



SUNRISE PLAZA

Now Leasing

6775 E. LAKE MEAD BLVD
LAS VEGAS, NV 89165
SUITES 9-10
LAS VEGAS, NV 89156

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DOLLAR LOAN CENTER

HIGH BLOCK

FITNESS CENTER

Property Summary



OFFERING SUMMARY

Available SF:	1,920 SF
Lease Rate:	\$2.10 SF/Month (NNN)
GLA:	99,845 SF
Year Built:	2000
Albertson's Size:	60,796 SF
Zoning:	C-2
Market:	Las Vegas
Submarket:	Northeast Las Vegas

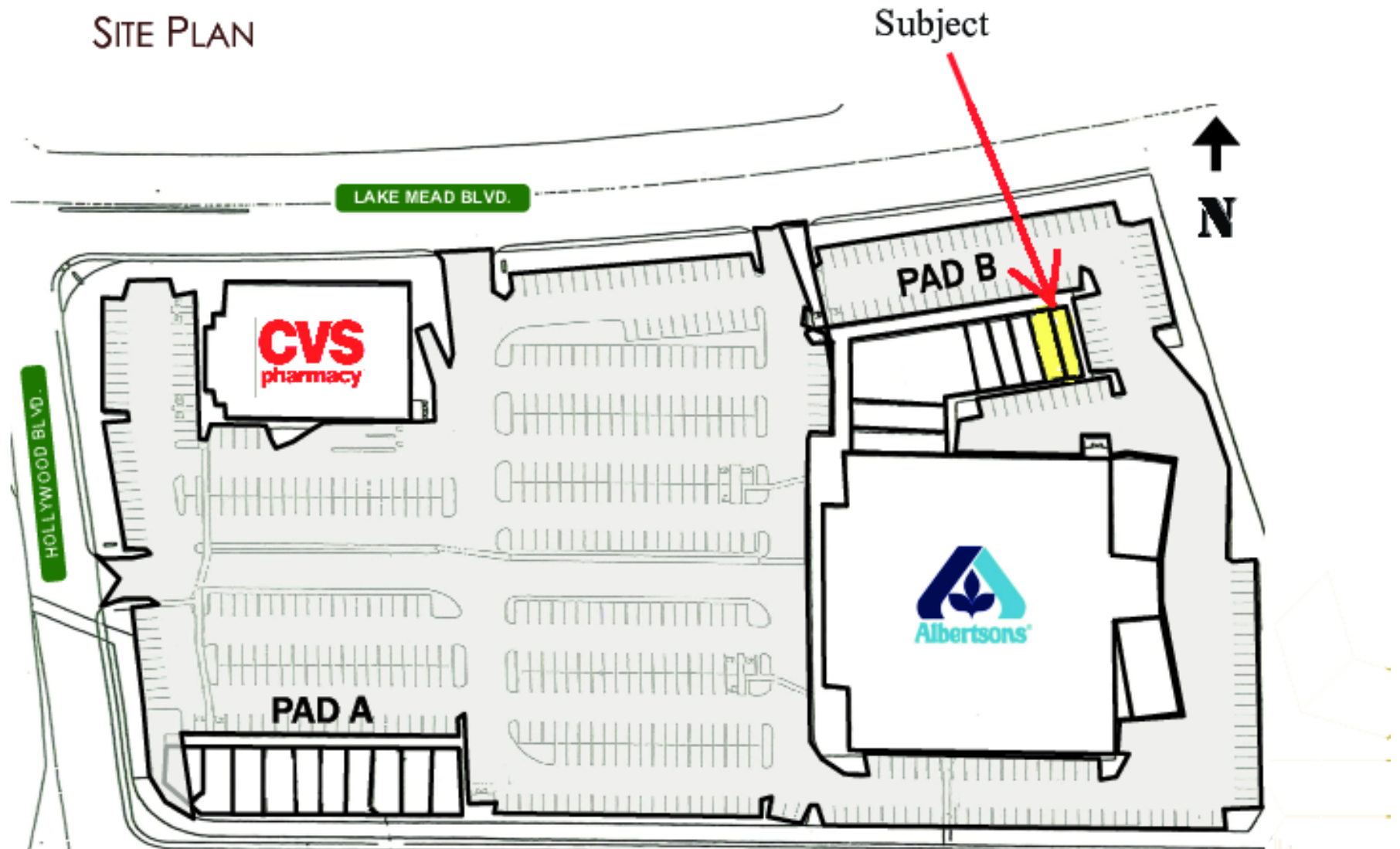
PROPERTY OVERVIEW

Former Dentist Office Exam , Storage Cabinets, Waiting Room, Some Equipment.

PROPERTY HIGHLIGHTS

- Grocery Anchored
- CVS Pharmacy
- Pylon Signage
- Fully Built out for Dentist or Medial Spa
- Ample parking
- High-End Homes Along Hollywood Blvd.
- Property Provides Great Exposure

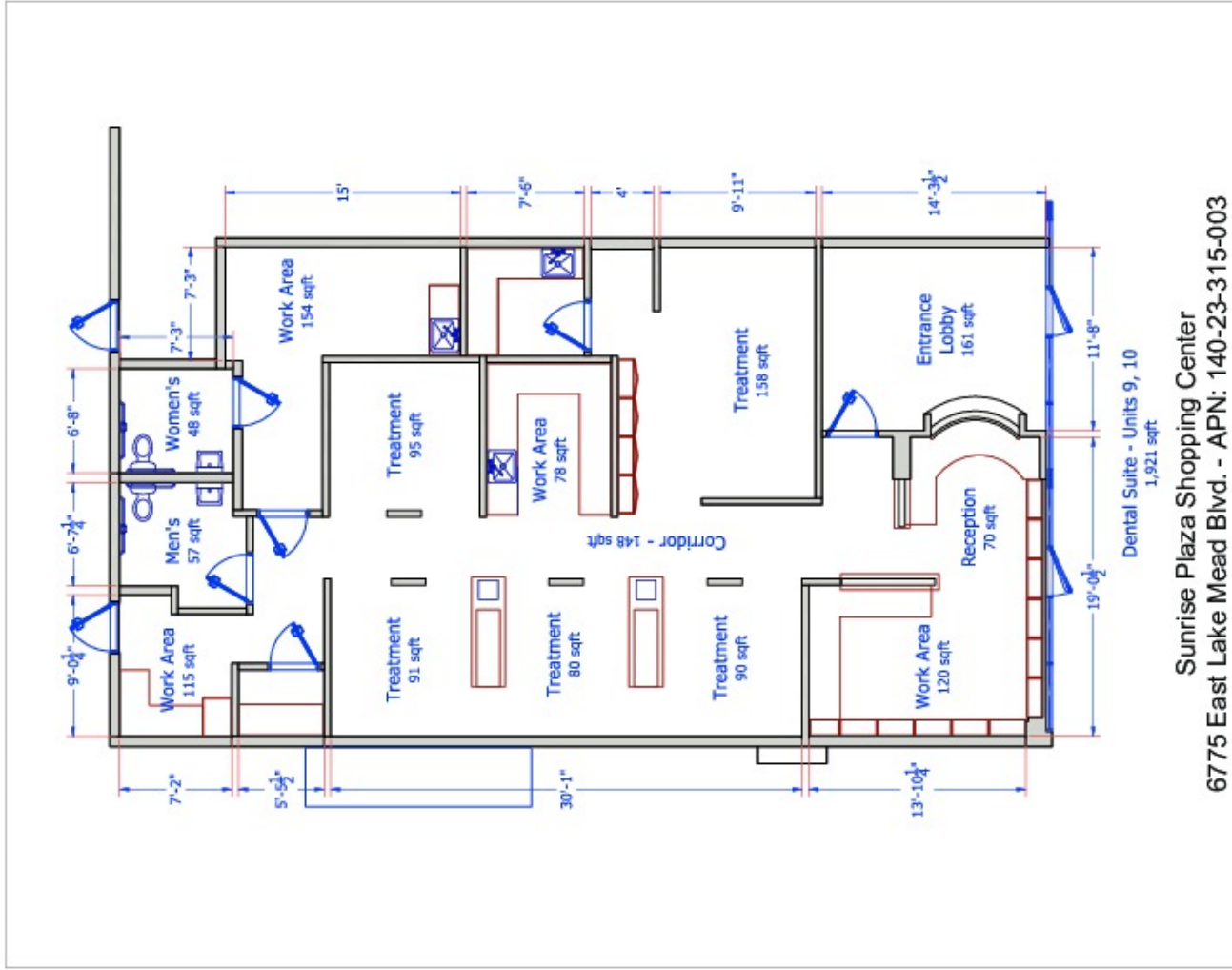
Site Plan



Floor Plan

Scale: 1/8" = 1'-0"
Date: March 06, 2013

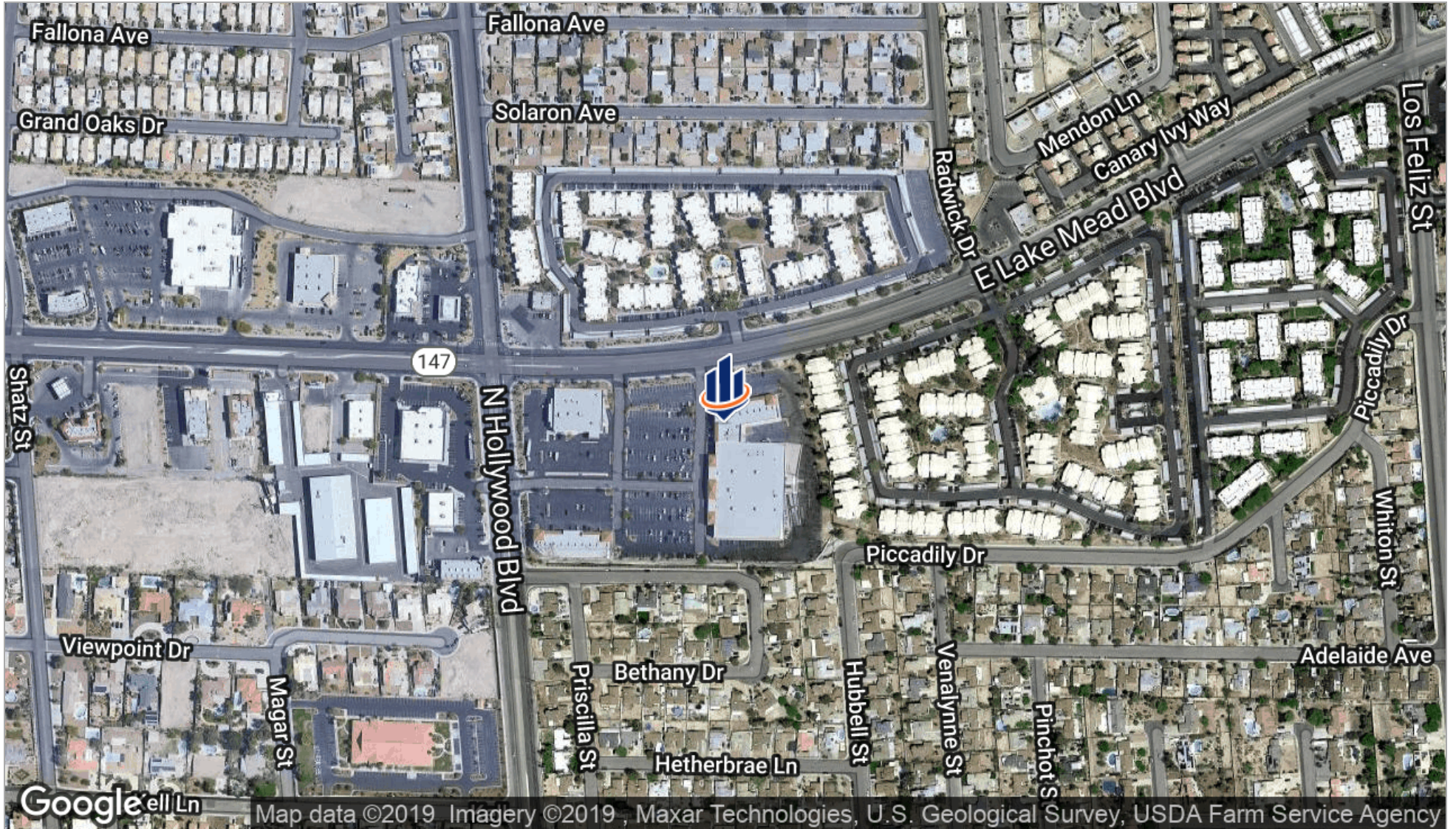
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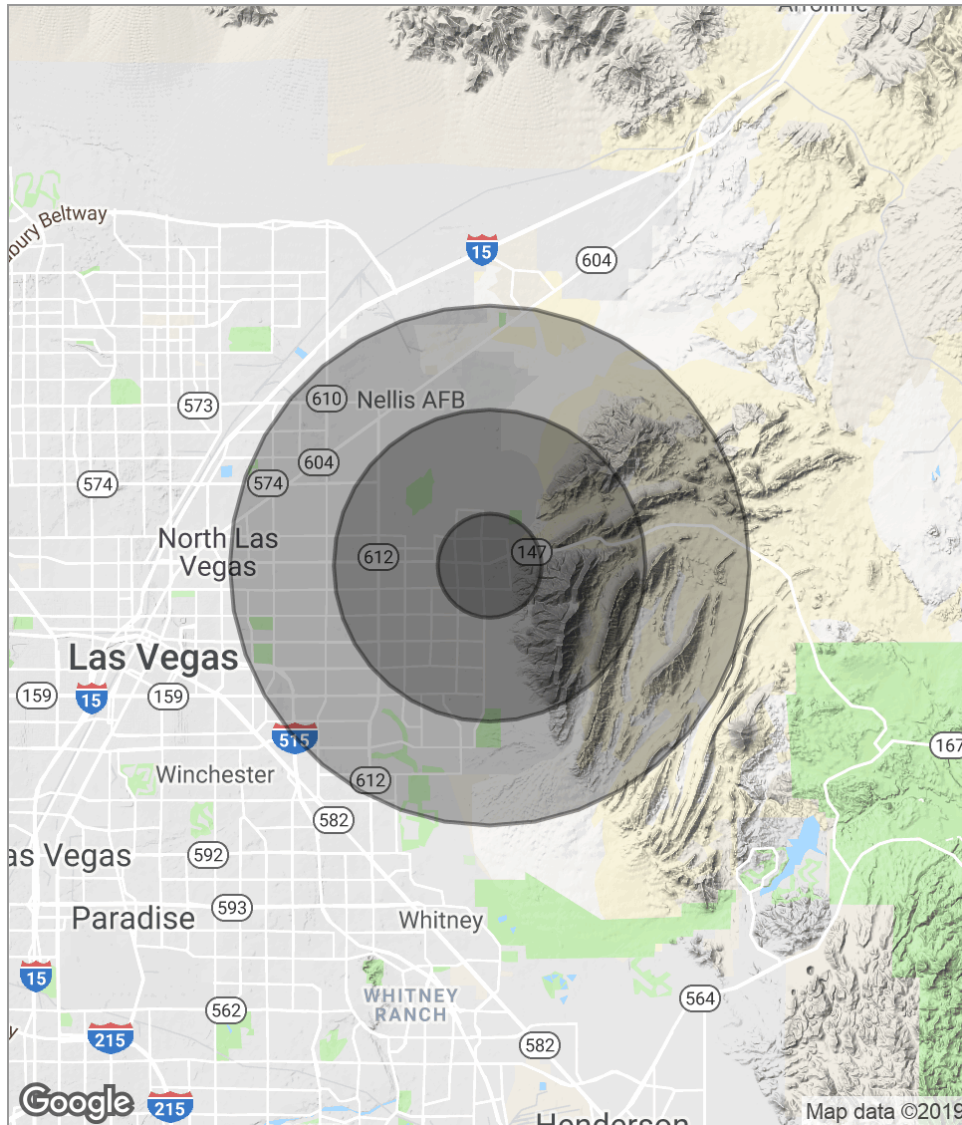
Interior Photos



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,291	77,999	228,962
Median age	34.3	32.0	30.0
Median age (Male)	30.7	30.5	28.9
Median age (Female)	36.8	32.7	31.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,886	23,616	70,012
# of persons per HH	2.9	3.3	3.3
Average HH income	\$69,350	\$68,232	\$57,726
Average house value	\$257,386	\$249,235	\$203,077
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	34.8%	41.2%	49.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	70.4%	67.5%	65.9%
Black	9.9%	10.3%	11.7%
Asian	4.5%	6.4%	6.2%
Hawaiian	0.4%	0.4%	0.7%
American Indian	0.4%	0.5%	0.4%
Other	11.3%	10.6%	11.5%

* Demographic data derived from 2010 US Census