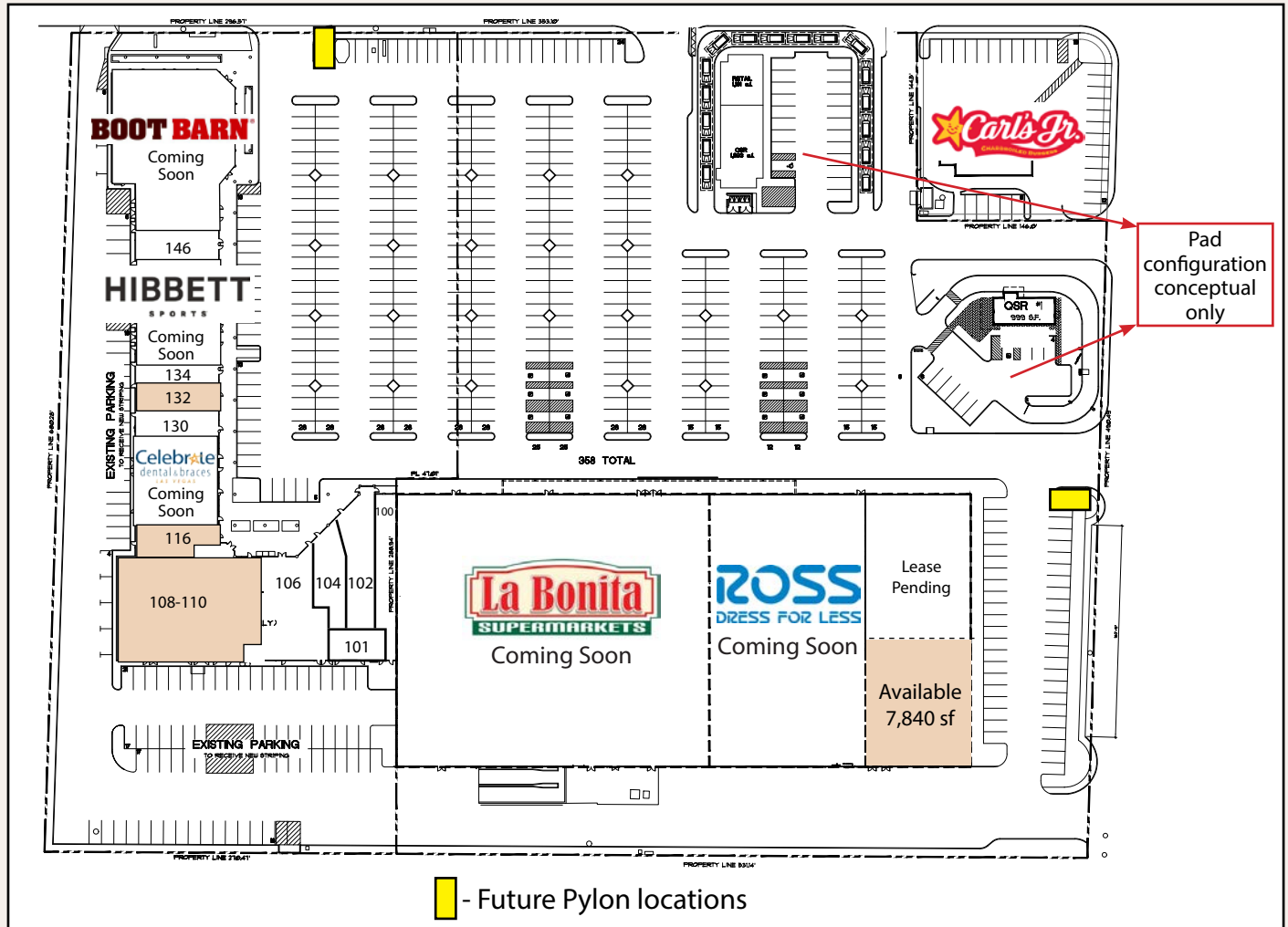


For Lease

Sunrise Mountain Plaza SWC Bonanza & Nellis



SUITE	TENANT	SQ FT
Tbd	Available	7,840 sf
Tbd	LOI-Lease Pending	10,200 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	5,123 sf
146	H&R Block	1,200 sf
148-154	Boot Barn	10,970 sf

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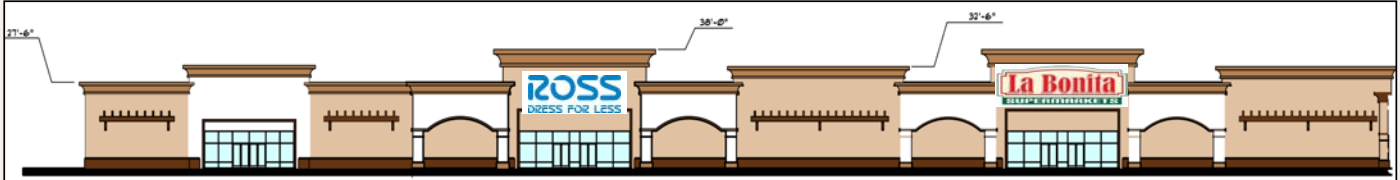
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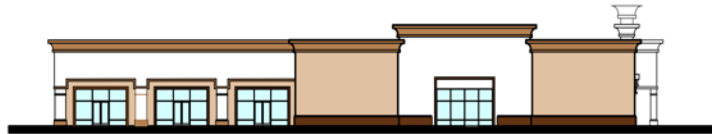
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For Lease

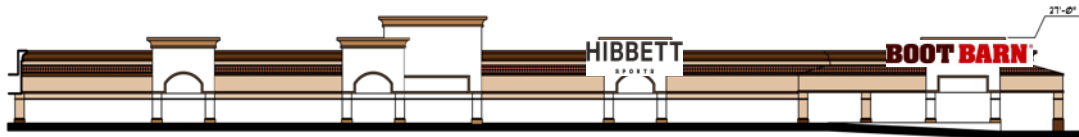
Sunrise Mountain Plaza SWC Bonanza & Nellis



Anchor Space Elevation

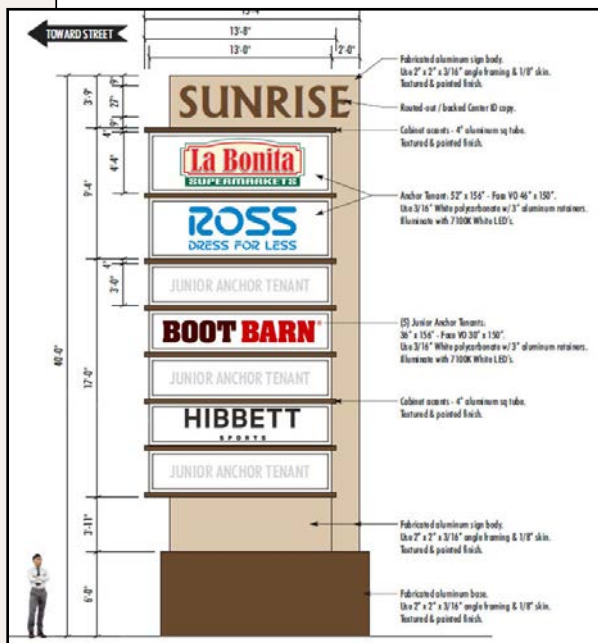


Nellis Shop Space Elevation



Bonanza Shop Space Elevation

Conceptual only; subject to change.



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For Lease

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, 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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