



**FOR LEASE**

# PARADISE SHOPPING CENTER

## RETAIL CENTER

4080 Paradise Rd, Las Vegas, NV 89169

### DESCRIPTION

Multi-Tenant Retail Building with great Paradise Rd Frontage. Prominent Signage Available. Join Check City, Gandhi and Donut House. Site is located close to The Strip, McCarren International Airport, Las Vegas Convention Center and Downtown/Fremont East District.

- Great Visibility along Flamingo/Paradise Rd
- Prominent Signage
- High Traffic Counts

### HIGHLIGHTS

Rental Rate:	\$2.15/SF/Mo
Property Type:	Shopping Center
Gross Leasable Area:	20,029 SF
Center Type:	Strip Center
Stores:	20
Frontage:	150 on Paradise Rd.

Will Consider Dispensary



### DEREK BELANUS

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## 1<sup>ST</sup> FLOOR STE 19

Newly Renovated In A Multi-Tenant Retail Building With Great Paradise Rd Frontage And Prominent Signage Available.

Space Available:	800 SF
Date Available:	Immediate
NNN:	\$.49/SF/Mo
Built Out As:	Standard Retail
Space Use:	Retail
Lease Term	3-5 Years



## AREA OVERVIEW



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