

PARADISE ESPLANADE

LAS VEGAS, NV



**HIGH PERFORMING ENTERTAINMENT AND LIFESTYLE CENTER
ADJACENT TO WORLD FAMOUS LAS VEGAS STRIP**

THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire Paradise Esplanade (the “Property”), a neighborhood lifestyle center located at 4480 Paradise Rd, Las Vegas, NV 89169. Strategically positioned in the heart of Las Vegas, the Property benefits from its prime location at the intersection of Paradise Road and the Harmon Corridor, offering excellent visibility and exposure to over 98,000 vehicles per day. Nestled between the Virgin Hotel (formerly the Hard Rock Hotel and Casino) and UNLV, Paradise Esplanade captures significant traffic from University Center Drive turning onto Harmon Avenue towards the Strip. The Property is anchored by a high-performing CVS Pharmacy and features a collection of local food and beverage establishments that have demonstrated exceptionally strong sales performance. Currently 89% leased, the Property’s strategic tenant mix caters to both local residents and the millions of tourists who visit Las Vegas annually, creating a synergistic environment that drives consistent foot traffic. The center’s proximity to UNLV, the Las Vegas Strip, and major resorts and casinos further enhances its appeal, positioning Paradise Esplanade for long-term stability and growth in one of the nation’s most dynamic retail markets.



PROPERTY SUMMARY



Address
4480 Paradise Rd,
Las Vegas, NV 89169



Total Rentable Area
58,727 SF



Occupancy
89%



Year Built
2005



Acreage
5.27 Acres



Year 1 NOI
\$2,918,036



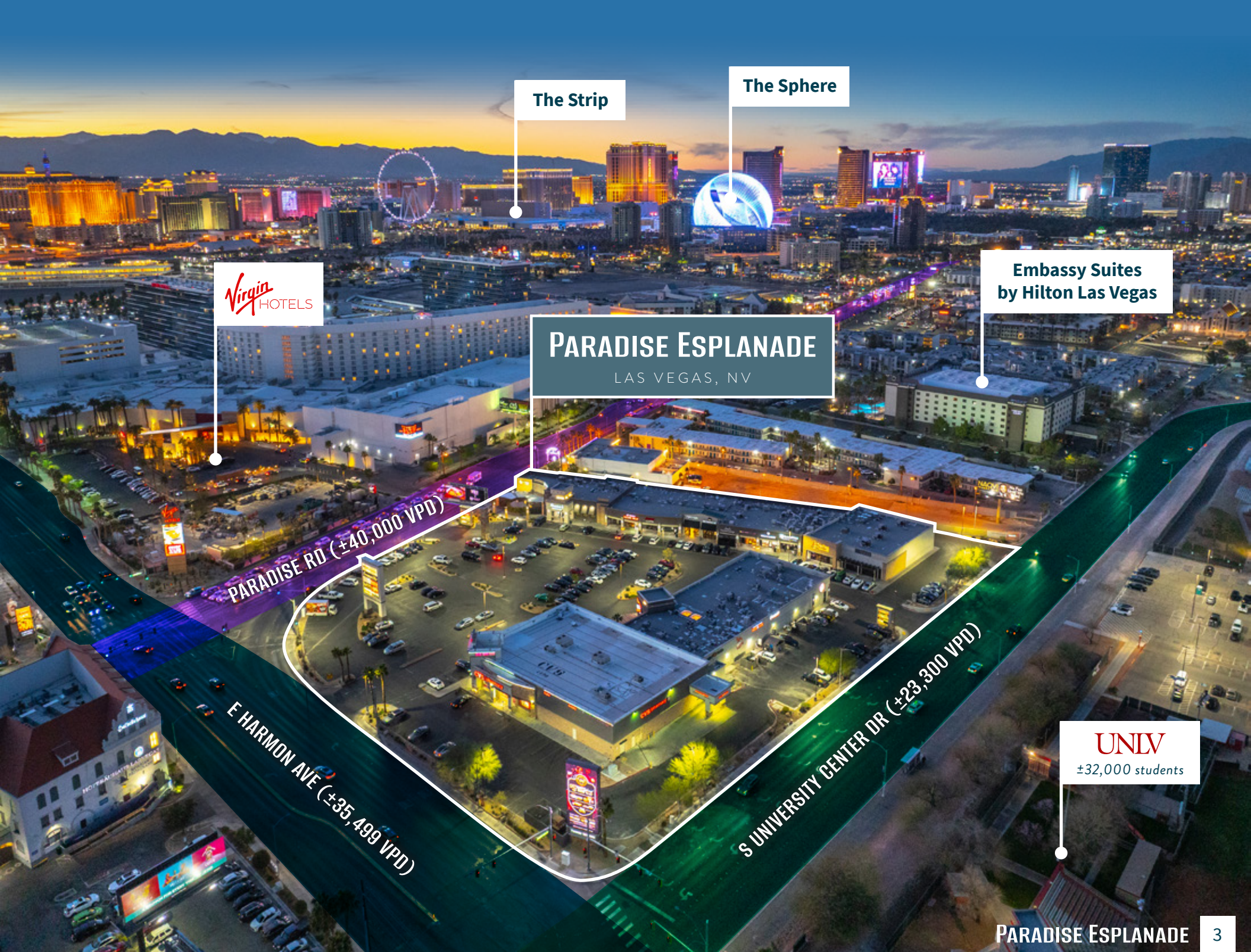
Parking
289 Spaces (4.9/1,000 SF)



WALT
6.3 Years



Click To View On Google Maps



INVESTMENT HIGHLIGHTS



PRIME LOCATION WITH EXCEPTIONAL VISIBILITY AND TRAFFIC

Strategically positioned at the intersection of Paradise Road and East Harmon Avenue, with exposure to over 98,000 vehicles per day. Located just 1.2 miles from the world-famous Las Vegas Strip. Close proximity to major resorts, casinos, and the University of Nevada, Las Vegas campus.



STRONG TENANT MIX WITH HIGH-PERFORMING F&B TENANTS AND ANCHOR

The Property is anchored by a high-performing CVS Pharmacy that drives continuous foot traffic to the center. In addition, the Property features a diverse mix of national and local tenants, with a high concentration of food and beverage establishments. Food and Beverage tenants demonstrate exceptional performance at Paradise Esplanade, averaging over \$870 PSF in sales in 2024. This strong sales performance underscores the property's prime location and consistent customer flow.



ROBUST RENTAL RATES WITH GROWTH POTENTIAL

The Property is currently 89% leased with an average rental rate of \$49 PSF. Several tenants are paying over \$70 PSF annually showcasing room for further rent increases.



IRREPLACEABLE LAND NEAR LAS VEGAS STRIP AND F1 CIRCUIT

The property occupies 5.27 acres in one of Las Vegas' most desirable areas, situated between Harry Reid International Airport and the world-famous Las Vegas Strip, which draws over 40 million annual visitors. Its proximity to the new Formula 1 Grand Prix circuit and pit area adds significant appeal, with F1's unprecedented \$300 million investment showcasing their commitment to Las Vegas. This strategic location capitalizes on both traditional Strip tourism and the excitement of F1 racing, creating a unique investment opportunity in a premier global entertainment destination.



STRONG FUNDAMENTALS WITH STAGGERED LEASE EXPIRATION

Paradise Esplanade maintains high occupancy levels, with only two vacant units totaling 6,450 SF, presenting an opportunity to further enhance the tenant mix. Several key tenants have long-term leases extending beyond 2030, providing stable cash flow. The property's staggered lease expirations offer opportunities for rent increases and tenant mix optimization, allowing for potential income growth through strategic leasing decisions.

ANCHORED BY ONE OF THE MOST VISITED CVS STORES IN THE NATION

CVS Ranks within the Top 5% of Their Chain in the U.S. (Placer.ai)

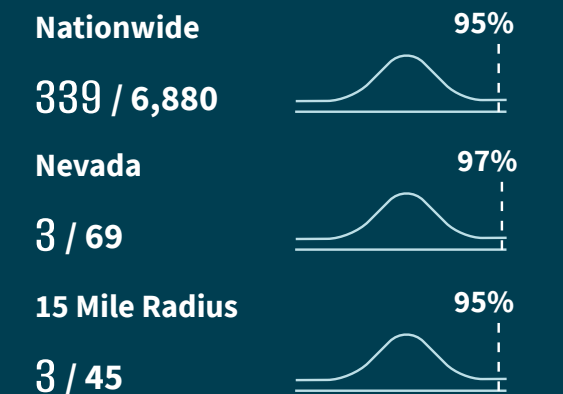


1.1M

Annual
Visitors



Consumer Traffic Comparison



Placer.ai



PREMIUM BILLBOARD SIGNAGE GENERATING SUBSTANTIAL ADDITIONAL INCOME

Paradise Esplanade features two high-visibility billboard assets, providing a lucrative additional income stream in a prime Las Vegas location. The Spotlight and Las Vegas Billboards signage contribute over \$400,000 in annual revenue, significantly enhancing the property's cash flow. Future investors will have the opportunity to activate the unused billboard area to additionally boost income at Paradise Esplanade.



DIVERSE REVENUE ENHANCEMENT OPPORTUNITIES

Paradise Esplanade offers multiple avenues for income growth beyond traditional retail leasing. The property has received numerous inquiries from EV charging companies interested in leasing parking spaces, presenting an opportunity to diversify income streams. Additionally, the static backlit roster side of the Spotlight digital billboard offers potential earnings of \$3,500-\$7,000 per month, with existing tenants already expressing interest in advertising slots.

World-Class Las Vegas Resorts and Attractions Within 1.5 Miles

CIRCUS CIRCUS
LAS VEGAS

PARK MGM
LAS VEGAS

THE VENETIAN RESORT
LAS VEGAS

Encore
WYNN LAS VEGAS

Resort World
LAS VEGAS

W LAS VEGAS

MANDALAY BAY
RESORT AND CASINO, LAS VEGAS

SAHARA
LAS VEGAS

Wynn
LAS VEGAS

ph
planet hollywood
RESORT & CASINO, LAS VEGAS

THE STRAT
HOTEL • CASINO • TOWER

Paris
LAS VEGAS

THE LAS VEGAS STRIP



PARADISE RD (+40,000 VPD)

PARADISE ESPLANADE
LAS VEGAS, NV

E HARMON AVE (+35,499 VPD)

SITE PLAN



TENANT ROSTER

SUITE	TENANT	SF
A-100, A-200	Ferraro's Restaurant	8,887
A-250	High Roller Cigar	1,518
A-300	Horror Vibes Coffee	1,500
A-400	Undefeated Las Vegas	1,500
A-425	Fino Men's Grooming	1,500
A-450	Azuza Hookah	1,800
A-475	Insomnia Cookies	1,131
A-500	24/7 Nailed and Lashed	1,550
A-600	Gang Nam Asian BBQ	3,321
A-700	China Mama	3,155
B-1000	Capriotti's	1,400
B-1100	Joe's New York Pizza	1,202
B-1200	Big Chicken	2,811
B-1250	The Cantina	2,996
B-1300	CVS (Ground Lease)	13,013
B-800	Famous Dave's	2,525
B-900	888 Sushi and Robata	2,468
TOTAL OCCUPIED SF		52,277
A-350	VACANT	1,500
B-700	VACANT	4,950
TOTAL AVAILABLE SF		6,450
TOTAL OVERALL SF		58,727



PARADISE ESPLANADE

LAS VEGAS, NV

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