

For Lease

Sunrise Mountain Plaza SWC Bonanza & Nellis

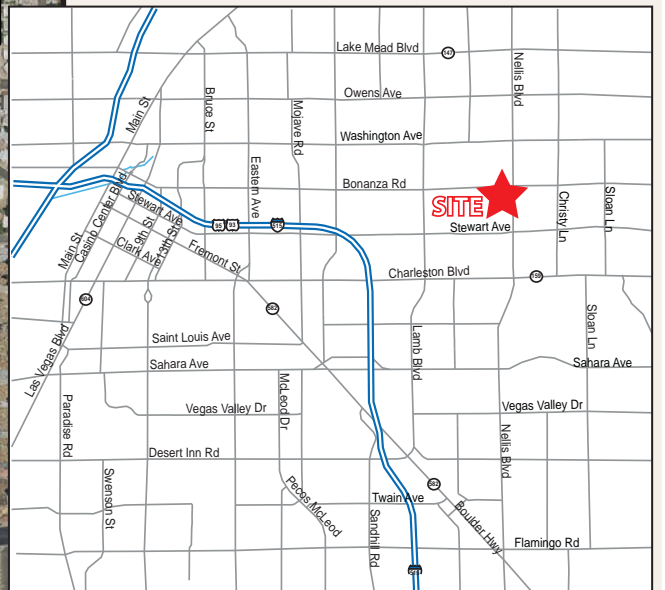


Highlights:

- Prominent position on Nellis at Bonanza with signalized intersection
- Prime infill location in mature trade area
- Former Kmart's closure allows redevelopment of center, including new pylons and elevations
- Over 64,000 cpd through the intersection daily
- Former Kmart box can be demised to suit tenant needs
- Space available ranging from +/-1,026 sf to 96,500 sf

2020 Demographics	1 Mile	3 Miles	5 Miles
POPULATION	28,469	223,082	453,124
HOUSEHOLDS	7,953	66,418	142,328
AVG HH INCOME	\$43,281	\$40,825	\$38,577

Source: U.S. Census Bureau & Esri



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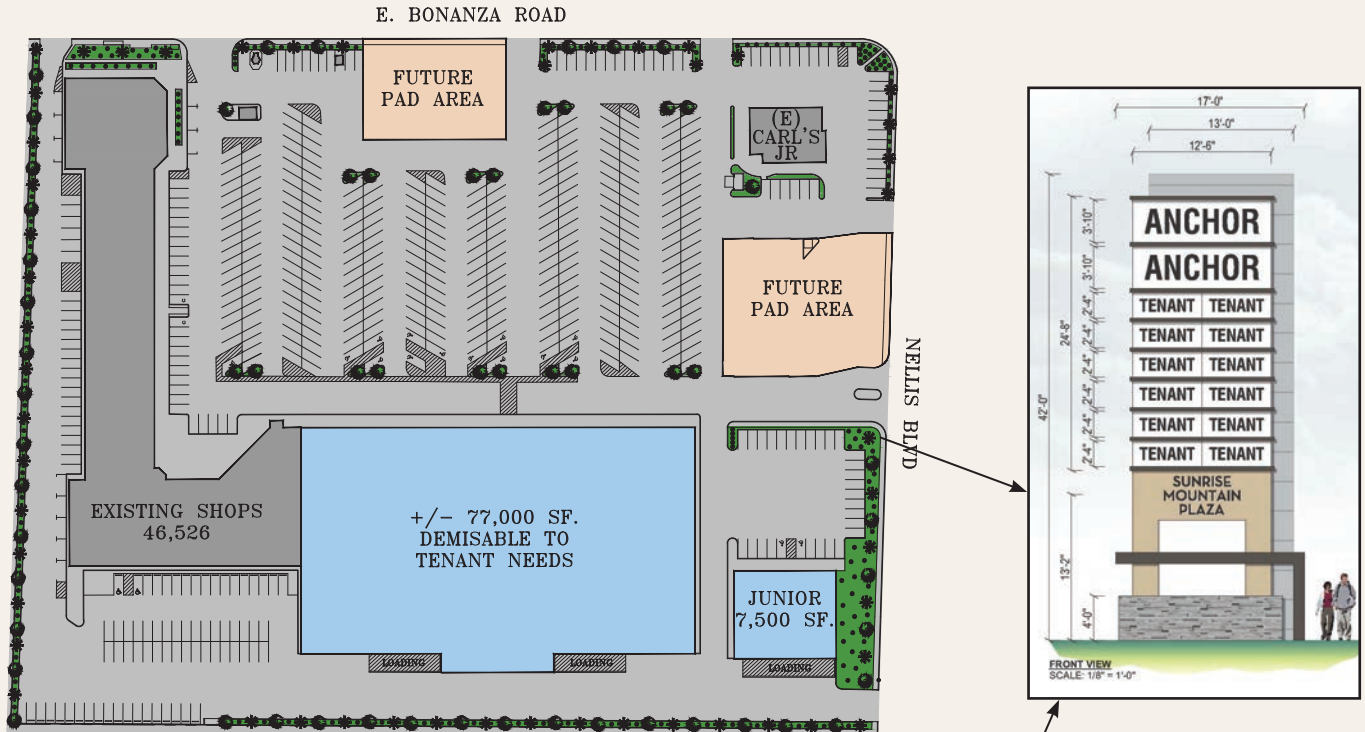
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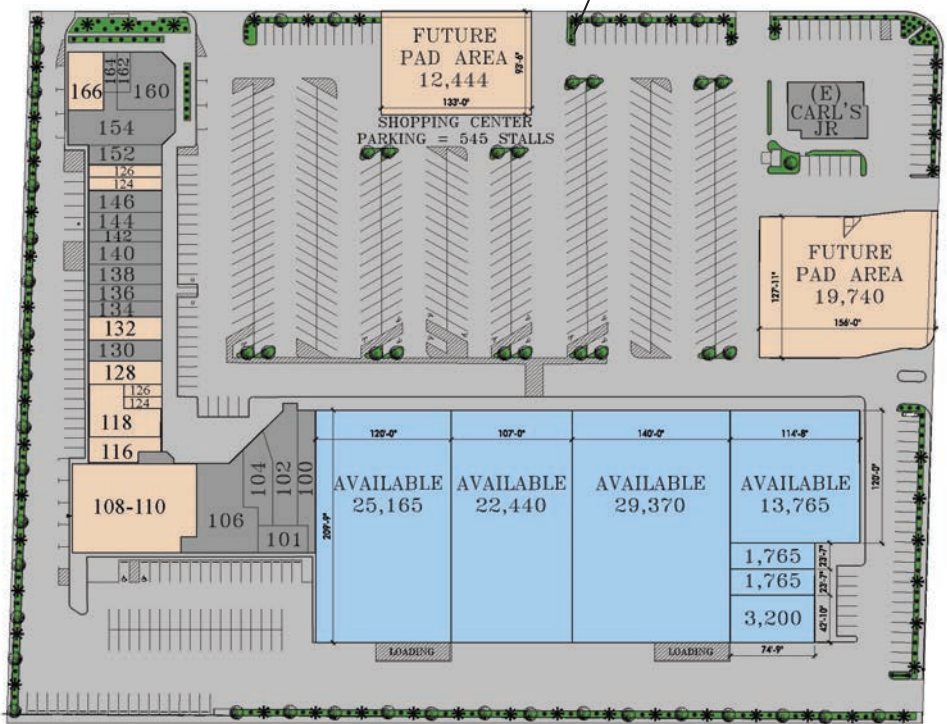
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SUITE	TENANT	SQ FT
5051	Available	96,500
100	Blue Skillet Restaurant	2,700
101	Van Cott Services	635
102	Carlito's Way Smoke Shop	2,369
104-106	Nevada Health Centers	4,178
108-110	Available	9,985
116	Available	1,200
118	Available	2,095
124-126	Available	1,026
128	Available	1,535
130	A Head of Time Salon	1,152
132	Available	1,211
134	Allstate	692
136-144	Luxury Event	5,123
146	H&R Block	1,152
148-150	Available	1,547
152	Available	1,536
154-158	Available	1,351
160-162	Tender Dental	4,499
166	Available	2,037



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Anchor Space Elevations



Shop Space Elevations



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