

FOR LEASE

SUNRISE CITY PLAZA

2797 S Maryland Pkwy
Las Vegas, NV 89109



LEASING
CONTACTS

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bc | THE **boyer civish**
RETAIL GROUP

PROPERTY HIGHLIGHTS

Sunrise City Plaza

2797 S Maryland Pkwy
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In-Line Space For Lease

Sunrise City Plaza offers a premier retail opportunity in a high-traffic corridor near the Sunrise Hospital medical district. Featuring excellent visibility, close proximity to The Strip, and a diverse tenant mix, the center offers a rare opportunity for tenants seeking a central Las Vegas location.

±1,335 - 1,870 SF AVAILABLE

PROPERTY HIGHLIGHTS

- ✓ Situated on Maryland Pkwy, a major north-south business thoroughfare, with significant daily vehicle counts.
- ✓ New lane changes underway at Maryland Pkwy creating a safer, more accessible connection to the area.
- ✓ Located across from the Sunrise Hospital medical district, driving consistent daytime foot traffic.
- ✓ Features prominent pylon signage and high-exposure street frontage.
- ✓ Serves a dense, established population within the heart of the Las Vegas valley.

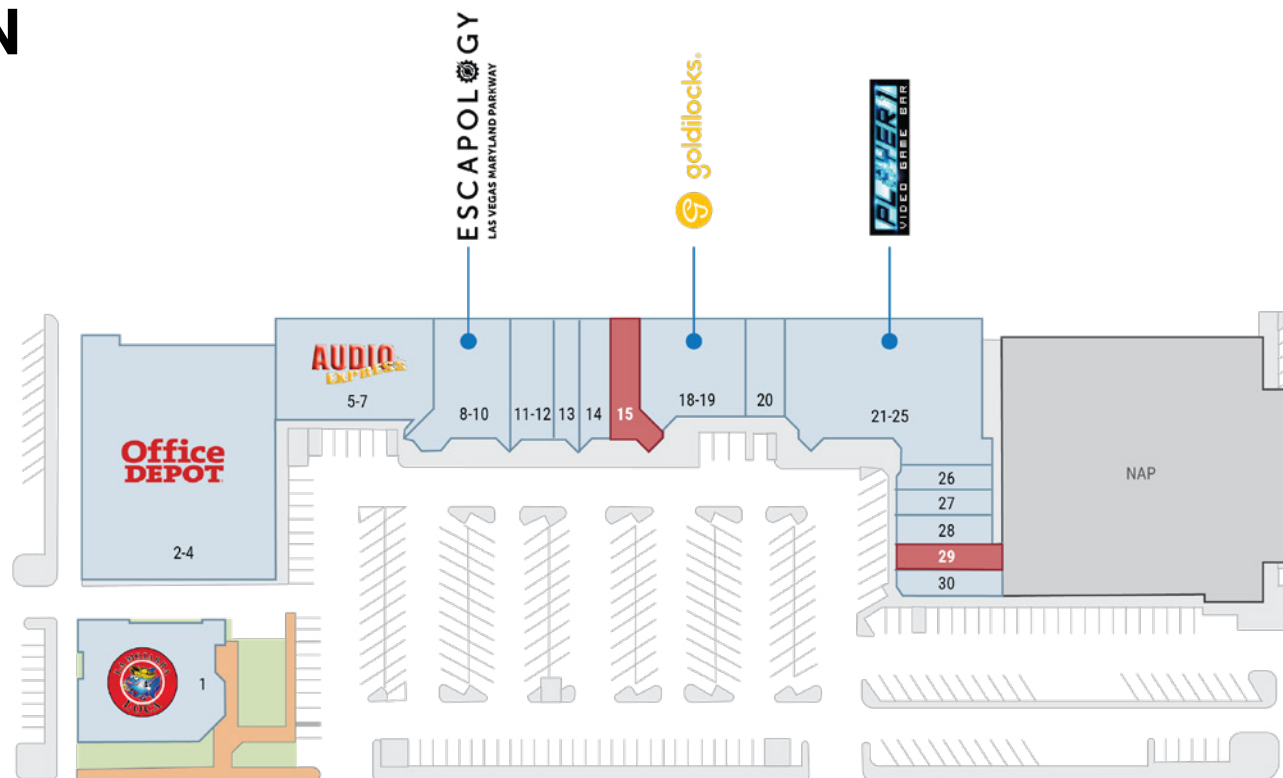
CENTER
RETAILERS



PROPERTY SITE PLAN

Sunrise City Plaza

2797 S Maryland Pkwy
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..... MARYLAND PKWY | 32,500 VPD

SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
1	La Mojarra Loca & Grill	±1,243	18-19	Goldilocks Bakeshop & Restaurant	±6,072
2-4	Office Depot	±21,440	20	Remit Consultant Business Center	±325
5-7	Audio Express	±7,100	21-25	Player 1 Bar	±13,033
8-10	Escapology	±5,865	26	Aces Tax Services	±1,011
11-12	Ruelas Motors	±3,096	27	Tina's Beauty Salon	±1,080
13	Ideal Dental LLC	±1,540	28	Trinity Pharmacy	±1,054
14	LBC Mundial Corp	±1,720	29	AVAILABLE	±1,335
15	AVAILABLE	±1,870	30	Golden Pacific	±1,317



OBLIQUE AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

Accessible & Connected

THE LAS VEGAS STRIP
38.5 Million Visitors in 2025

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
55 Million Passengers in 2025

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
High Speed Transit Hub Connecting Las Vegas
to Southern California - Expected 5.5M Annual Visitors

US-15 INTERSTATE ROUTE
±239,000 Vehicles Per Day



POPULATION

1 MILE	3 MILES	5 MILES
23,998	188,995	502,044



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$90,153	\$79,835	\$79,695



TRAFFIC COUNTS

S MARYLAND PKWY

±32,500 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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roicre.com

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Las Vegas, NV 89148

Contact our team today!

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