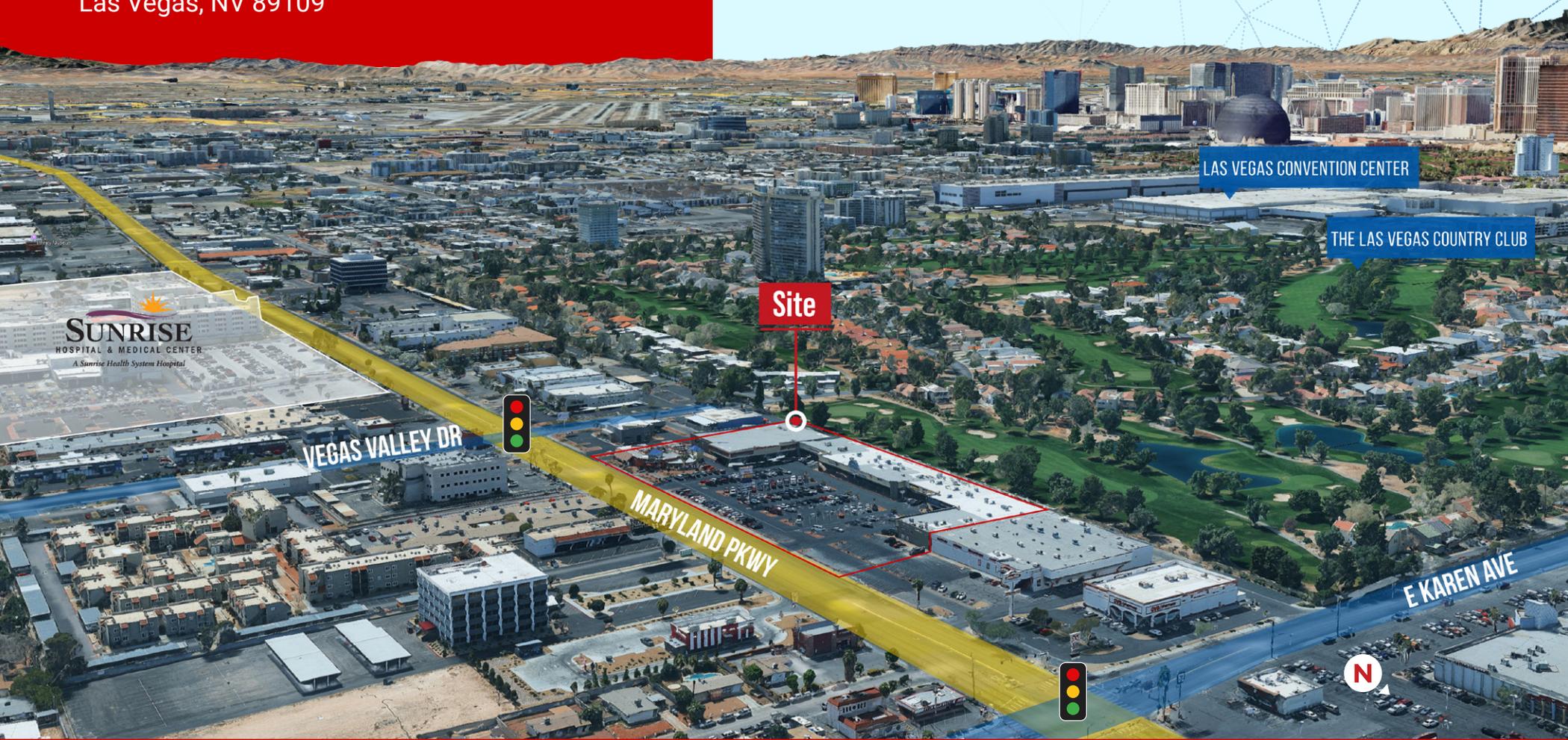


FOR LEASE

# SUNRISE CITY PLAZA

2797 S Maryland Pkwy  
Las Vegas, NV 89109



LAS VEGAS CONVENTION CENTER

THE LAS VEGAS COUNTRY CLUB

Site

VEGAS VALLEY DR

MARYLAND PKWY

E KAREN AVE



LEASING  
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# PROPERTY HIGHLIGHTS

Sunrise City Plaza

2797 S Maryland Pkwy  
Las Vegas, NV 89109

## 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.



## PROPERTY HIGHLIGHTS

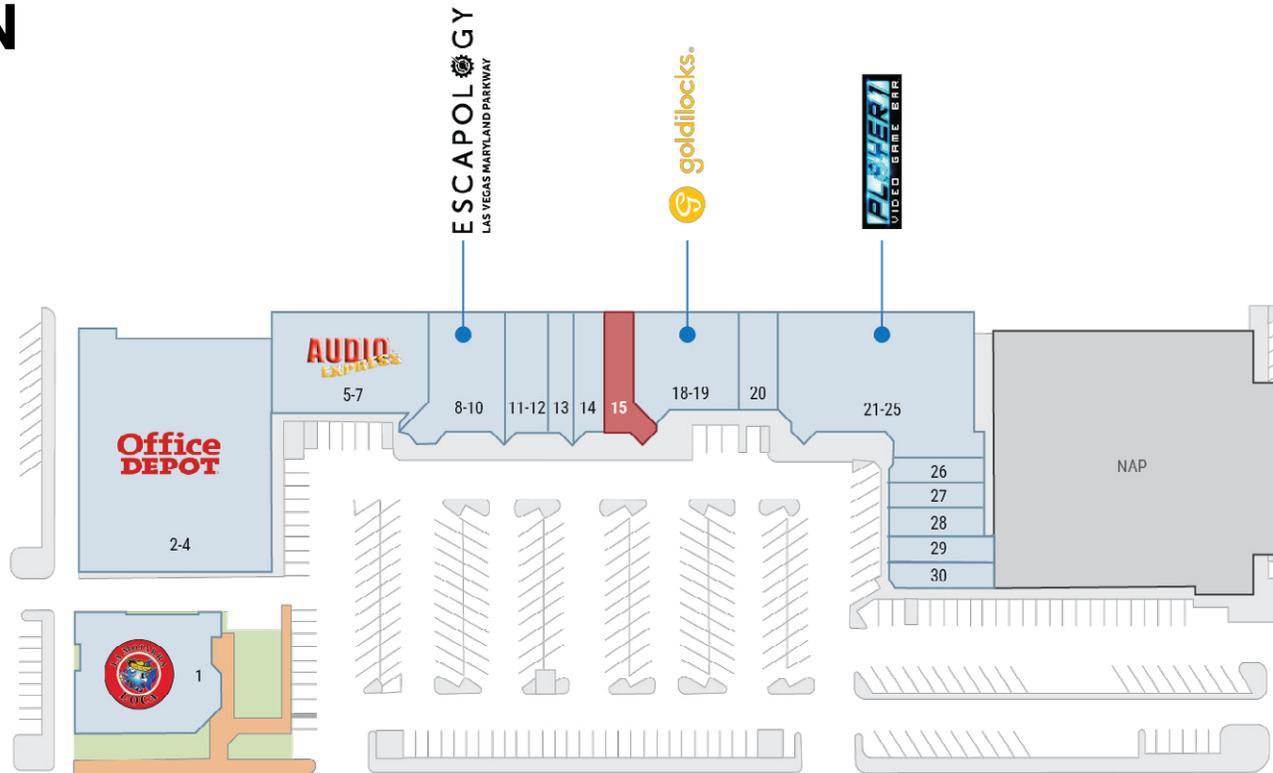
- ✓ Situated on Maryland Pkwy, a major north-south business thoroughfare, with significant daily vehicle counts.
- ✓ New lane changes underway at Maryland Pkwy creating a safer, more accessible connection to the area.
- ✓ Located across from the Sunrise Hospital medical district, driving consistent daytime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



# PROPERTY SITE PLAN

## Sunrise City Plaza

2797 S Maryland Pkwy  
Las Vegas, NV 89109



..... MARYLAND PKWY | 32,500 VPD .....

SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
1	La Mojarrá 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	VapeX	±1,335
<b>15</b>	<b>AVAILABLE</b>	<b>±1,870</b>	30	Golden Pacific	±1,317



# OBLIQUE AERIAL

## Sunrise City Plaza

2797 S Maryland Pkwy  
Las Vegas, NV 89109



# TRADE AREA AERIAL

## Sunrise City Plaza

2797 S Maryland Pkwy  
Las Vegas, NV 89109



# 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	POPULATION		
	1 MILE	3 MILES	5 MILES
	24,341	192,415	508,255

AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME		
	1 MILE	3 MILES	5 MILES
	\$56,919	\$77,551	\$76,488

TRAFFIC COUNTS	TRAFFIC COUNTS
	S MARYLAND PKWY
	±32,500 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



**Sunrise City Plaza**  
2797 S Maryland Pkwy  
Las Vegas, NV 89109



FOR LEASE

# Sunrise City Plaza

**In-line Space Available**

2797 S Maryland Pkwy  
Las Vegas, NV 89109



[roicre.com](http://roicre.com)

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## Contact our team today!

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