

SUNRISE MARKETPLACE

FOR LEASE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKE FARLEY, CCIM

jfarley@mwcre.com
direct 702.340.0907
BS.2802
[View Profile](#)

JEFF MITCHELL, CCIM

jmitchell@mwcre.com
direct 702.374.0211
B.77448.LLC
[View Profile](#)

JAKE BABA

jbaba@mwcre.com
direct 702.374.0217
BS.146671
[View Profile](#)

PROPERTY DETAILS

450-570 NORTH NELLIS BOULEVARD
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 ±190,203 SF
- Available Space ±3,436-25,161 SF & ±1,500 Inline Pad Space
- Sunrise Marketplace Ranks Top 12% in the Nation for Neighborhood Retail Centers with 2.7 Million Visits

NOTABLE TENANTS



2024 DEMOS

EST. POPULATION



1 MILE » 33,331
3 MILE » 221,400
5 MILE » 462,569

EST. HOUSEHOLDS



1 MILE » 10,490
3 MILE » 75,030
5 MILE » 162,444

EST. AVERAGE HH INCOME



1 MILE » \$63,673
3 MILE » \$64,311
5 MILE » \$66,315

**FULL SERVICE
COMMERCIAL REAL ESTATE**

241 W. Charleston Blvd., Suite 103
Las Vegas, Nevada 89102
Office 702.374.0220
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM

jfarley@mwcre.com
direct 702.340.0907
BS.2802
[View Profile](#)

JEFF MITCHELL, CCIM

jmitchell@mwcre.com
direct 702.374.0211
B.77448.LLC
[View Profile](#)

JAKE BABA

jbaba@mwcre.com
direct 702.374.0217
BS.146671
[View Profile](#)



3,436 SF
AVAILABLE

7,045 SF
AVAILABLE

14,680 SF
AVAILABLE



25,161 SF
AVAILABLE

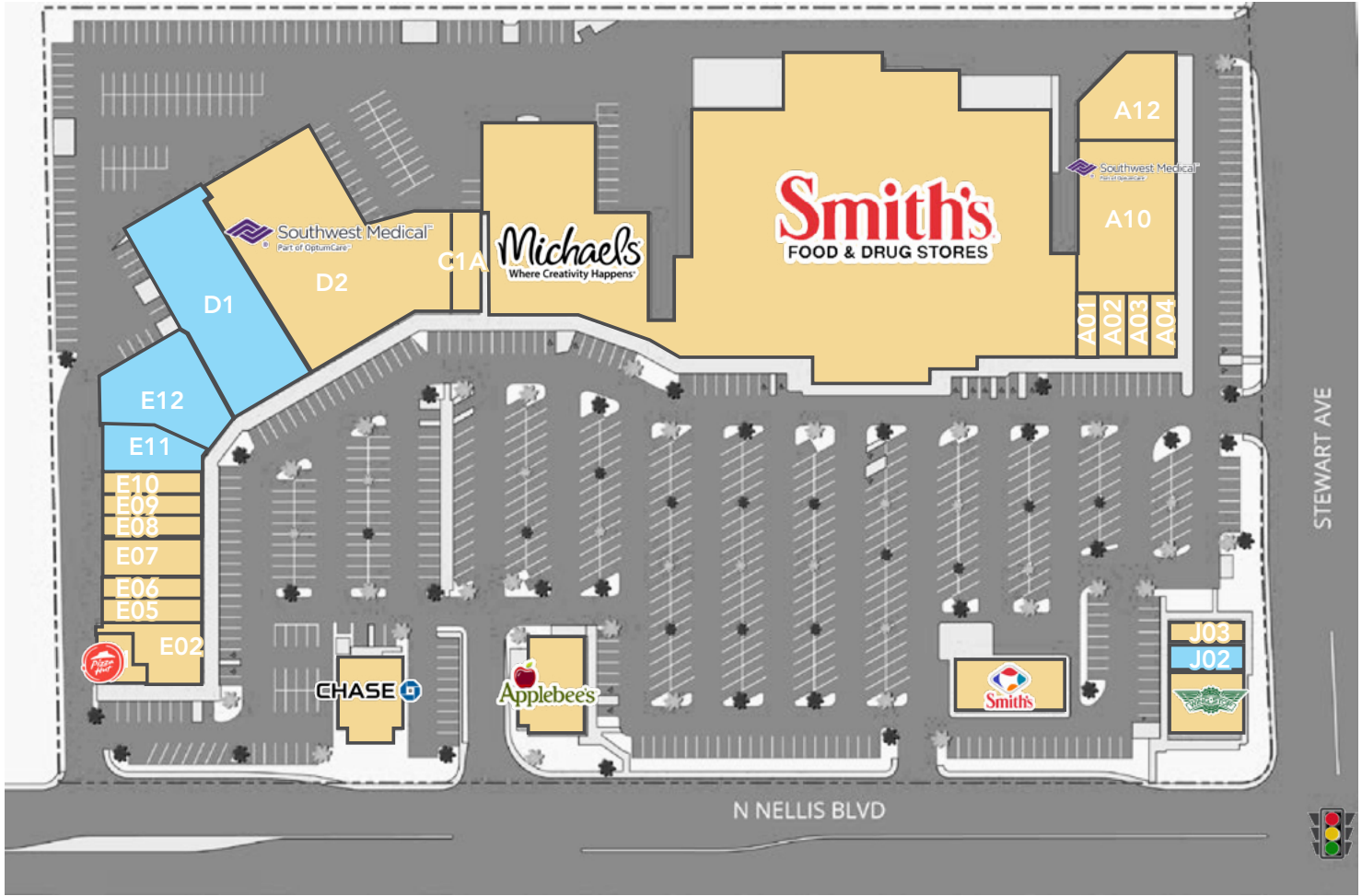
**FULL SERVICE
COMMERCIAL REAL ESTATE**

241 W. Charleston Blvd., Suite 103
Las Vegas, Nevada 89102
Office 702.374.0220
www.mwcre.com

SITE PLAN

SUNRISE MARKETPLACE

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
A01	The Dons' Barbershop	1,296	E02	Bella Orthodontics	1,106
A02	Cigarettes Express	1,000	E05	Advance America	1,275
A03	ASAP Mail & Copy	750	E06	TNT Nails	1,360
A04	Cricket Wireless	1,250	E07	Aury's Nail Supplies	2,125
A10	Southwest Medical - UHC	11,723	E08-E09	Sunbrite Dental	3,350
A12	Dotty's	4,300	E10	China Tango	1,700
ANCH	Smith's Food & Drug	76,945	E11	AVAILABLE	3,436
C1A	Liberty Tax Service	1,735	E12	AVAILABLE	7,045
C2	Michaels	18,974	F01	Chase Bank	3,750
D1	AVAILABLE	14,680	J01	La Flor De Michoacan Ice Cream	1,500
D2	Southwest Medical - OB/GYN and Pediatrics	21,094	J02	AVAILABLE	1,500
E01	Pizza Hut	1,309	J03	Wingstop	3,000
			OUT1	Applebees	4,000



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM
jfarley@mwcre.com
direct 702.340.0907
BS.2802
[View Profile](#)

JEFF MITCHELL, CCIM
jmitchell@mwcre.com
direct 702.374.0211
B.77448.LLC
[View Profile](#)

JAKE BABA
jbaba@mwcre.com
direct 702.374.0217
BS.146671
[View Profile](#)

FULL SERVICE
COMMERCIAL REAL ESTATE
241 W. Charleston Blvd., Suite 103
Las Vegas, Nevada 89102
Office 702.374.0220
www.mwcre.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

SUNRISE MARKETPLACE

PLACER.AI DATA



Sunrise Marketplace ranks in the top 12% nationally for neighborhood retail centers with 2.7 million visits



Sunrise Marketplace has one of the top Smiths in the state, with 1.4 million annual visits



One of the top 2 Applebees in Nevada is located at Sunrise Marketplace



150.7 thousand visits to Chase Bank at Sunrise Marketplace



Ranked 6th out of all Wingstops in Nevada, located at Sunrise Marketplace



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM

jfarley@mwcre.com
direct 702.340.0907
BS.2802
[View Profile](#)

JEFF MITCHELL, CCIM

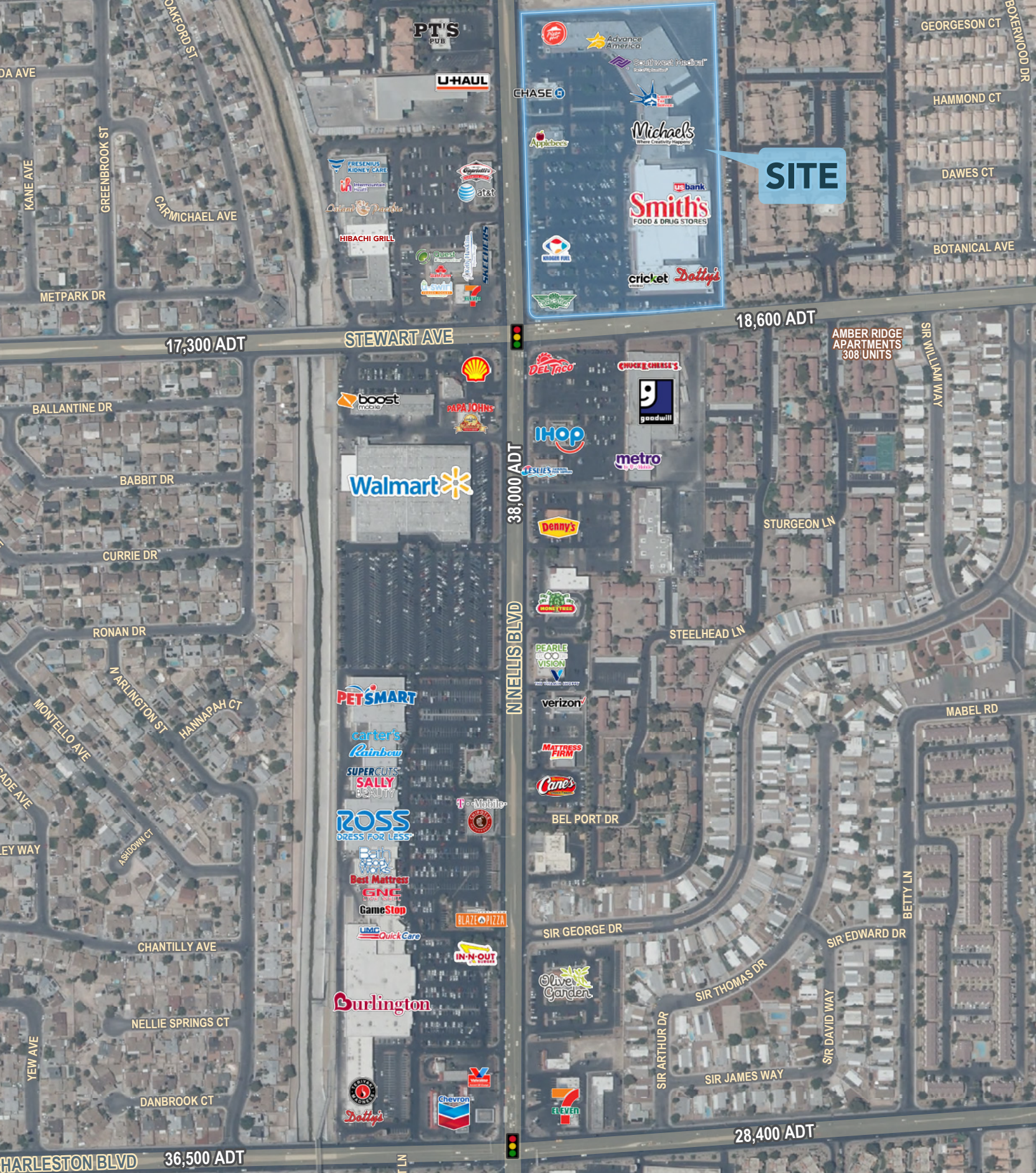
jmitchell@mwcre.com
direct 702.374.0211
B.77448.LLC
[View Profile](#)

JAKE BABA

jbaba@mwcre.com
direct 702.374.0217
BS.146671
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

241 W. Charleston Blvd., Suite 103
Las Vegas, Nevada 89102
Office 702.374.0220
www.mwcre.com



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM
jfarley@mwcre.com
direct 702.340.0907
BS.2802
[View Profile](#)

JEFF MITCHELL, CCIM
jmitchell@mwcre.com
direct 702.374.0211
B.77448.LLC
[View Profile](#)

JAKE BABA
jbaba@mwcre.com
direct 702.374.0217
BS.146671
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
241 W. Charleston Blvd., Suite 103
Las Vegas, Nevada 89102
Office 702.374.0220
www.mwcre.com