

THE collective

3900 PARADISE RD., LAS VEGAS, NV 89169



NEWLY RENOVATED



CALIDAGROUP



HIGHLIGHTS

WELCOME TO THE COLLECTIVE

The Collective is retail as it should be – anchored by both permanent residents and the incomparable Las Vegas Strip, one of the most popular tourist destinations in the country. For tenants who need to be close to what matters, The Collective is a walkable mixed use community that offers significant location advantages and renovated, modernized facilities.

58,358 TOTAL SF RETAIL STRIP anchored
by 388-unit multifamily development

LEASE RATES
\$4.00 PSF NNN

Qualified Opportunity Zone property (QOZ)

Adjacent to Elysian at Hughes Center, a 388-unit luxury apartment community by The Calida Group

Marketing opportunity with LED Pylon sign (Pylon is 48ft tall and has a 3 side 28ft high-res LED screen)

The Las Vegas Convention Center (LVCC) successfully hosted 52 trade shows and events in 2022, welcoming more than 700,000 attendees back to Las Vegas



NEARBY AND NOTEWORTHY



HUGHES CENTER
Class A business park
±1.5M SF office space
±4,000 employees



**HARRY REID
INTERNATIONAL
AIRPORT**



MSG SPHERE
±17,500 seat arena



LAS VEGAS STRIP

MULTIPLE DEMAND DRIVERS SET THE STAGE FOR SUCCESS



The Collective is in close proximity to the Las Vegas Strip, Las Vegas Convention Center, Howard Hughes Center, and The MSG Sphere



MSG SPHERE

- \$1.8 billion performance venue
- Built by Madison Square Garden Entertainment
- 17,500 seat venue
- Will have the highest resolution screen in the world



AVERAGE DAILY TRAFFIC
VOLUME ON FLAMINGO
RD: 56,500 VPD



TOTAL DAYTIME
POPULATION

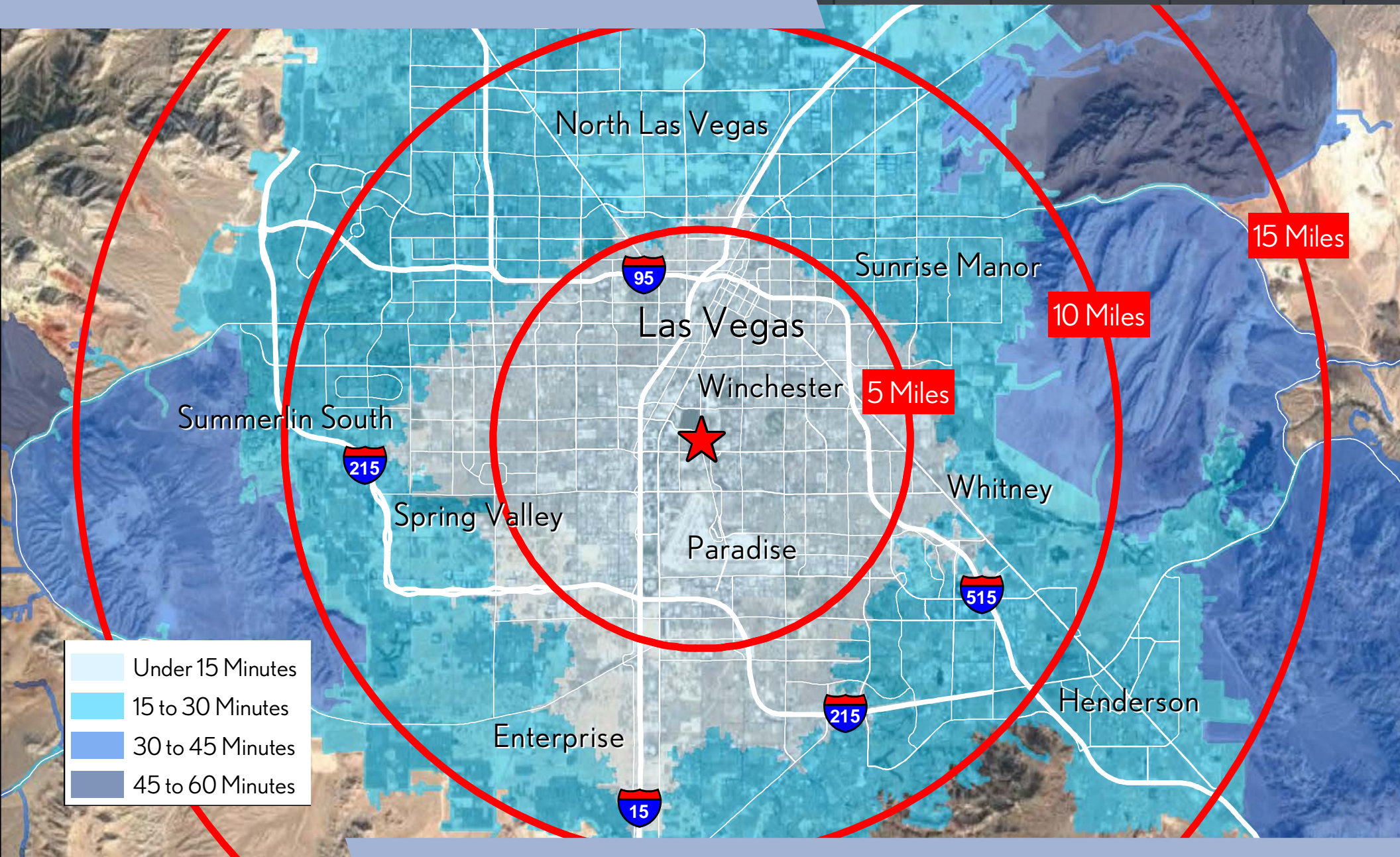
1 MILE: 93,685
3 MILES: 322,756
5 MILES: 649,643



TOTAL
HOUSEHOLDS

1 MILE: 10,784
3 MILES: 64,251
5 MILES: 162,117

BE A SHORT DRIVE FROM EVERYTHING THAT MATTERS AND TAKE ADVANTAGE OF
THIS LOCATION'S EASE OF ACCESS

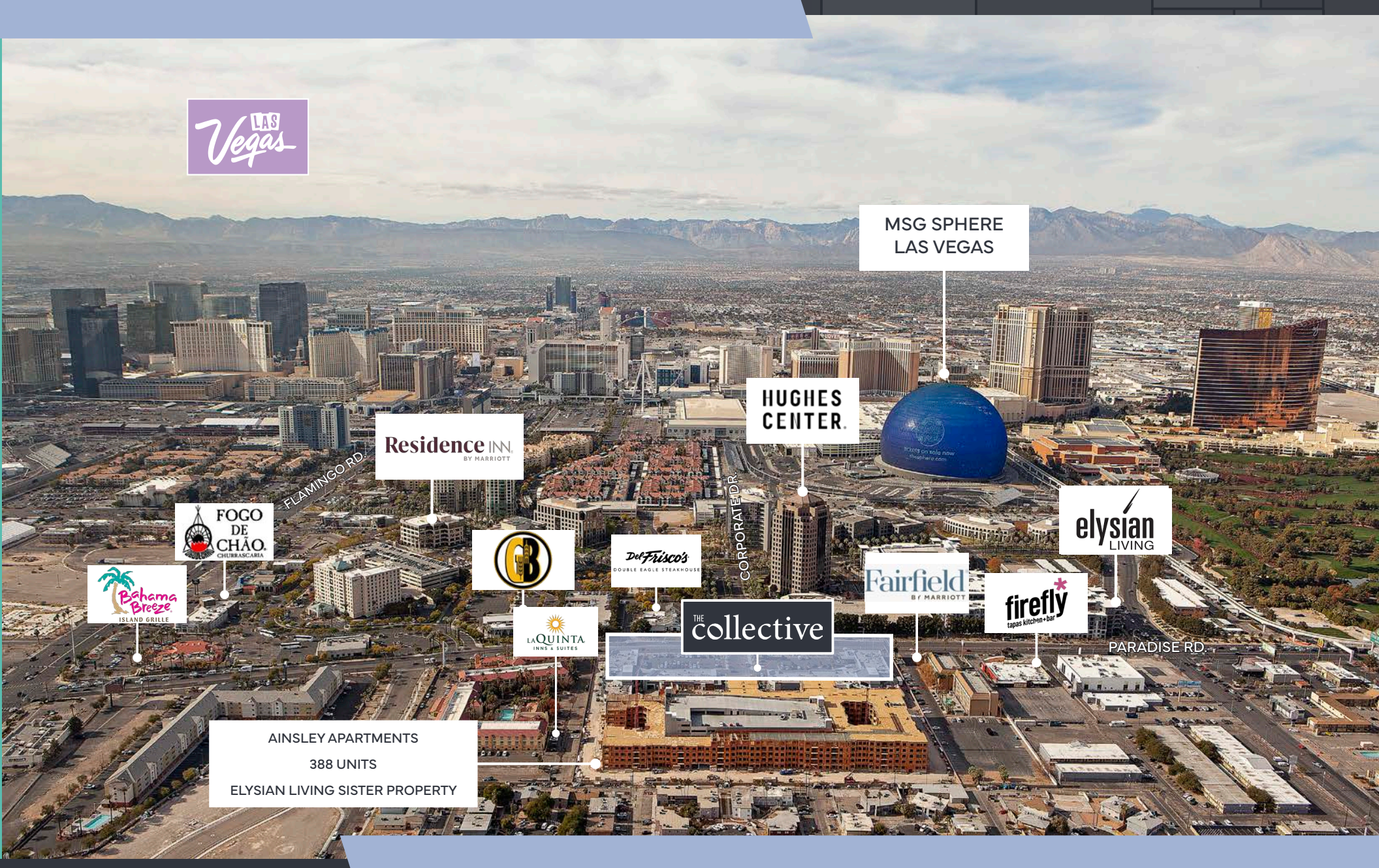


SURROUNDED BY PEOPLE & ATTRACTIONS



A BUILT-IN CUSTOMER BASE

Ainsley, a ±388 units multifamily building, offers potential customers just steps away from The Collective.



AVAILABILITIES



SUITE	TENANT	SF
A	TACOS & BEER	3,300
B	SUSHI WAY	1,830
C-1	MILKCOW ICE CREAM & FROZEN YOGURT	1,350
C-2	QARGO COFFEE	1,100
D	CLEAVER STEAKHOUSE	12,126
H + J	BRAMARE (TURN KEY RESTAURANT)	4,445
K	JERSEY MIKE'S SUBS	1,883
M	CITIBANK	3,430
N	MIDDLE CHILD	3,718
P	WABA GRILL	1,308
R	EDEN NAIL SALON	1,292
S	DOMINO'S PIZZA	1,350
U	SPARADISE	1,870
V	CONCENTRA	8,978
W	MUSASHI JAPANESE STEAKHOUSE	3,402
Y	MARRAKECH MEDITERRANEAN RESTAURANT	2,150
Z	BRASERIA BY EDO	4,826

AVAILABLE  SUITE H+J

THE collective

For More Information, Please Contact:

DAN HUBBARD

Managing Director

+1 702 688 6934

dan.hubbard@cushwake.com

LIC #S.0013713

FERNANDO MARTINEZ-REDING

Associate

+1 702 605 1746

fernando.martinezreding@cushwake.com

LIC #S.0200151



CALIDAGROUP



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 07/01/25