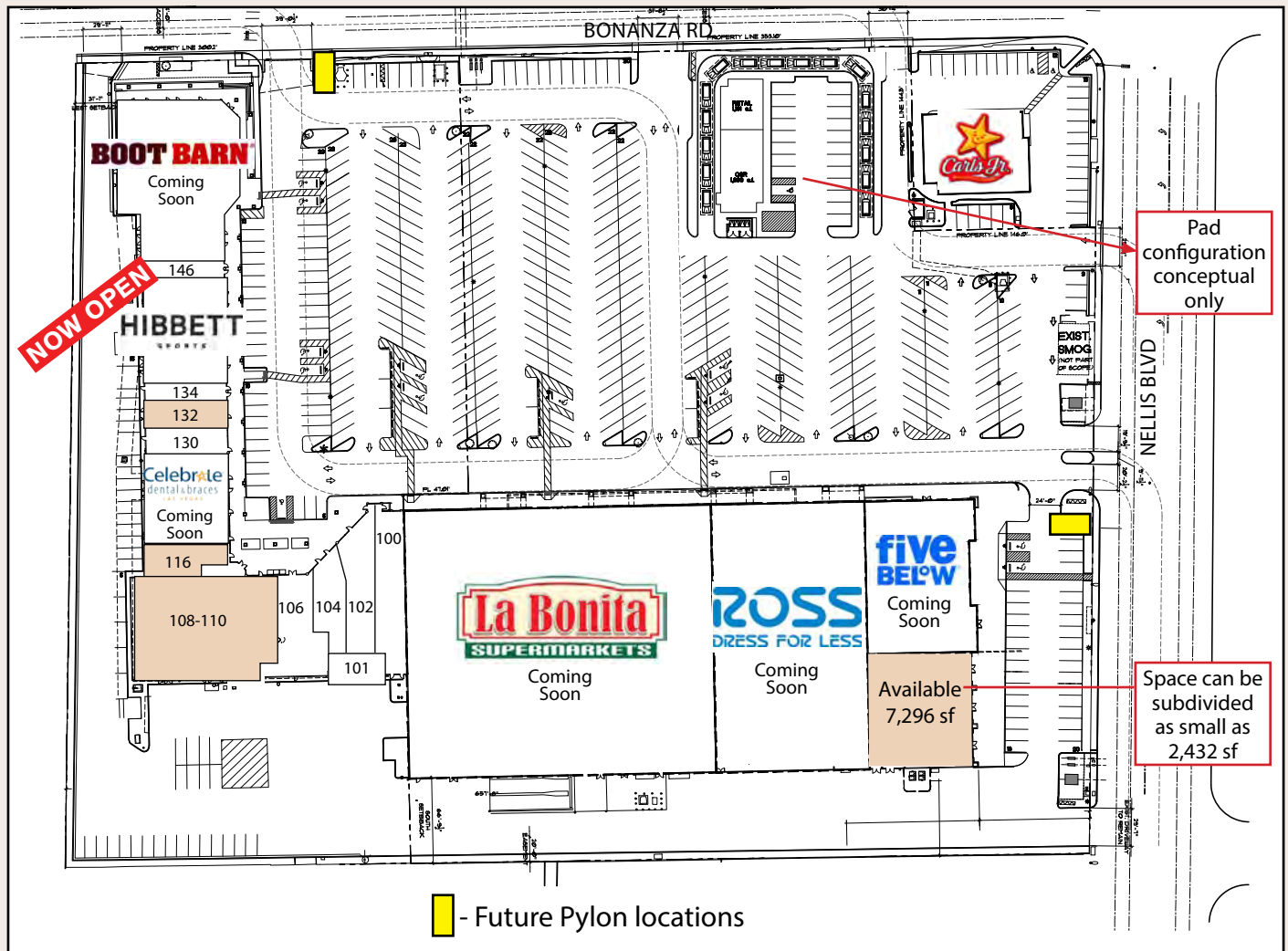


For Lease

Sunrise Mountain Plaza SWC Bonanza & Nellis



SUITE	TENANT	SQ FT
600	La Bonita	50,482 sf
500	Ross Dress for Less	25,200 sf
200-400	Available	7,296 sf
100	Five Below	10,160 sf
Pad A	Available	1,000 sf
Pad B	Available	3,000 sf
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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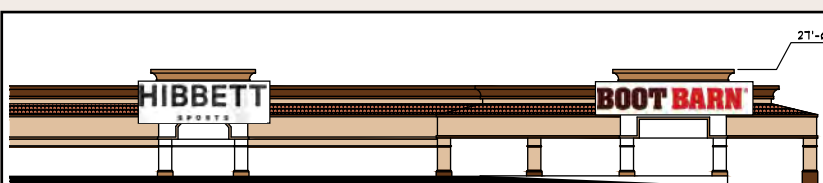
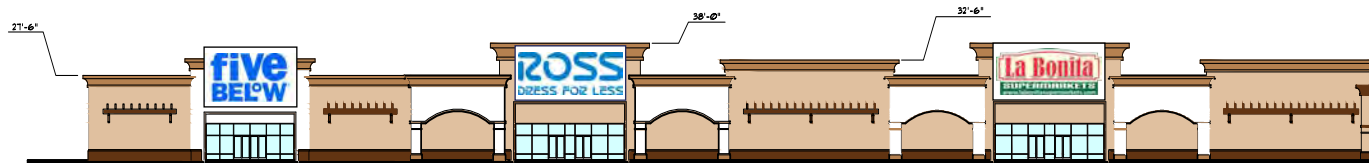
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For Lease

Sunrise Mountain Plaza SWC Bonanza & Nellis



Highlights:

- Nearing completion of grocery anchored redevelopment
- Prominent position at signalized intersection
- Prime infill location in mature trade area
- Join La Bonita, Ross, Boot Barn, Five Below, and Hibbett Sports
- Over 47,000 cpd through the intersection daily
- Space available ranging from +/-1,200 to 9,985 sf
- Pad sites available

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2024 Demographics



POPULATION



HOUSEHOLDS



AVG HH INCOME

	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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