

FOR LEASE



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NEWMARK  
MW MOUNTAIN WEST

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## PROPERTY DETAILS

450-570 North Nellis Blvd, Las Vegas, Nevada 89110

- Smith's Anchored Shopping Center
- One of the Top 10 Smith's in Nevada
- Center of Nellis Trade-Area
- Well-Maintained Shopping Center
- Retail Space  $\pm 190,203$  SF
- Available Space 7,045 SF, 14,680 SF or 21,725 SF
- Sunrise Marketplace Ranks Top 12% in the Nation for Neighborhood Retail Centers with 2.9 Million Visits

## NOTABLE TENANTS

Smith's



Michaels  
Where Creativity Happens



Southwest Medical<sup>TM</sup>  
Part of OptumCare



CHASE

Applebee's

## 2025 DEMOS

### EST. POPULATION

- 1 MILE » 32,421
- 3 MILE » 219,168
- 5 MILE » 458,113

### EST. HOUSEHOLDS

- 1 MILE » 10,208
- 3 MILE » 74,255
- 5 MILE » 160,633

### EST. AVERAGE HH INCOME

- 1 MILE » \$72,515
- 3 MILE » \$74,605
- 5 MILE » \$75,833

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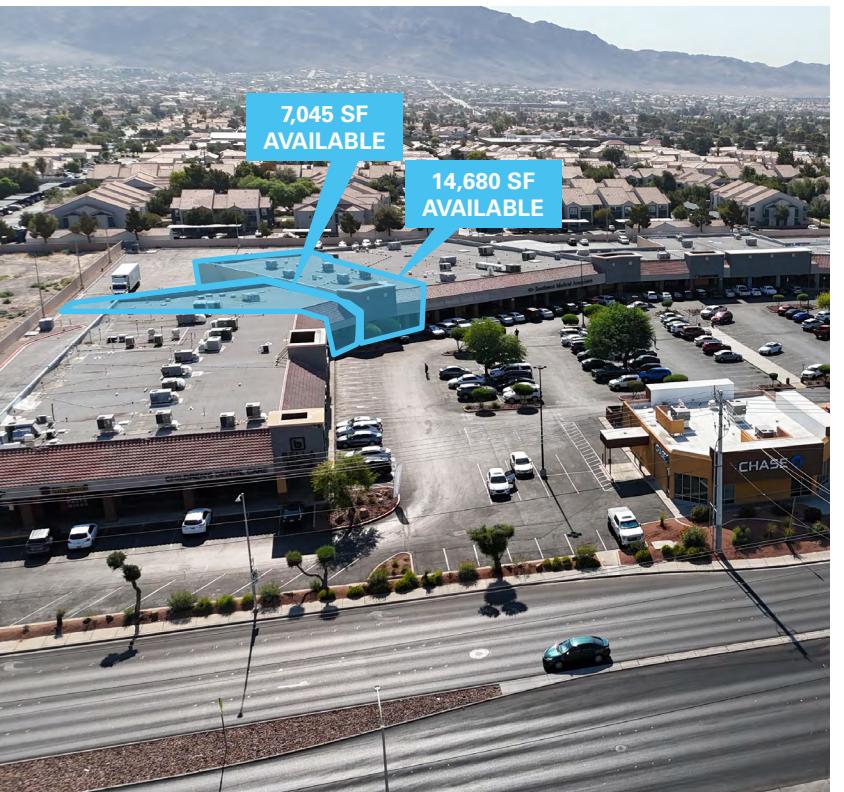


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# SUNRISE MARKETPLACE

## SITE PLAN

UNIT	TENANT	SQ FT
A01	The Dons' Barbershop	1,296
A02	Cigarettes Express	1,000
A03	ASAP Mail & Copy	750
A04	Cricket Wireless	1,250
A10	Southwest Medical- UHC	11,723
A12	Dotty's	4,300
ANCH	Smith's Food & Drug	76,945
C1A	Liberty Tax Service	1,735
C2	Michaels	18,974
<b>D1</b>	<b>AVAILABLE</b>	<b>14,680</b>
D2	Southwest Medical- OB/GYN and Pediatrics	21,094
E01	Pizza Hut	1,309

UNIT	TENANT	SQ FT
E02	Bella Orthodontics	1,106
E05	Advance America	1,275
E06	TNT Nails	1,360
E07	Aury's Nail Supplies	2,125
E08-E09	Sunbrite Dental	3,350
E10	China Tango	1,700
E11	Royal Spin Laundromat	3,436
<b>E12</b>	<b>AVAILABLE</b>	<b>7,045</b>
F01	Chase Bank	3,750
J01	La Flor De Michoacan Ice Cream	1,500
J02	Total Wireless	1,500
J03	Wingstop	3,000
OUT1	Applebees	4,000

The site plan illustrates the layout of Sunrise Marketplace. Key features include:

- Buildings:** Smith's (large central building), Michaels, Chase Bank, Applebees, and various medical and retail units (A01-A12, C1A, D1-D2, E01-E12, J01-J03).
- Units:** Units E12 and D1 are highlighted in blue, indicating they are currently available.
- Addressing:** Units are numbered A01 through A12, C1A, D1-D2, E01-E12, and J01-J03.
- Surrounding Streets:** N NELLIS BLVD and STEWART AVE are labeled.
- Parking:** Numerous parking spaces are shown throughout the site.

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# SUNRISE MARKETPLACE



**Smith's**

**CHASE**



Sunrise Marketplace ranks in the top 12% nationally for neighborhood retail centers with 2.9 million visits

Sunrise Marketplace has a top 15 Smiths in the state, with 1.4 million annual visits

Applebees is ranked 3 out of 12 for the state.

Number 1 Chase Branch out of 49 with 344 Thousand visits

Ranked 5th out of all Wingstops in Nevada, located at Sunrise Marketplace



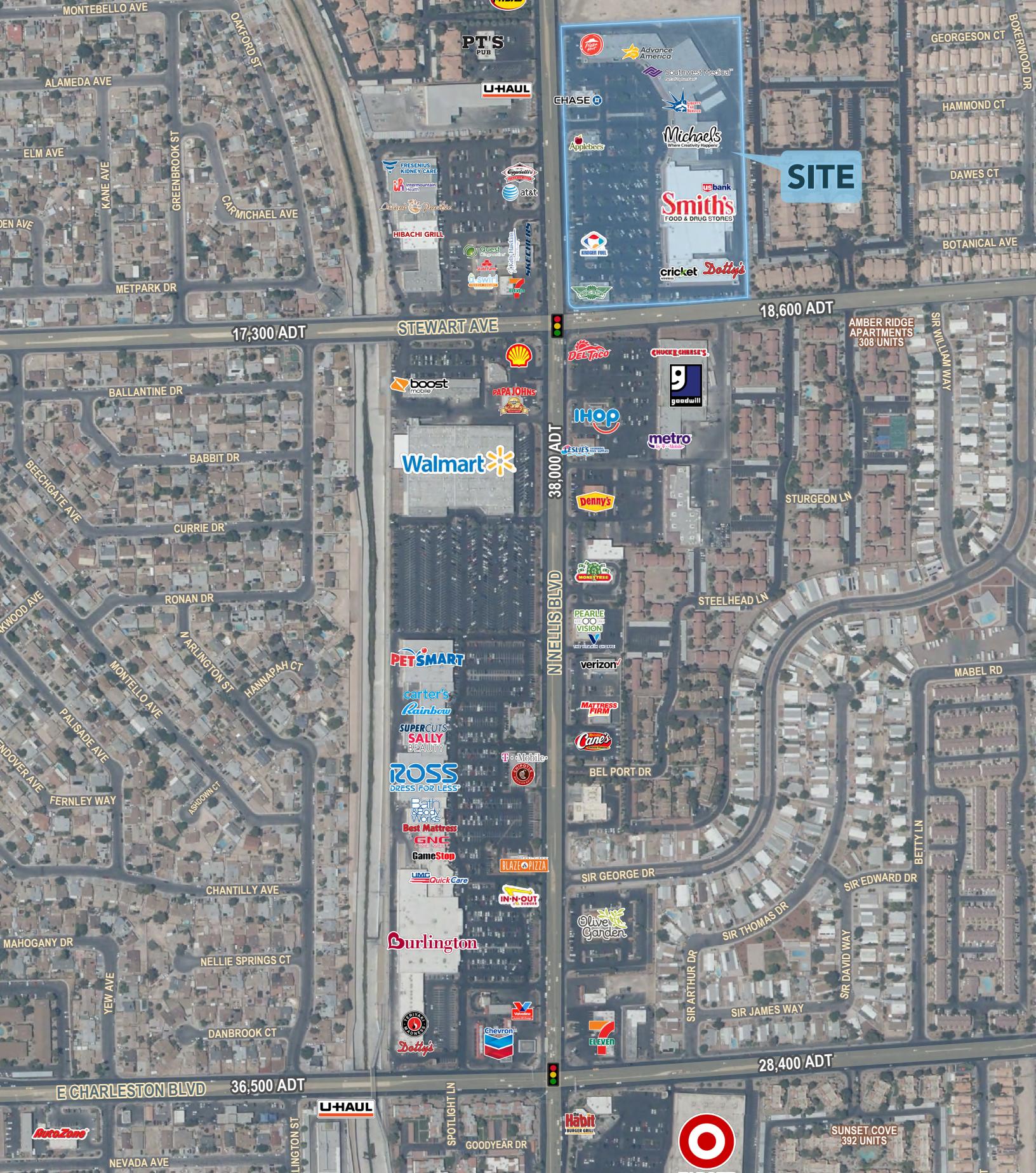
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