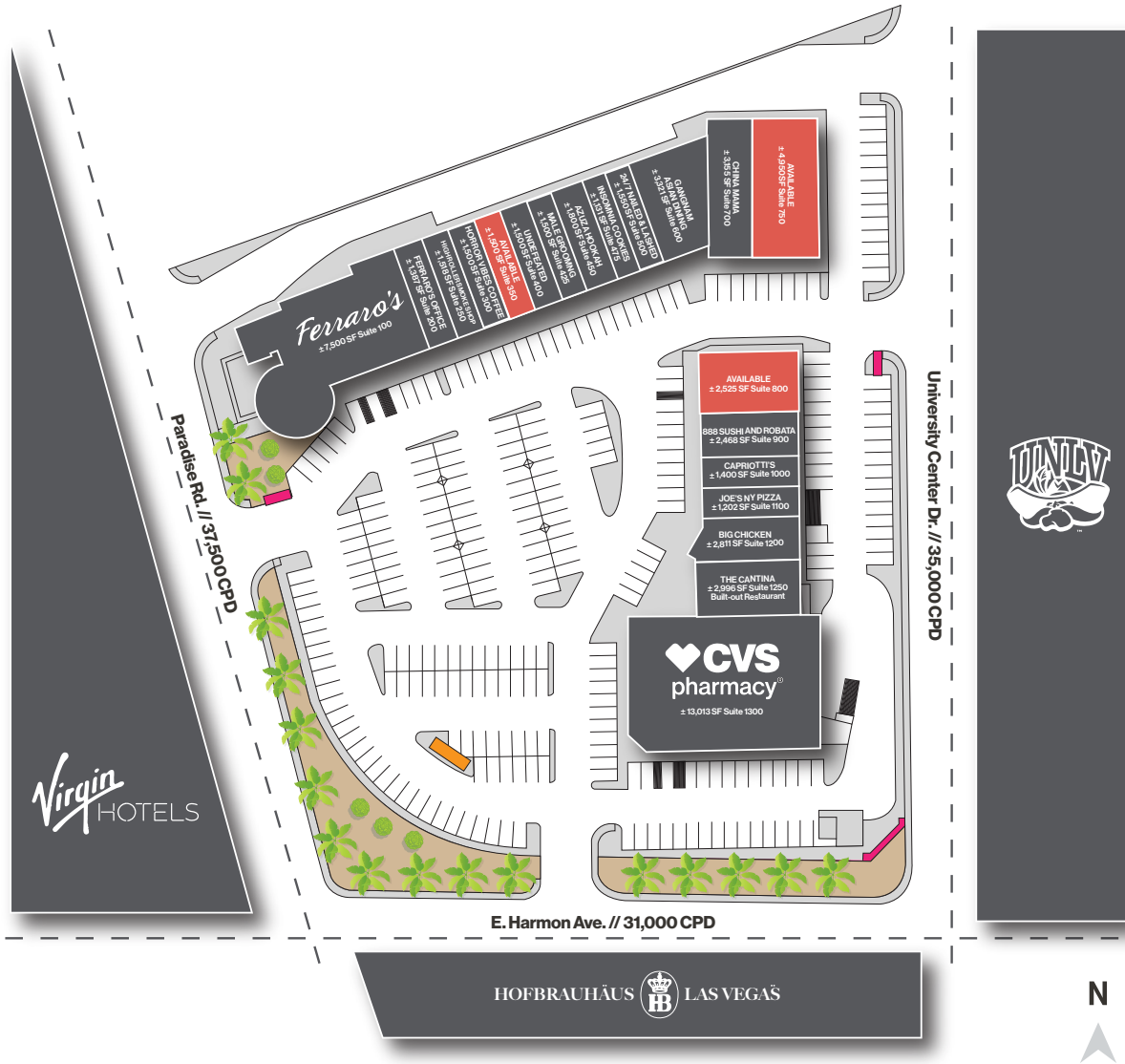
Virgin
HOTELS

Retail

HB
HOFBRAUHAUS
LAS VEGAS

Site Plan

Available NAP Pylon Monument Sign



Suite	Tenant	SF
100	Ferraro's Italian Restaurant	± 7,500 SF
200	Ferraro's Office	± 1,387 SF
250	High Roller Smoke Shop	± 1,518 SF
300	Horror Vibes Coffee	± 1,500 SF
350	AVAILABLE	± 1,500 SF
400	Undeclared Clothing	± 1,500 SF
425	Fino for Men	± 1,500 SF
450	Azuza Hookah	± 1,800 SF
475	Insomnia Cookies	± 1,131 SF
500	24/7 Nailed & Lashed	± 1,550 SF
600	Gangnam Asian Dining	± 3,321 SF
700	China Mama	± 3,155 SF
750	AVAILABLE Drive-Thru Opportunity	± 4,950 SF
800	AVAILABLE Do Not Disturb Tenant	± 2,525 SF
900	888 Sushi and Robata	± 2,468 SF
1000	Capriotti's	± 1,400 SF
1100	Joe's NY Pizza	± 1,202 SF
1200	Big Chicken	± 2,811 SF
1250	The Cantina	± 2,996 SF
1300	CVS Pharmacy	± 13,013 SF

Property Photos



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please reach out to
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