

# PARADISE MARKETPLACE

3810 & 3870 EAST FLAMINGO ROAD, LAS VEGAS NV 89121

» SPACE FOR LEASE



**AL TWAINY, CCIM**  
+1 702 400 2001  
al.twainy@colliers.com

**AMELIA HENRY**  
+1 702 824 1614  
amelia.henry@colliers.com

3960 Howard Hughes Parkway, Suite 150  
Las Vegas, NV 89169  
T +1 702 735 5700  
[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)



# PARADISE MARKETPLACE RETAIL SHOPPING PLAZA

## PROPERTY DESCRIPTION

Paradise Marketplace is a core retail location anchored by Smith Grocery and Las Vegas Athletic Club. In-N-Out Burger is currently under construction and is scheduled to open soon.

The shopping center is positioned approximately 1/2 mile west of the U.S. 95 interchange. The property is situated at the signalized intersection of East Flamingo Road and East Sandhill Road benefitting from significant frontage along both thoroughfares and visibility to approximately 59,000 vehicles per day.

## PROPERTY FEATURES

- Shopping Center Size: 6.49 acres
- Year Built: 1988
- APN: 161-18-816-004
- Daily Total Traffic Count: 59,000+ cars per day
- Space Available For Lease: 1,500 SF to 5,285 SF



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# PARADISE MARKETPLACE E. FLAMINGO ROAD & S. SANDHILL ROAD



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# PARADISE MARKETPLACE DEMOGRAPHICS & POPULATION

POPULATION AND INCOME				
	2017 ESTIMATED POPULATION	2017 AVERAGE HOUSEHOLD INCOME	2022 ESTIMATED POPULATION	2022 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	18,981	\$63,521	20,314	\$70,145
3 MILE RADIUS	199,076	\$51,885	212,005	\$57,344
5 MILE RADIUS	472,685	\$54,222	504,545	\$60,129

POPULATION BY RACE (2017)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	11,796	1,404	6,529	1,203
3 MILE RADIUS	106,268	20,572	86,639	14,145
5 MILE RADIUS	244,589	50,540	215,132	36,403

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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# PARADISE MARKETPLACE SITE PLAN



SUITE	TENANT	SQ.FT.
A15	AVAILABLE	1,885
A14	Cash Oasis/Hi-Tex	738
A13	AVAILABLE	1,600
A12	AVAILABLE	1,800
A9	Dotty's	5,100
A7	AVAILABLE	1,700
A6	AVAILABLE	1,500
A5	iNails	1,253
A4	GoWireless (Verizon)	2,194
A3	Universal Tax Services	1,200
A2	The UPS Store	1,400
A1	Hello Tokyo Sushi & Teriyaki	2,053
C3	Supercuts	1,360
C2	Premium Wireless	1,790
C1	Discount Cigarettes	1,062
D	Dollar Tree	10,920
E5	Capriotti's Sandwich Shop	1,870
E4	Golden China	1,700
E2	Absolute Dental	3,400
E1	GNC	1,700
F2	Cosmic Comics	4,000
F1	French Style Cleaners	2,000
G1	Las Vegas Athletic Club	25,772

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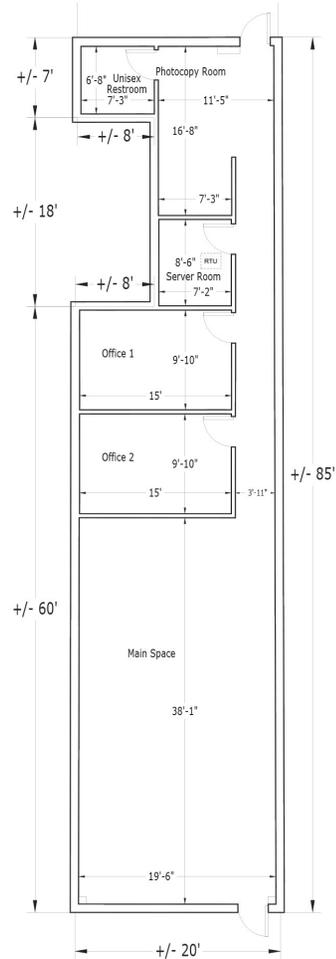
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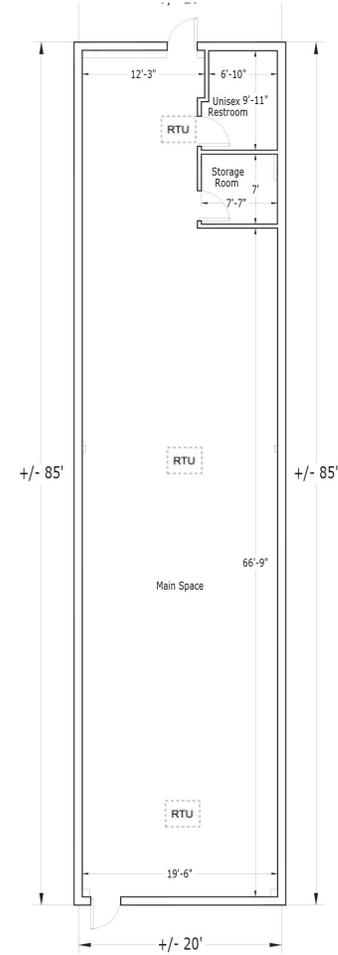


# PARADISE MARKETPLACE

## AVAILABLE UNITS - FLOOR PLANS



**UNIT #AOF - 1,500 SF**



**UNIT #AOH - 1,700 SF**

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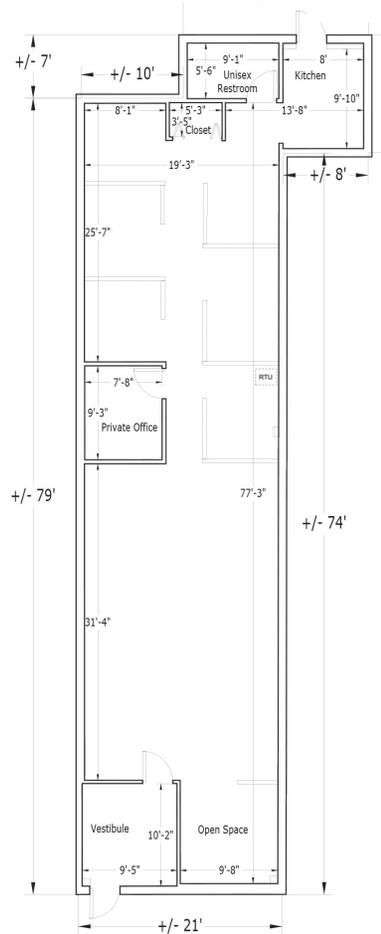
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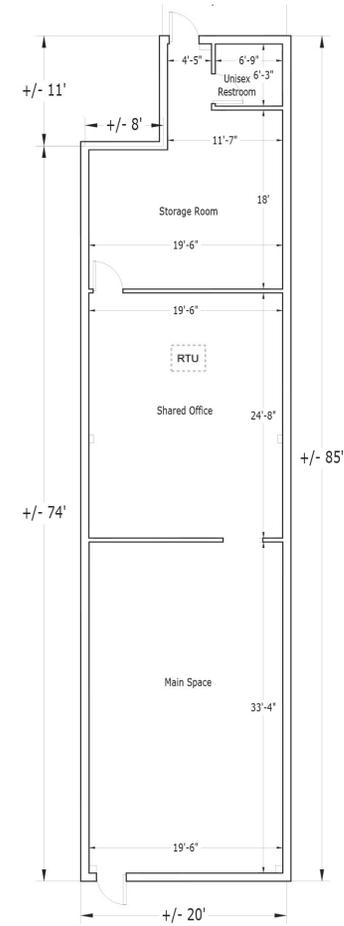
## AVAILABLE UNITS - FLOOR PLANS



**UNIT #AON - 1,800 SF**

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**UNIT #AOP - 1,600 SF**

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# PARADISE MARKETPLACE TENANT PROFILES

## LAS VEGAS ATHLETIC CLUB

Las Vegas Athletic Clubs (LVAC) operates multiple large athletic, fitness and family-oriented exercise facilities in Southern Nevada. LVAC's goal is to be the best value in fitness. That is one of the many reasons why Las Vegas Athletic Clubs has been voted "Best of Las Vegas" in the Las Vegas Review-Journal's annual reader poll over 20 times. Las Vegas Athletic Clubs is a member of the International Health, Racquet and Sportsclub Association as well as the Las Vegas Executives Association.

## DOLLAR TREE

Dollar Tree, Inc. is a customer-oriented, value-driven variety store operating at a one dollar price point. They have over 5,000 locations.

## DOTTY'S

Dotty's is a chain of slot machine parlors with about 175 locations in Nevada, Oregon, and Montana, and another 150 locations planned in Illinois.

## COSMIC COMICS

Cosmic Comics are purveyors of the largest selection of comics in the valley, with an ever-expanding inventory. Cosmic Comics is open seven days a week.

## SUPERCUTS

Supercuts provide a range of hair services including men's haircuts, women's haircuts, kids' haircuts, color services, and waxing. They currently have more than 2,400 locations.

## THE UPS STORE

The UPS Store network is the world's largest franchisor of retail shipping, postal, printing and business service centers.

## GO WIRELESS (VERIZON)

An authorized Verizon Retailer. Having over 15 years of wireless retail service experience, GoWireless offers its customers an expansive selection of wireless products, comprehensive calling plan choices, and the best customer service.

## CAPRIOTTI'S SANDWICH SHOP

Capriotti's is a Las Vegas-based fast casual restaurant chain located in the United States. The restaurant chain was founded in Wilmington, Delaware in 1976. Capriotti's has 106 company-owned and franchise locations in 16 states, including the District of Columbia.

## GNC

Commercial enterprise focused on the retail sale of health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products. GNC has more than 8,800 locations.

## UNIVERSAL TAX SERVICES

A full service accounting firm that provides services to various businesses, individuals, non-profit organizations and other entities. Clients come from a broad range of interests and industries, from individuals, to modest operations and big companies.

## CASH OASIS/HI-TEX

The first Cash Oasis Store was opened in 1994 in Las Vegas. Shortly thereafter, other Nevada locations were established. They have worked hard for over 20 years to provide the highest quality, most innovative and exceptional service available anywhere.

## PREMIUM WIRELESS

Sale of cellular phones and accessories.

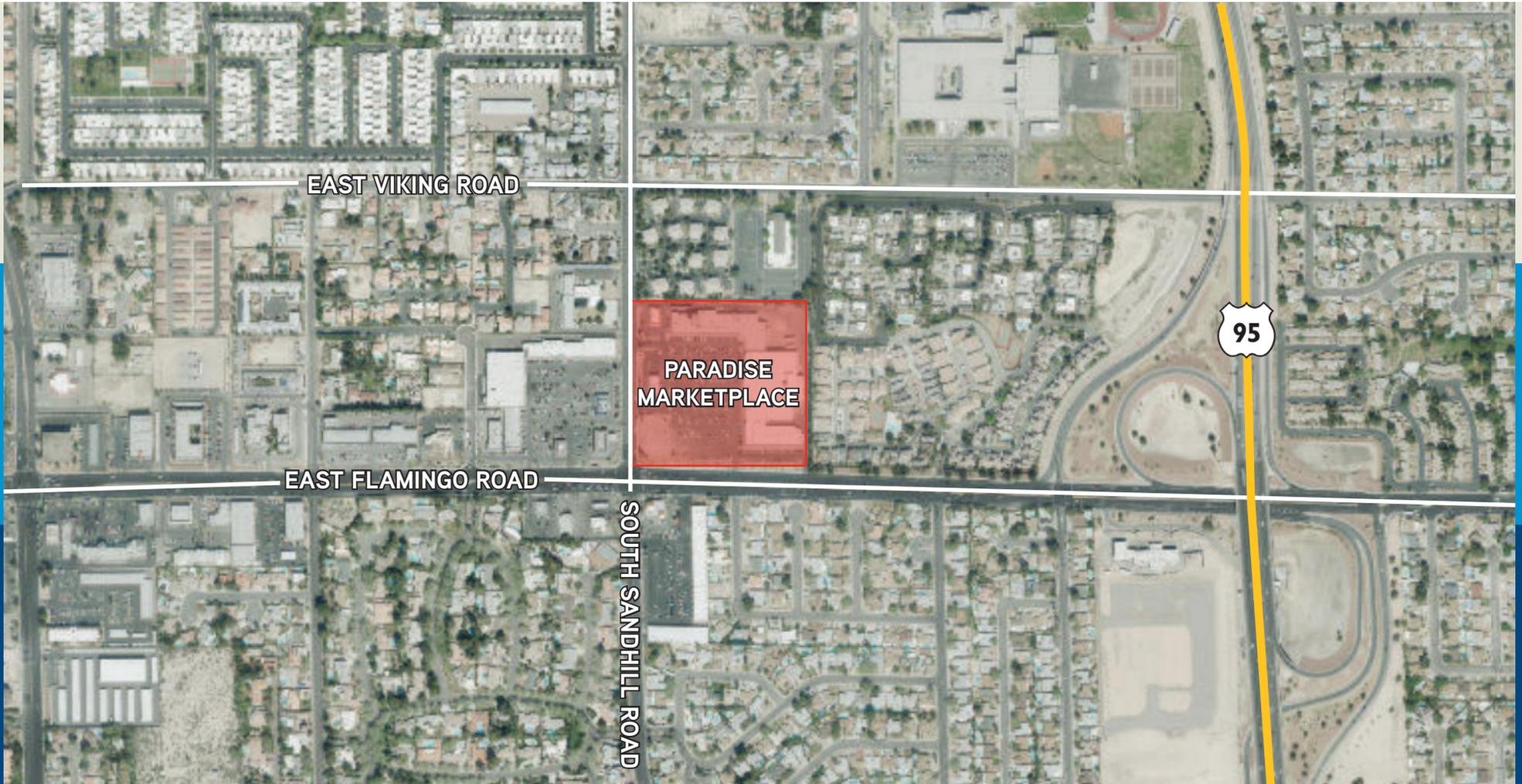
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# PARADISE MARKETPLACE AERIAL VIEW



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# PARADISE MARKETPLACE EXTERIOR PHOTOS



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