

For Lease

Paradise Esplanade



Second-Generation Restaurant

4480 Paradise Rd.
Las Vegas, NV 89169

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Listing Snapshot



\$3.50 - \$5.00 PSF NNN
Lease Rate



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



162-22-202-007
Parcel Number (APN)

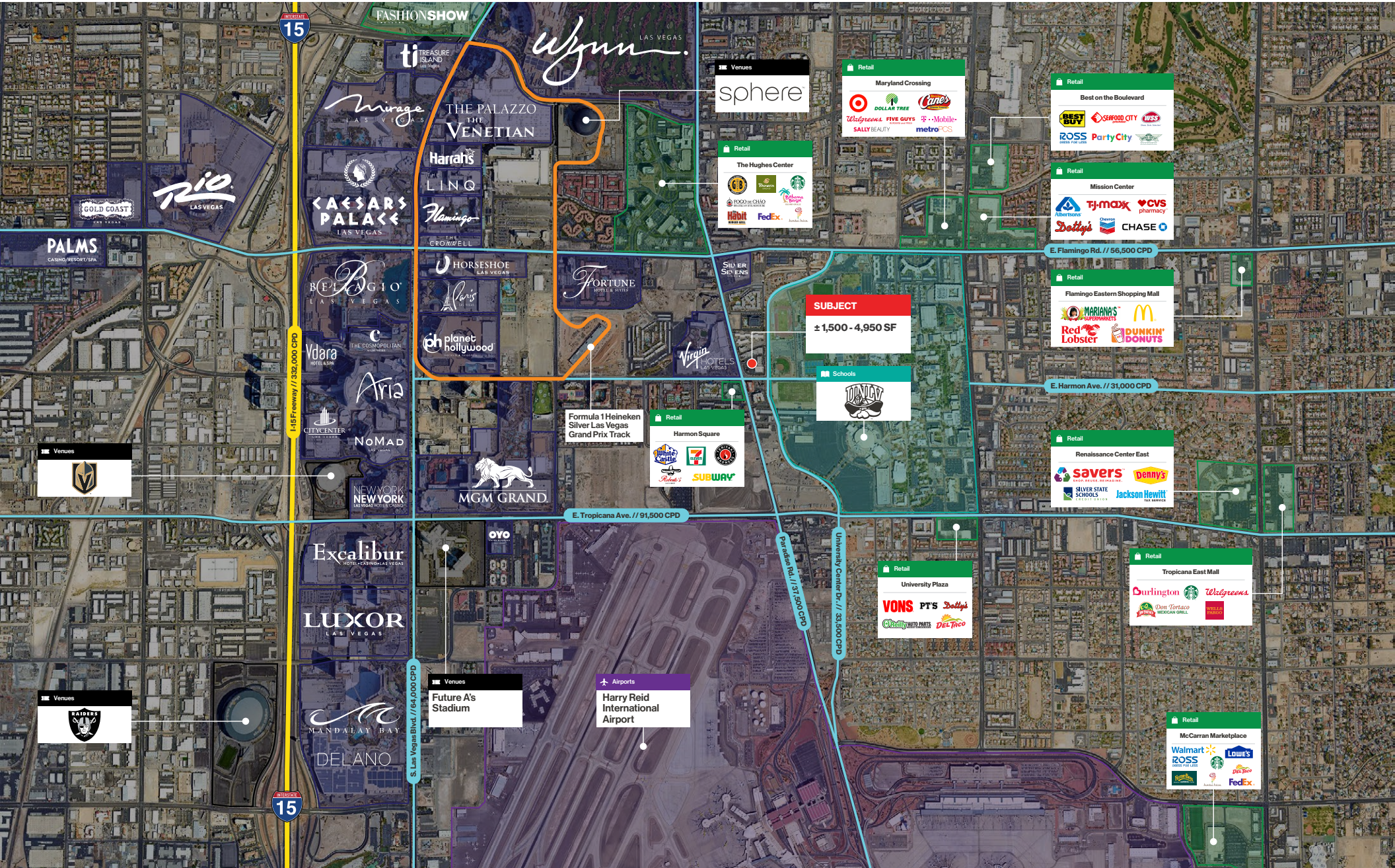
Property Highlights

- 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
2024 Population	23,692	127,032	399,000
2024 Average Household Income	\$54,119	\$69,821	\$74,771
2024 Total Households	12,515	59,136	167,486





LAS VEGAS STRIP

Multifamily

4200
PARADISE
Apartments

Hotels / Casinos

E
EMBASSY
SUITES
by Hilton™

AVAILABLE

± 1,500 SF

AVAILABLE

± 4,950 SF

AVAILABLE

± 2,525 SF
Do Not Disturb Tenant

Schools

TUNICLV

Hotels / Casinos

Red Roof

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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For inquiries
please reach out to
our team.

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