

For Lease

Sunrise City Plaza



LOGIC



2797 S. Maryland Pkwy.
Las Vegas, NV 89109

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Listing Snapshot



\$1.10 PSF NNN
Lease Rate (for the first 4 months)



± 1,870 SF
Space Available



\$0.37 PSF
CAM

Property Highlights

- Anchored by Office Depot, Player 1 Video Game Bar and Audio Express
- Close proximity to Sunrise Hospital and ± 1.24 mi to the Las Vegas Strip
- Great visibility on S. Maryland Pkwy.
- Strong population counts within 1-mi (± 23,754) & 3-mi (± 180,705)
- Concessions available for qualified tenants on 3+ year lease terms

Demographics

	1-mile	3-mile	5-mile
2024 Population	23,754	180,705	497,714
2024 Average Household Income	\$73,208	\$65,078	\$67,152
2024 Total Households	9,906	79,914	191,954



Important Statistics

5-Mile Radius



497,714

Total Population



755,616

Daytime Population



26,346

Number of Businesses



0.14%

2024-2029 Population Growth



466,316

Total Employees



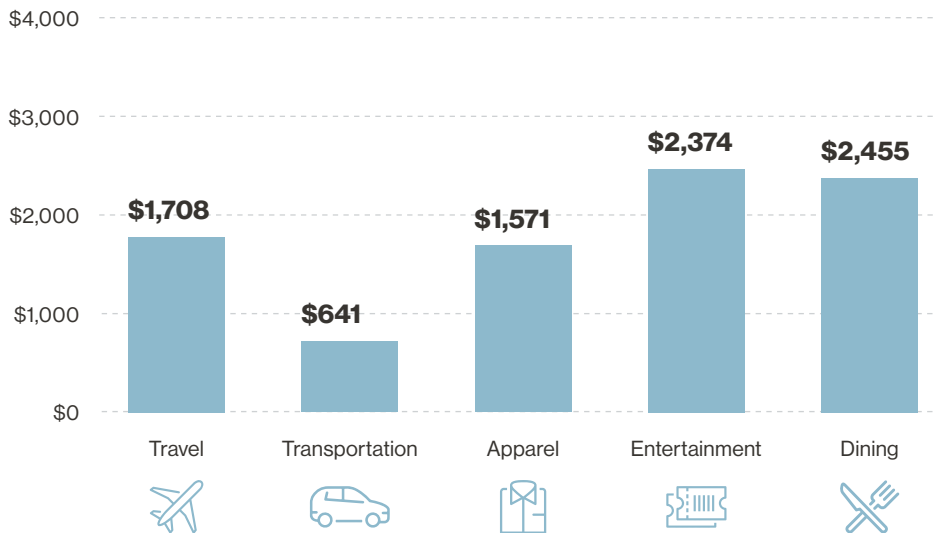
\$330,965

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	23,540	176,304	494,826
2024 Population	23,754	180,705	497,714
2029 Population	24,473	188,354	512,597
Annual Growth 2020 - 2024	0.21%	0.58%	0.14%
Annual Growth 2024 - 2029	0.60%	0.83%	0.59%

Income	1-mile	3-mile	5-mile
2024 Average Household Income	\$73,208	\$65,078	\$67,152
2029 Average Household Income	\$84,808	\$75,238	\$78,478
2024 Per Capita Income	\$30,680	\$29,066	\$26,016
2029 Per Capita Income	\$35,968	\$34,136	\$30,838

Households	1-mile	3-mile	5-mile
2020 Total Households	9,697	76,856	187,306
2024 Total Households	9,906	79,914	191,954
2029 Total Households	10,327	84,293	200,295

Housing	1-mile	3-mile	5-mile
2024 Total Housing Units	11,181	94,032	213,750
2024 Owner Occupied Housing Units	3,289	23,494	72,585
2024 Renter Occupied Housing Units	6,617	56,420	119,369
2024 Vacant Housing Units	1,275	14,118	21,796
2029 Total Housing Units	11,641	98,977	222,868
2029 Owner Occupied Housing Units	3,535	25,365	77,691
2029 Renter Occupied Housing Units	6,792	58,928	122,604
2029 Vacant Housing Units	1,314	14,684	22,573



Retail

Boulevard Mall

Retail

Retail

Retail

Hospitals

Sunrise Hospital & Medical Center

Retail

DOLLAR GENERAL

AVAILABLE

±1,870 SF

Golf Courses

Las Vegas Country Club

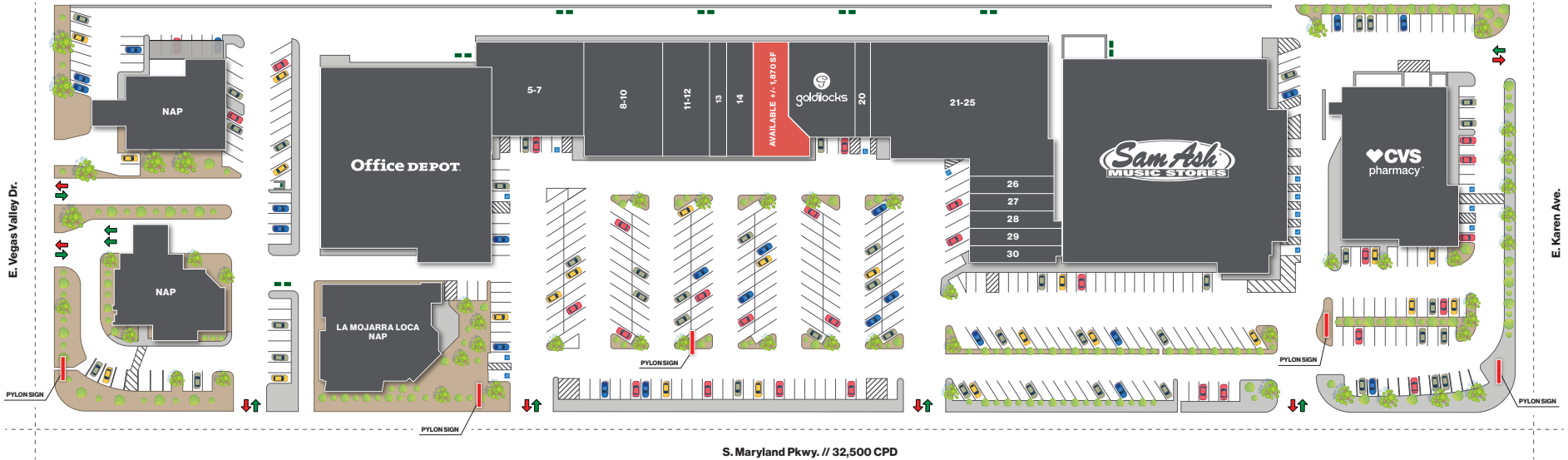
Retail

S. Maryland Pkwy. // 32,500 CPD

E. Karen Ave. // 8,800 CPD

Site Plan

Available NAP



Suite	Tenant	SF
1	La Mojarra Loca & Grill	± 8,137
2-4	Office Depot	± 21,440
5-7	Audio Express	± 7,100
8-10	Escapology	± 5,865
11-12	Matthew Uribe	± 3,096
13	Ideal Dental LLC	± 1,540
14	LBC Mundial Corp	± 1,720
15	AVAILABLE	± 1,870

Suite	Tenant	SF
18-19	Goldilocks Bakeshop & Restaurant	± 6,072
20	Remit Consultant Business Center	± 325
21-25	Player 1 Bar	± 13,033
26	Aces Tax Services	± 1,011
27	Tina's Beauty Salon	± 1,080
28	Trinity Pharmacy	± 1,054
29	VapeX	± 1,335
30	Golden Pacific	± 1,317



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