



# THE collective

LAS VEGAS, NV



**HIGH PERFORMING DAILY NEEDS CENTER DIRECTLY ADJACENT TO WORLD FAMOUS  
LAS VEGAS STRIP, LV CONVENTION CENTER, AND SPHERE**

# THE OPPORTUNITY

JLL has been exclusively retained by Ownership to offer qualified investors the opportunity to acquire The Collective (the “Property”), a 65,562 SF strip center located at 3900 Paradise Rd, Las Vegas, NV 89169. Strategically positioned in the heart of Las Vegas, the Property benefits from 650 feet of frontage along Paradise Road, offering excellent visibility and exposure to over 35,000 vehicles per day. Nestled among the city’s most significant demand drivers, including the Las Vegas Strip, Howard Hughes Center, The Sphere, and the Las Vegas Convention Center, The Collective captures exceptional traffic from both tourists and local residents, positioning it at the center of one of the nation’s most dynamic markets.

The Property features a collection of local food and beverage establishments that are unique to the market, attracting an expansive trade area and solidifying The Collective as the go-to dining location in the area. With 91% occupancy, The Collective provides a 3.73% CAGR through contractual rent escalations and favorable option terms. Its 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. Positioning The Collective for long-term stability and growth in one of the nation’s most dynamic retail markets.



CLICK TO VIEW ON  
GOOGLE MAPS

| DEMOGRAPHICS                  |          |          |          |
|-------------------------------|----------|----------|----------|
| POPULATION                    | 1-MILE   | 3-MILE   | 5-MILE   |
| 2026 Population               | 27,723   | 152,006  | 409,970  |
| 2031 Projected Population     | 29,289   | 160,229  | 427,051  |
| Projected Population Growth   | 5.6%     | 5.4%     | 4.2%     |
| 2026 Daytime Population       | 103,525  | 359,050  | 727,462  |
| INCOME                        |          |          |          |
| 2026 Average Household Income | \$57,545 | \$78,163 | \$81,967 |
| CONSUMER SPENDING             |          |          |          |
| Total Consumer Spending       | \$497M   | \$3,172M | \$8,081M |



## PROPERTY SUMMARY



**ADDRESS**  
3900 Paradise Rd,  
Las Vegas, NV 89169



**RENTABLE AREA**  
65,562 SF



**OCCUPANCY**  
91%



**YEAR BUILT / RENOVATED**  
1986 / 2022



**ACREAGE**  
3.98 AC



**YEAR 1 NOI**  
\$2,329,738



**10-YEAR CAGR**  
3.73%



**WALT**  
5.7 Years

# SITE PLAN



# TENANT ROSTER

| SUITE              | TENANT                            | SF     | % OF GLA |
|--------------------|-----------------------------------|--------|----------|
| A-1                | Izakaya Tora                      | 1,830  | 2.8%     |
| A-A                | Tacos and Beer                    | 3,300  | 5.0%     |
| A-C1               | Milkcow                           | 1,303  | 2.0%     |
| A-C2               | Qargo Coffee                      | 1,100  | 1.7%     |
| A-D1, A-D2         | Cleaver                           | 12,084 | 18.4%    |
| B-H-J              | Nittaya's Secret Kitchen          | 4,564  | 7.0%     |
| B-K_B-L            | Jersey Mike's                     | 1,883  | 2.9%     |
| B-M                | Citibank                          | 3,430  | 5.2%     |
| C-N                | Ayni                              | 4,471  | 6.8%     |
| C-P                | Waba Grill                        | 1,308  | 2.0%     |
| C-R                | Eden Nails & Spa                  | 1,292  | 2.0%     |
| C-S                | Domino's Pizza                    | 1,350  | 2.1%     |
| D-U                | The Sparadise                     | 1,870  | 2.9%     |
| D-V                | Concentra Health Services         | 8,978  | 13.7%    |
| D-W                | Musashi Japanese Steakhouse       | 3,402  | 5.2%     |
| D-Y                | Marrakech Corporation             | 2,289  | 3.5%     |
| D-Z                | Braseria                          | 4,863  | 7.4%     |
| D-ZZ               | Marrakech Storage                 | 345    | 0.5%     |
| BLBRD              | Lamar Central Outdoor             | -      | -        |
| BLBRD2             | Las Vegas Billboards              | -      | -        |
| TOTAL OCCUPIED SF  |                                   | 59,662 | 91.0%    |
| A-G                | VACANT - Suite A-G - Second Floor | 5,900  | 9.0%     |
| TOTAL AVAILABLE SF |                                   | 5,900  | 9.0%     |
| TOTAL OVERALL SF   |                                   | 65,562 | 100.0%   |





# THE collective

## INVESTMENT ADVISORY TEAM

### DANIEL TYNER

*Managing Director*  
JLL Capital Markets  
+1 949 798 4125  
daniel.tyner@jll.com  
NV Lic. #S. 0189603

### GLEB LVOVICH

*Senior Managing Director*  
JLL Capital Markets  
+1 949 798 4115  
gleb.lvovich@jll.com  
NV Lic. #S. 0189602

## DEBT ADVISORY

### HANK HUANG

*Director*  
JLL Capital Markets  
+1 702 779 3888  
hank.huang@jll.com  
NV Lic. #S. 146848

