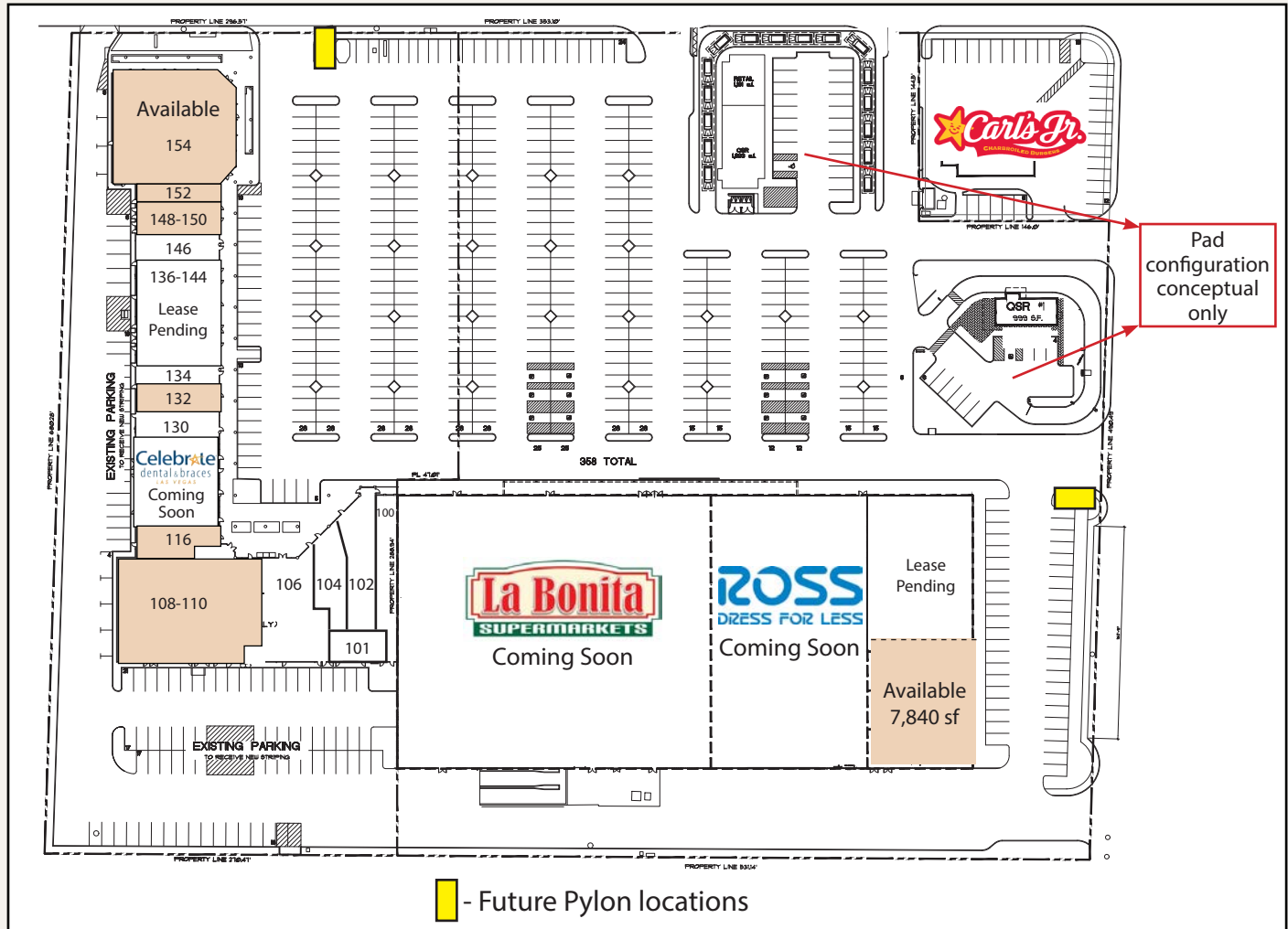


For Lease

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
108-110	Available	9,985 sf

SUITE	TENANT	SQ FT
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	Lease Pending	5,123 sf
146	H&R Block	1,200 sf
148-150	Available	1,547 sf
152	Available	1,536 sf
154	Available	7,887 sf

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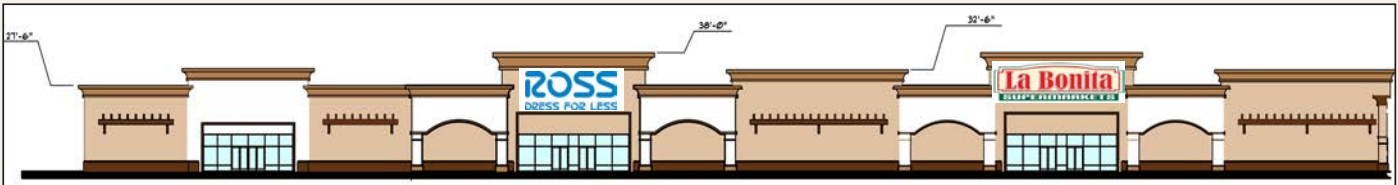
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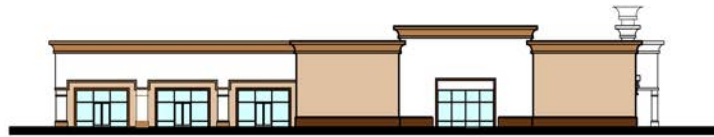
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For Lease

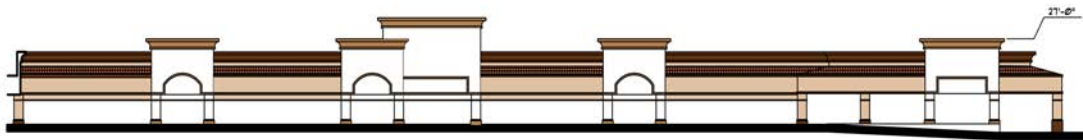
Sunrise Mountain Plaza SWC Bonanza & Nellis



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

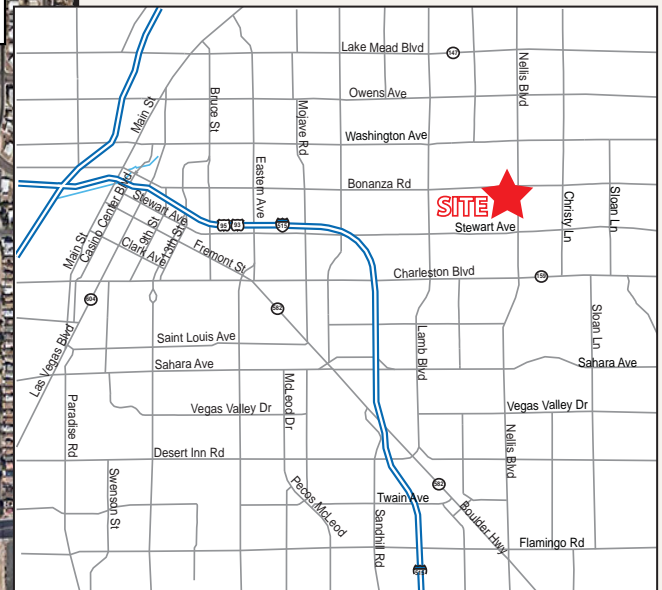


Highlights:

- Completely remodeled grocery anchored center coming soon!
- Prominent position on Nellis at Bonanza with signalized intersection
- Prime infill location in mature trade area
- Join La Bonita and Ross
- Over 54,000 cpd through the intersection daily
- Space available ranging from +/-1,200 sf to 10,970 sf
- Pad sites available

2023 Demographics	1 Mile	3 Miles	5 Miles
POPULATION	27,122	213,323	433,942
HOUSEHOLDS	8,221	68,789	146,908
AVG HH INCOME	\$61,584	\$61,472	\$60,821

Source: U.S. Census Bureau & Esri



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