

FOR LEASE
**SUNRISE
PLAZA**



LOGIC



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Property Highlights

- Rare +/- 840 SF vacancy available!
- Albertsons grocery-anchored retail center
- The last significant retail center before reaching Lake Mead Recreational Area
- Strong tenant mix of National and Regional retail users
- The property is situated on the SEC of Lake Mead Blvd. and Hollywood Blvd.
- Current budgeted operating expenses (NNNs) for 2023 are \$0.57 PSF/monthly (subject to change)

Listing Snapshot



\$2.00 PSF NNN
Lease Rate



+/- 840 SF
Available SF



Sunrise Manor
Submarket

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	19,163	82,681	264,982
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$77,344	\$76,528	\$66,138
Households	1-mile	3-mile	5-mile
2022 Total Households	6,287	25,426	83,348

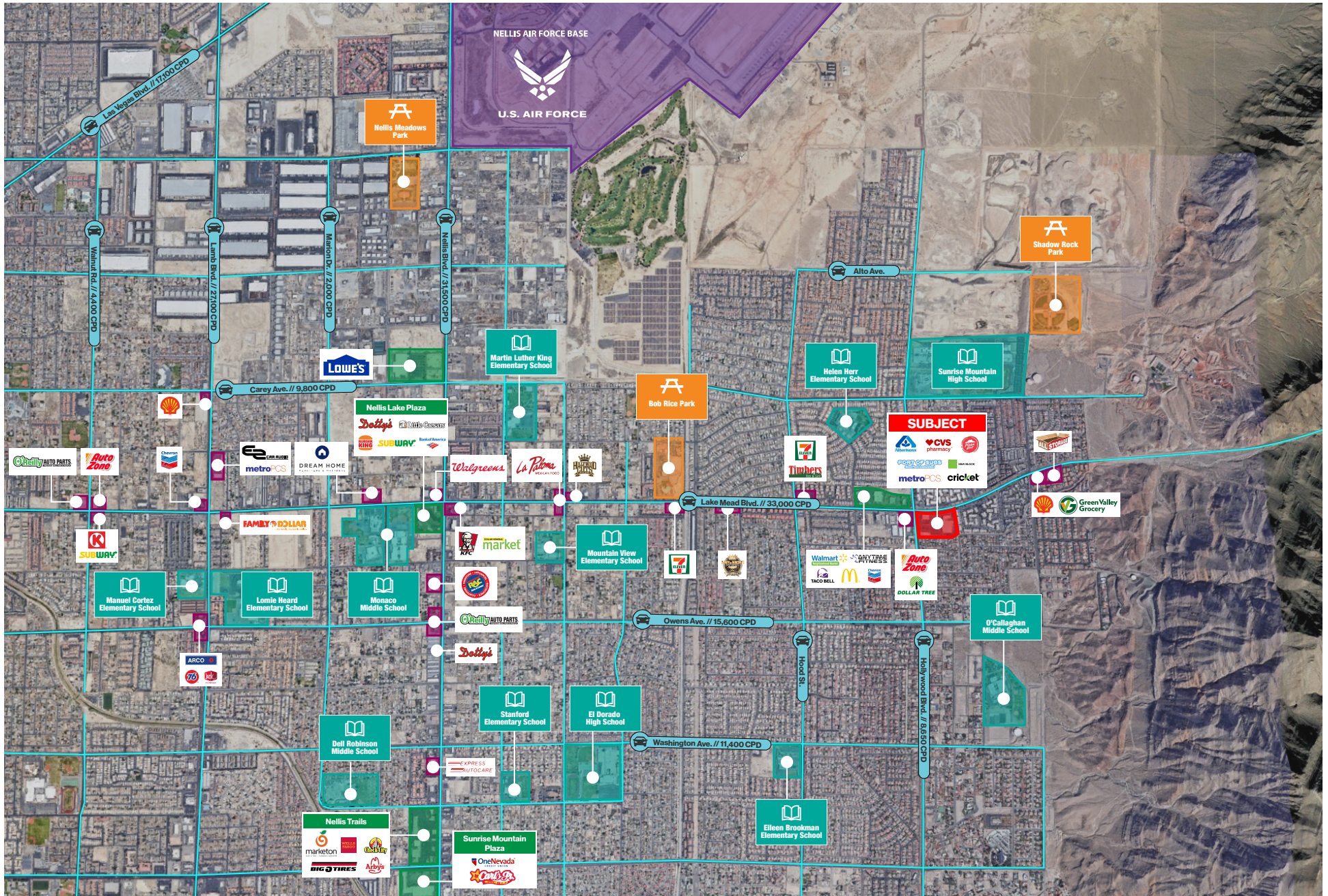
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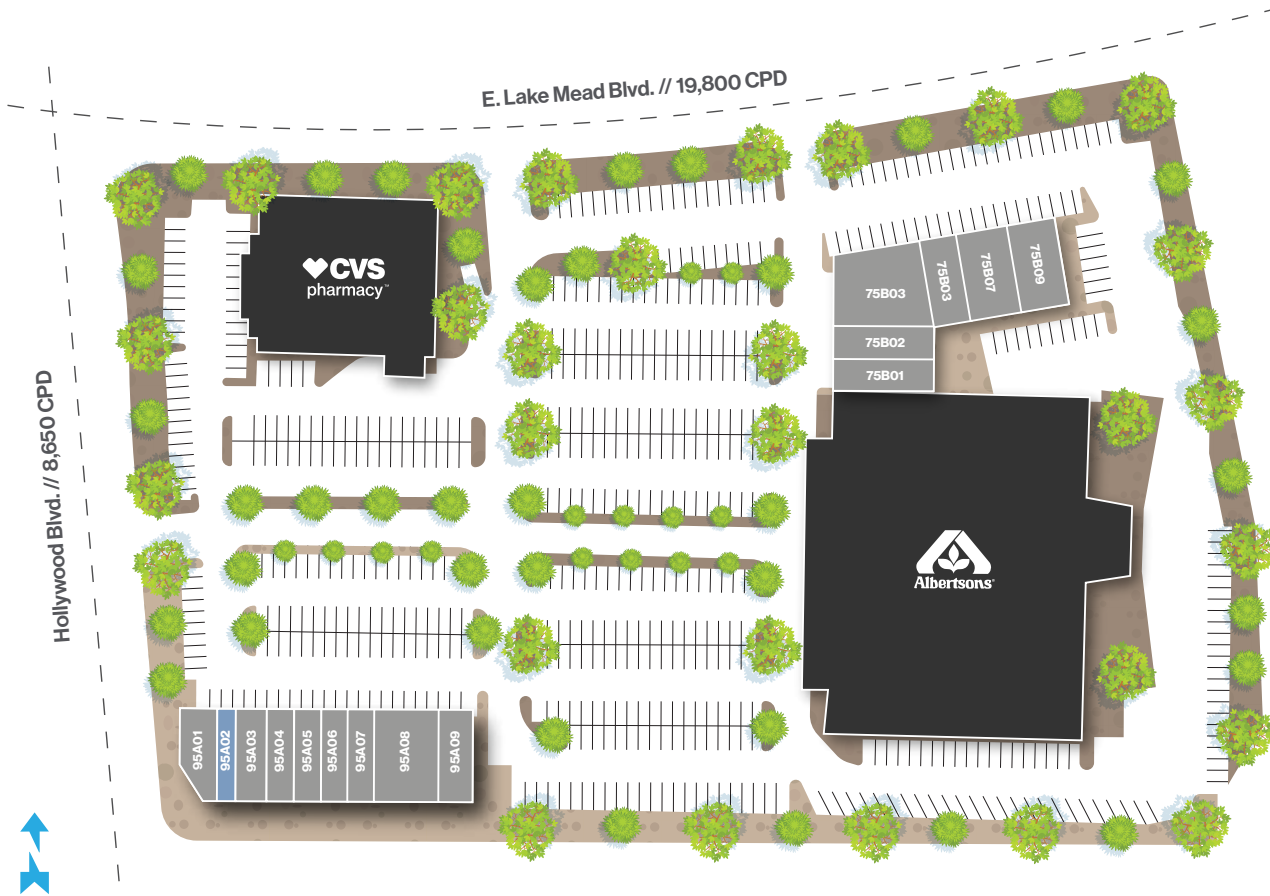
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Maps, Aerial, & Plans

- Airports
- Neighborhood Centers
- Power Centers
- Schools
- Parks



Maps, Aerial, & Plans



Suite	Tenant	SF
75B01	Cricket	+/- 1,235 SF
75B02	Viva El Taco	+/- 1,495 SF
75B03	Fitness Factory	+/- 4,995 SF
75B06	H&R Block	+/- 1,140 SF
75B07-09	Pacific Dental	+/- 4,200 SF
95A01	Pizza Hut	+/- 1,582 SF
95A02	AVAILABLE	+/- 840 SF
95A03	Mandarin Express	+/- 1,500 SF
95A04	Four Oaks Nevada	+/- 1,200 SF
95A05	Natural Nails	+/- 1,200 SF
95A06	Post Net	+/- 1,200 SF
95A07	Metro PCS	+/- 1,200 SF
95A08	Carlito's Way Smoke Shop	+/- 2,520 SF
95A10	Port of Subs	+/- 1,440 SF
Pad C	Albertsons	NAP
Pad D	CVS	NAP

Key Facts: 5-Mile Radius



438,755

Total Population



413,625

Daytime Population



16,135

of Businesses



162,753

Total Employees



0.18%

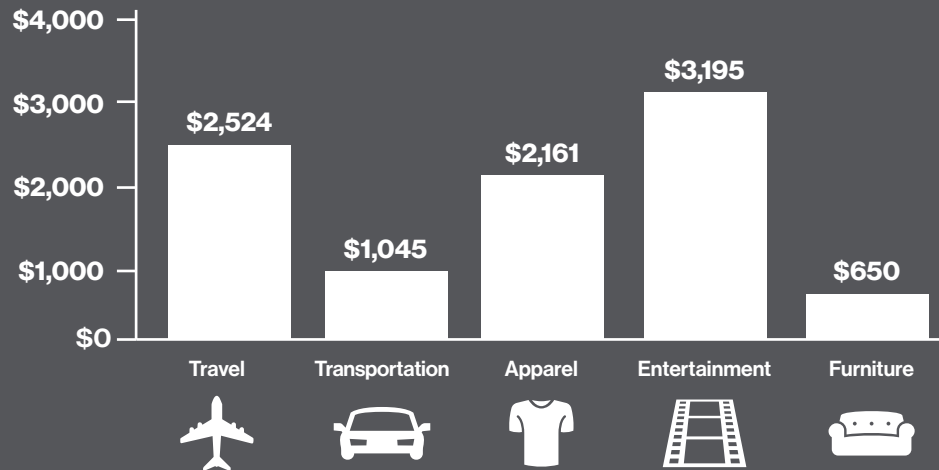
2020-2022 Population Growth



\$339,105

Median Home Value

Key Spending Facts: 5-Mile Radius



Spending facts are average annual dollars per household

Full Demographic Report

Population	1-mile	3-mile	5-mile
2010 Census Population	29,860	185,391	415,681
2022 Population	31,487	195,104	438,755
2027 Population	32,348	199,430	447,309
Annual Growth 2010 - 2021	0.90%	0.63%	0.71%
Annual Growth 2022 - 2027	0.63%	0.50%	0.43%

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$67,220	\$80,502	\$92,607
2027 Average Household Income	\$79,449	\$95,916	\$109,853
2022 Per Capita Income	\$26,122	\$30,530	\$35,421
2027 Per Capita Income	\$31,035	\$36,483	\$42,099

Households	1-mile	3-mile	5-mile
2010 Total Households	10,825	69,065	155,002
2022 Total Households	12,034	74,285	167,881
2027 Total Households	12,419	76,151	171,510

Housing	1-mile	3-mile	5-mile
2020 Total Housing Units	12,469	77,971	176,781
2022 Owner Occupied Housing Units	4,242	37,449	92,492
2022 Renter Occupied Housing Units	7,791	36,836	75,388
2022 Vacant Housing Units	512	3,677	8,895
2027 Total Housing Units	12,953	79,899	180,576
2027 Owner Occupied Housing Units	4,618	39,472	96,731
2027 Renter Occupied Housing Units	7,801	36,679	74,779
2027 Vacant Housing Units	534	3,748	9,066

Property Photos



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