

FOR LEASE  
**THE PARK AT 3900**

RESORT CORRIDOR RETAIL



LOGIC

**2021 MAJOR RENOVATIONS**



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**CALIDA GROUP**





3900 Paradise Rd.  
Las Vegas, NV 89169

CURRENT



PROPOSED



## Property Highlights

- Flagship restaurant opportunities, including existing 2nd generation pre-renovation spaces
- Anchored by future +/- 400-unit multi-family apartment complex delivering soon
- Adjacent to Elysian at Hughes Center, a 368-unit luxury apartment community by The Calida Group
- Nearby notable developments:
  - Hughes Center Class A Business Park | +/- 1.5M SF Office Space | +/- 4,000 Employees
  - McCarran Airport | 51.5M Passengers in 2019
  - Las Vegas Convention Center | +/- 6.65M Convention Attendees in 2019
  - Vegas Strip | +/-42.5M Visitors in 2019
  - MSG Sphere | +/-17,500 seat arena opening 2023
- Current budgeted operating expenses (NNNs) for 2021 are \$0.81 PSF/monthly (subject to change)

## Listing Snapshot



**\$3.50 - \$4.50 PSF NNN**  
Lease Rate



**+/- 1,680 - 5,900 SF**  
Available SF

## Demographics

Population	1-mile	3-mile	5-mile
2021 Population	21,930	152,807	417,771
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$42,029	\$58,855	\$60,010
Households	1-mile	3-mile	5-mile
2021 Total Households	10,784	64,251	162,117

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Updated: 08.17.21

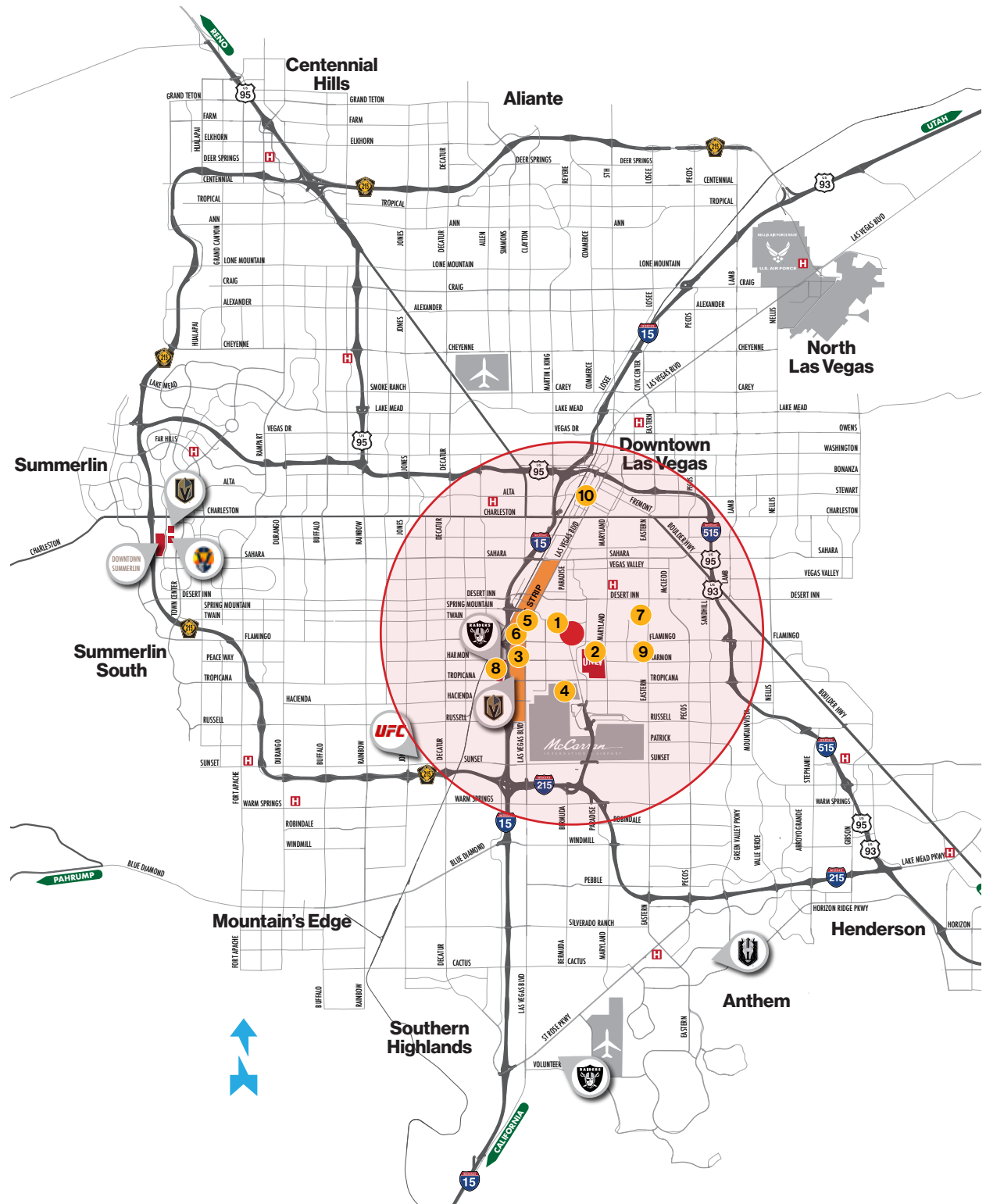
# Vicinity Map

The Park at 3900 is situated in the heart of the Las Vegas Resort Corridor, giving its users a prime location in the middle of the best dining, entertainment and gaming in the world. Nearby points of interest include McCarran 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 5-miles of Radius

- 1 MSG Sphere Las Vegas - 0.3 miles
- 2 University of Nevada - Las Vegas - 0.7 miles
- 3 The Las Vegas Strip - 1.1 miles
- 4 McCarran International Airport - 1.2 miles
- 5 Fashion Show Mall - 1.4 miles
- 6 T-Mobile Arena - 1.4 miles
- 7 The Las Vegas Country Club - 1.5 miles
- 8 Allegiant Stadium - 1.6 miles
- 9 Sunrise Hospital and Medical Center - 1.7 miles
- 10 Downtown Las Vegas - 3.4 miles

■ Major Landmarks ■ Major Parks ■ H Hospitals ■ Airports





# Maps, Aerial, & Plans

■ Power Centers  
 ■ Retail  
 ■ Golf Courses  
 ■ LVCVA  
 ■ Hospitals  
 ■ Hotels



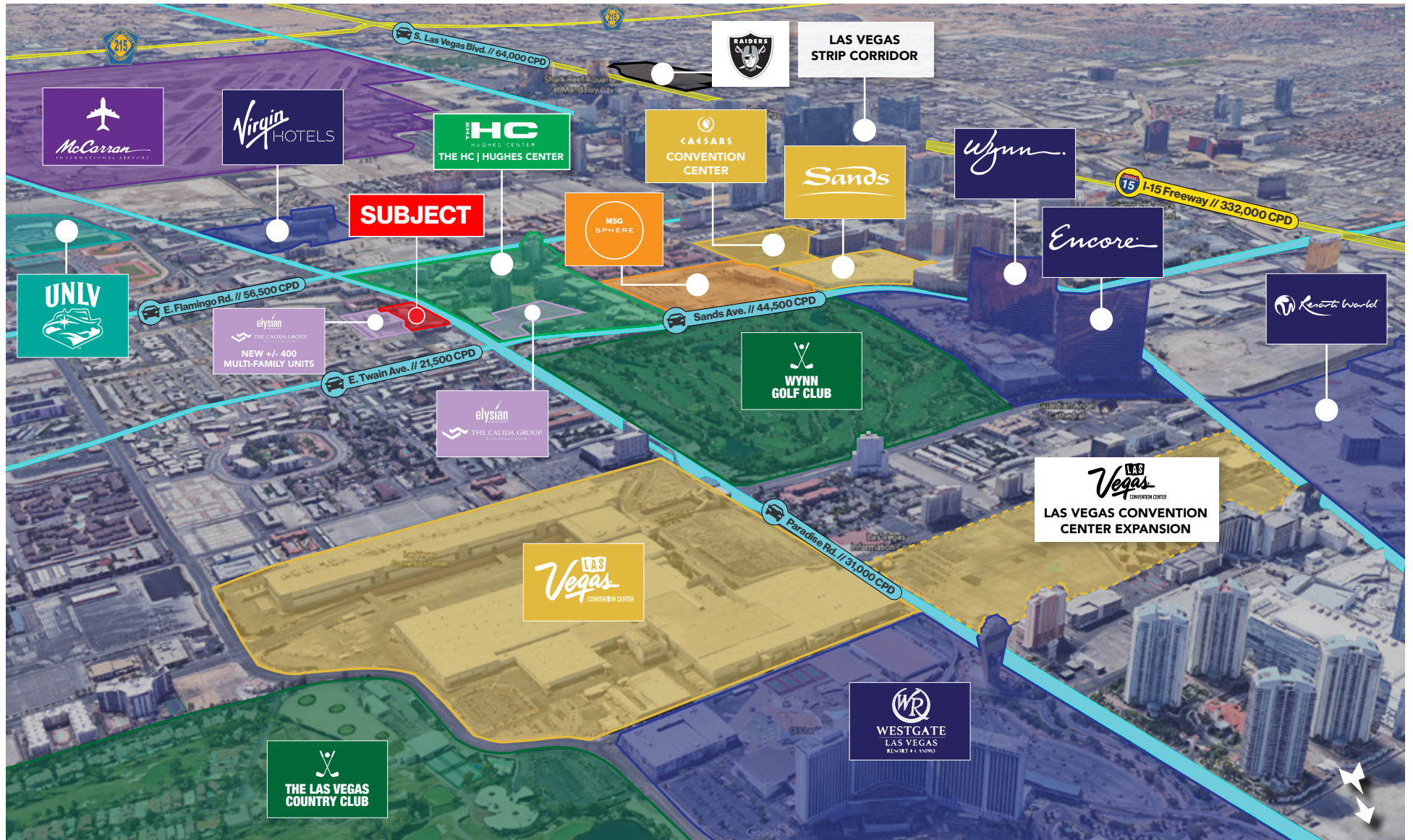
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# Maps, Aerial, & Plans

■ Retail   
 ■ Convention Venues   
 ■ Schools   
 ■ Airport   
 ■ Hotels

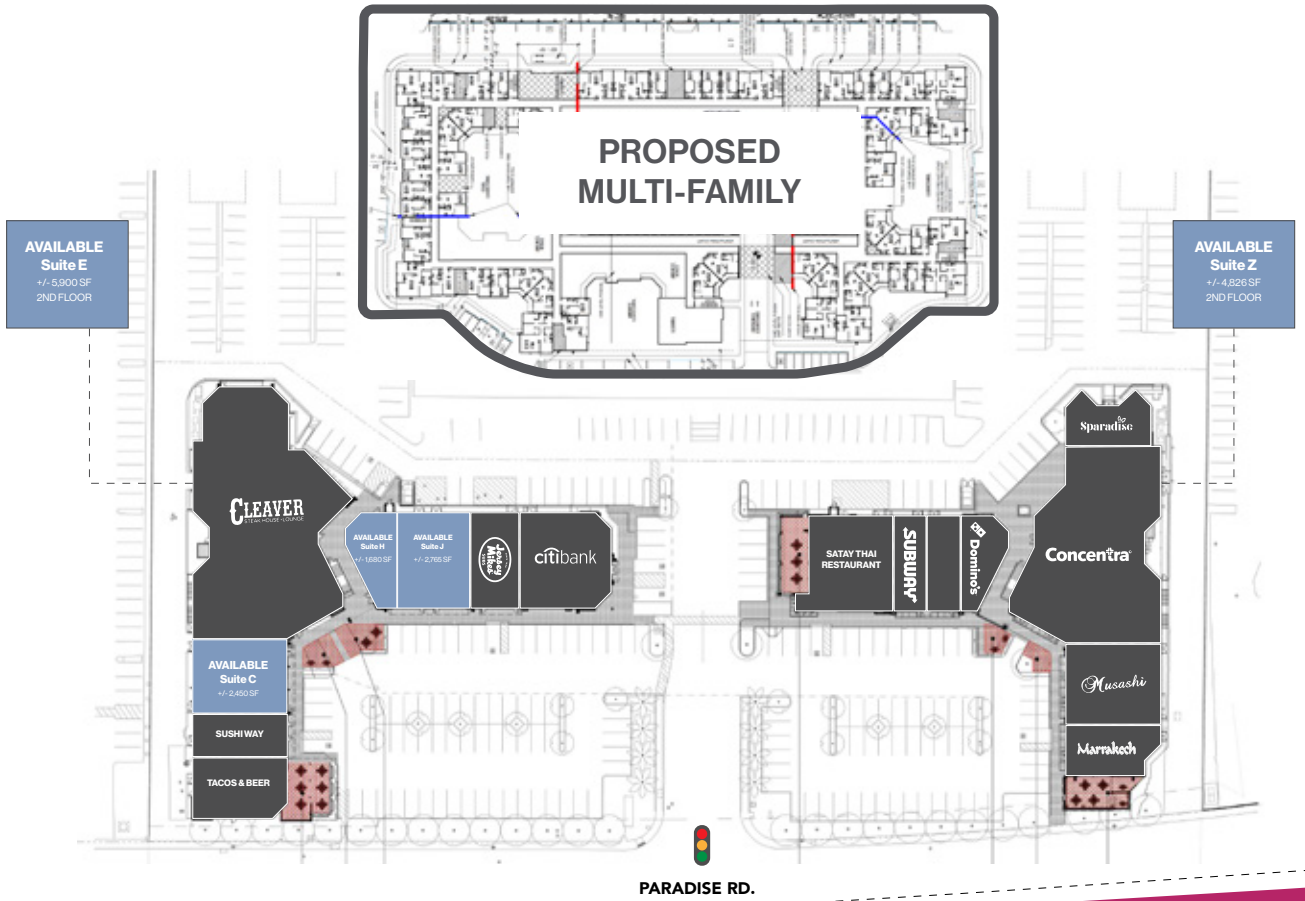




# Maps, Aerial, & Plans



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SUITE	TENANT	SF
A	TACOS & BEER	3,300
B	SUSHI WAY	1,830
C	AVAILABLE	2,450
D	CLEAVER STEAKHOUSE	12,126
E	AVAILABLE (2ND FLOOR OFFICE)	5,900
H	AVAILABLE	1,680
J	AVAILABLE (FORMER RESTAURANT)	2,765
H-J	AVAILABLE (FORMER RESTAURANT)	4,445
K	JERSEY MIKE'S SUBS	1,883
M	CITIBANK	3,430
N	SATAY THAI RESTAURANT	3,718
P	SUBWAY	1,308
R	EDEN NAIL SALON	1,292
S	DOMINO'S PIZZA	1,350
U	SPARADISE	1,870
V	CONCENTRA	8,978
W	MUSASHI JAPANESE STEAKHOUSE	3,402
Y	MARRAKECH MEDITERRANEAN RESTAURANT	2,150
Z	AVAILABLE (FORMER RESTAURANT) (2ND FLOOR W/ BALCONY)	4,826



Existing +/- 1.5M office square footage and +/- 400 multi-family units





# Property Photos

