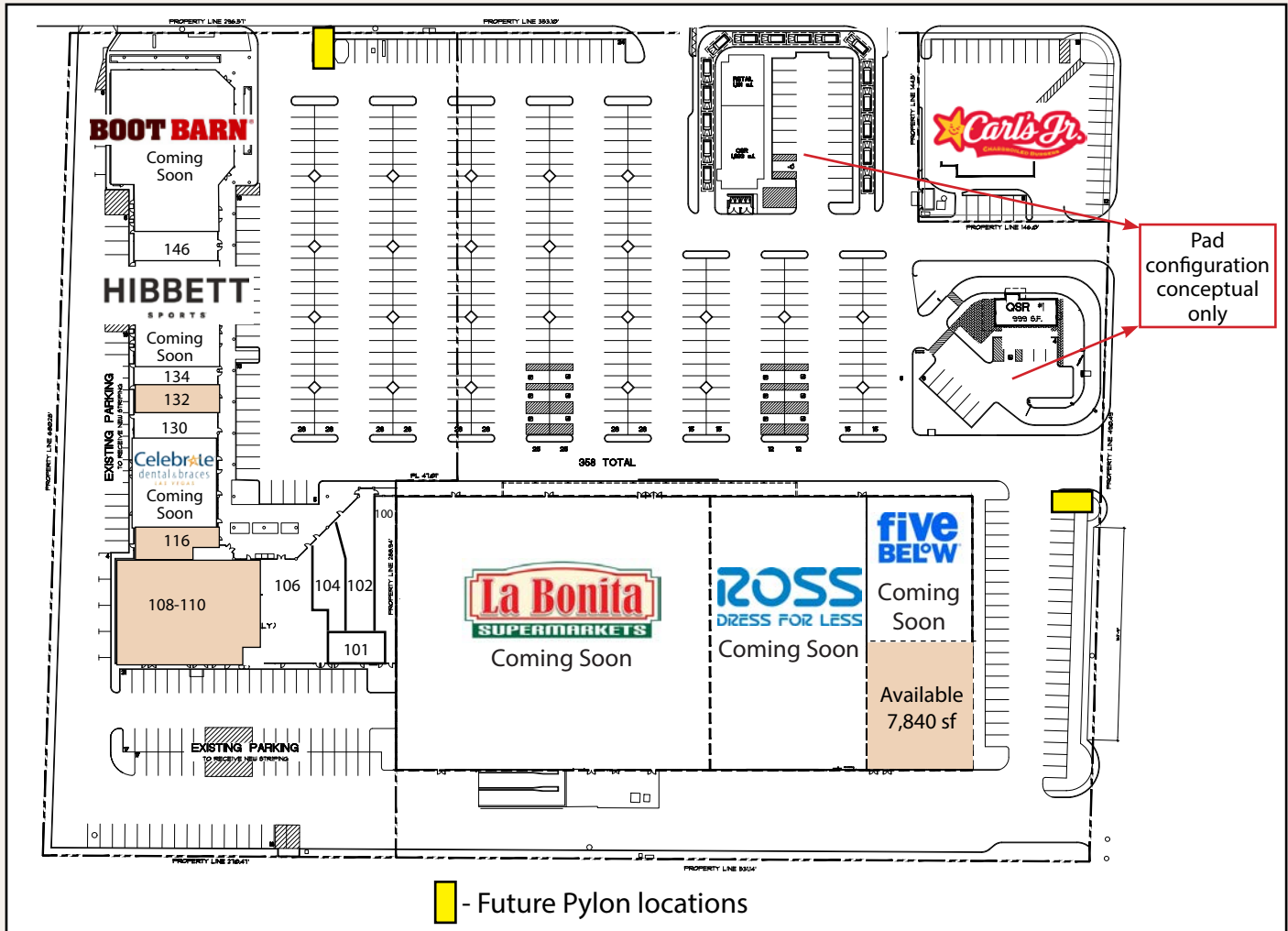


For Lease

Sunrise Mountain Plaza SWC Bonanza & Nellis



| SUITE | TENANT | SQ FT |
|---------|--------------------------|---------------|
| Tbd | Available | 7,840 sf |
| Tbd | Five Below | 10,160 sf |
| Tbd | Ross | 25,200 sf |
| Tbd | La Bonita | 50,482 sf |
| Pad A | Available | 999 sf |
| Pad B | Available | up to 3,000sf |
| 100 | Blue Skillet Restaurant | 2,700 sf |
| 101 | Van Cott Services | 635 sf |
| 102 | Carlito's Way Smoke Shop | 2,369 sf |
| 104-106 | Nevada Health Centers | 4,178 sf |

| SUITE | TENANT | SQ FT |
|----------|----------------------|-----------|
| 108-110 | Available | 9,985 sf |
| 116 | Available | 1,200 sf |
| 118 -128 | Celebrate Dental | 4,656 sf |
| 130 | A Head of Time Salon | 1,152 sf |
| 132 | Available | 1,211 sf |
| 134 | Allstate | 692 sf |
| 136-144 | Hibbett Sports | 5,015 sf |
| 146 | H&R Block | 1,200 sf |
| 148-154 | Boot Barn | 10,883 sf |

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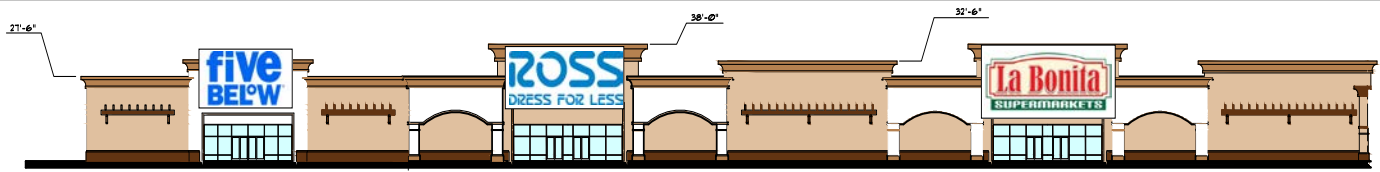
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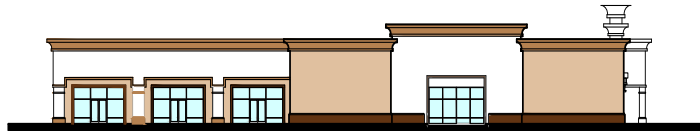
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For Lease

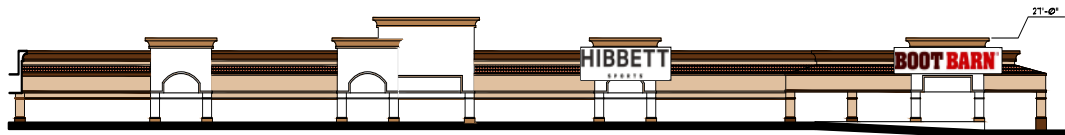
Sunrise Mountain Plaza SWC Bonanza & Nellis



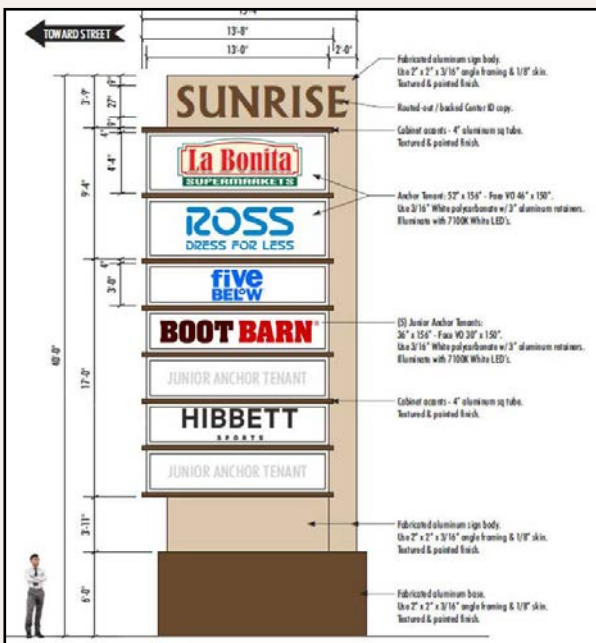
Anchor Space Elevation



Nellis Shop Space Elevation



Bonanza Shop Space Elevation



Conceptual only; subject to change.

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Sunrise Mountain Plaza SWC Bonanza & Nellis

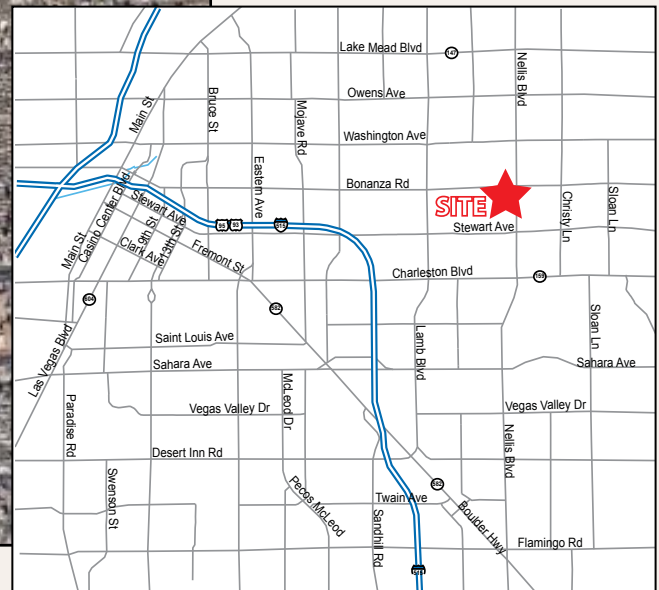


Highlights:

- Completely remodeled grocery anchored center coming soon! Construction starting 4th Q 2024
- Prominent position on Nellis at Bonanza with signalized intersection
- Prime infill location in mature trade area
- Join La Bonita, Ross, Boot Barn, Five Below, and Hibbett Sports
- Over 48,000 cpd through the intersection daily
- Space available ranging from +/- 999 sf to 9,985 sf
- Pad sites available

| 2024 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| POPULATION | 27,867 | 214,434 | 434,086 |
| HOUSEHOLDS | 8,435 | 69,295 | 146,921 |
| AVG HH INCOME | \$68,609 | \$67,986 | \$67,244 |

Source: U.S. Census Bureau & Esri



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