2735 S MARYLAND PKWY

LAS VEGAS, NV 89109

CUSHMAN & WAKEFIELD

FOR SUBLEASE

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE:	±11,992 SF
LOT SIZE:	1.45 AC
RENT:	INQUIRE WITH BROKER
ZONING:	C-2

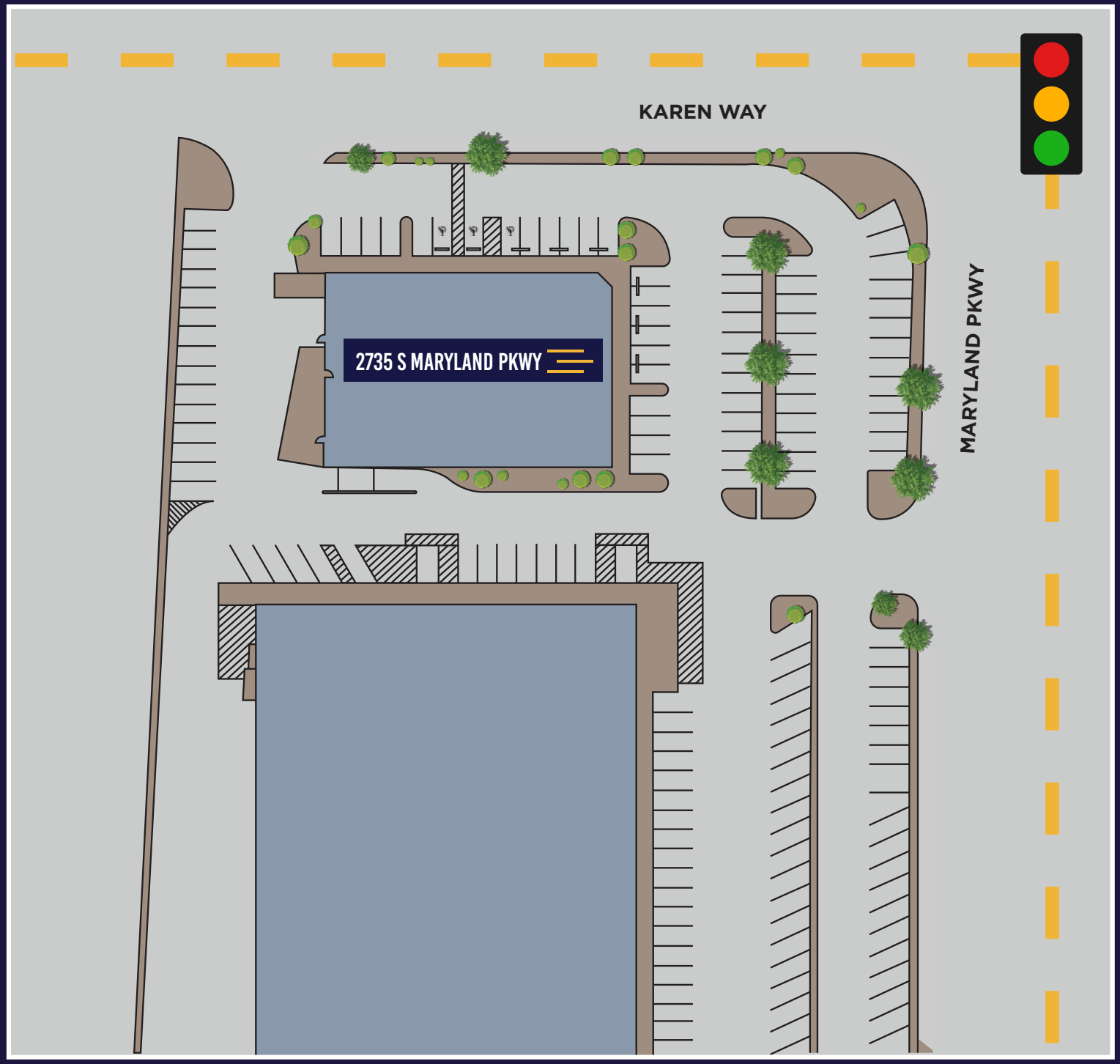
OPPORTUNITY BENEFITS

- This sublease opportunity is located in Sunrise City Plaza with co-tenants, Office Depot, Player 1 Video Game Bar, Escapology, Goldilocks Bakeshop and Restaurant, and more.

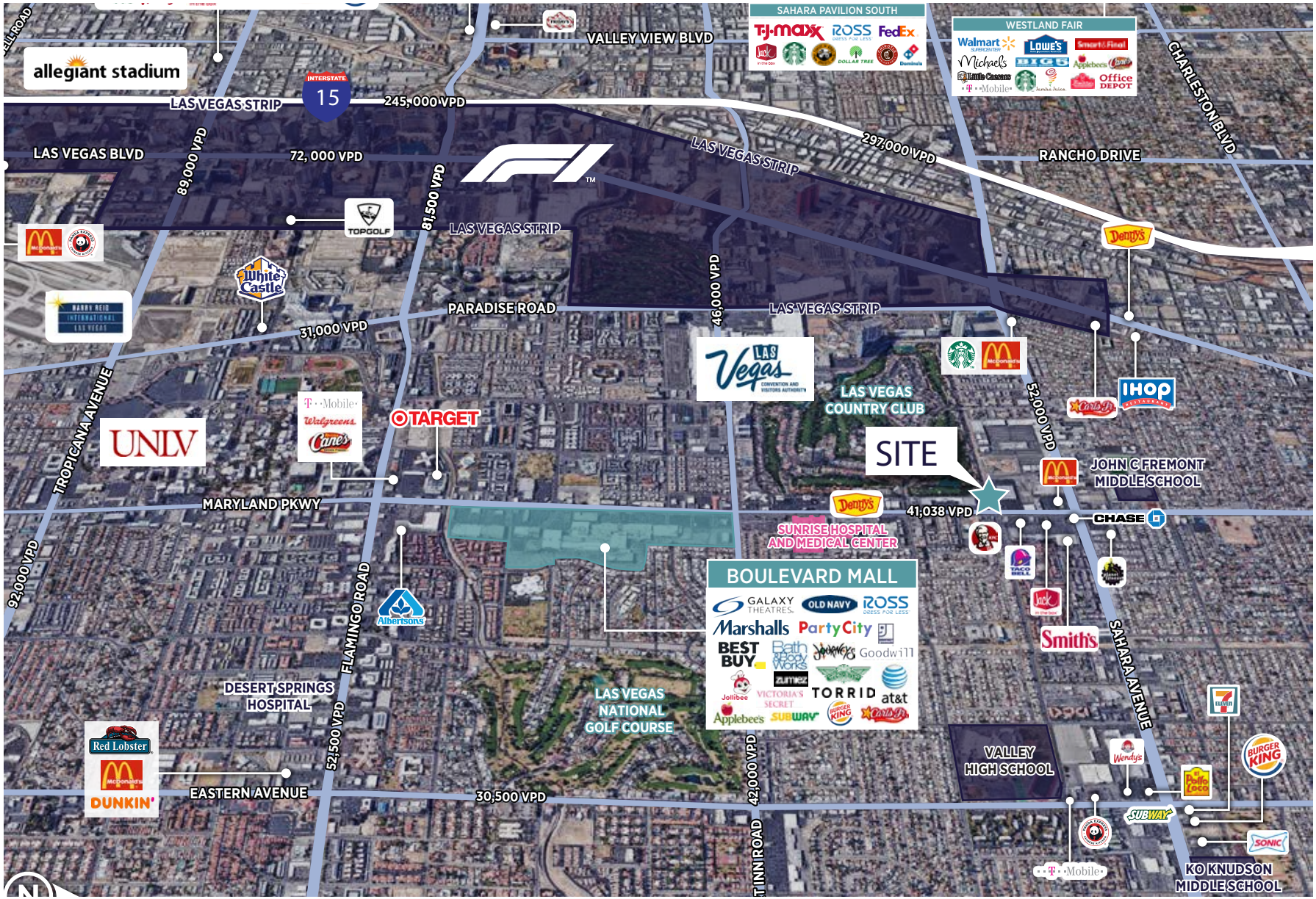
- Close proximity to Sunrise Hospital and only 1 mile away from the Las Vegas Strip. Great visibility from S Maryland Pkwy.

- Neighboring tenants in the trade area include Las Vegas Athletic Club, Las Vegas Country Club, Las Vegas National Golf Course, and more.

SITE PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

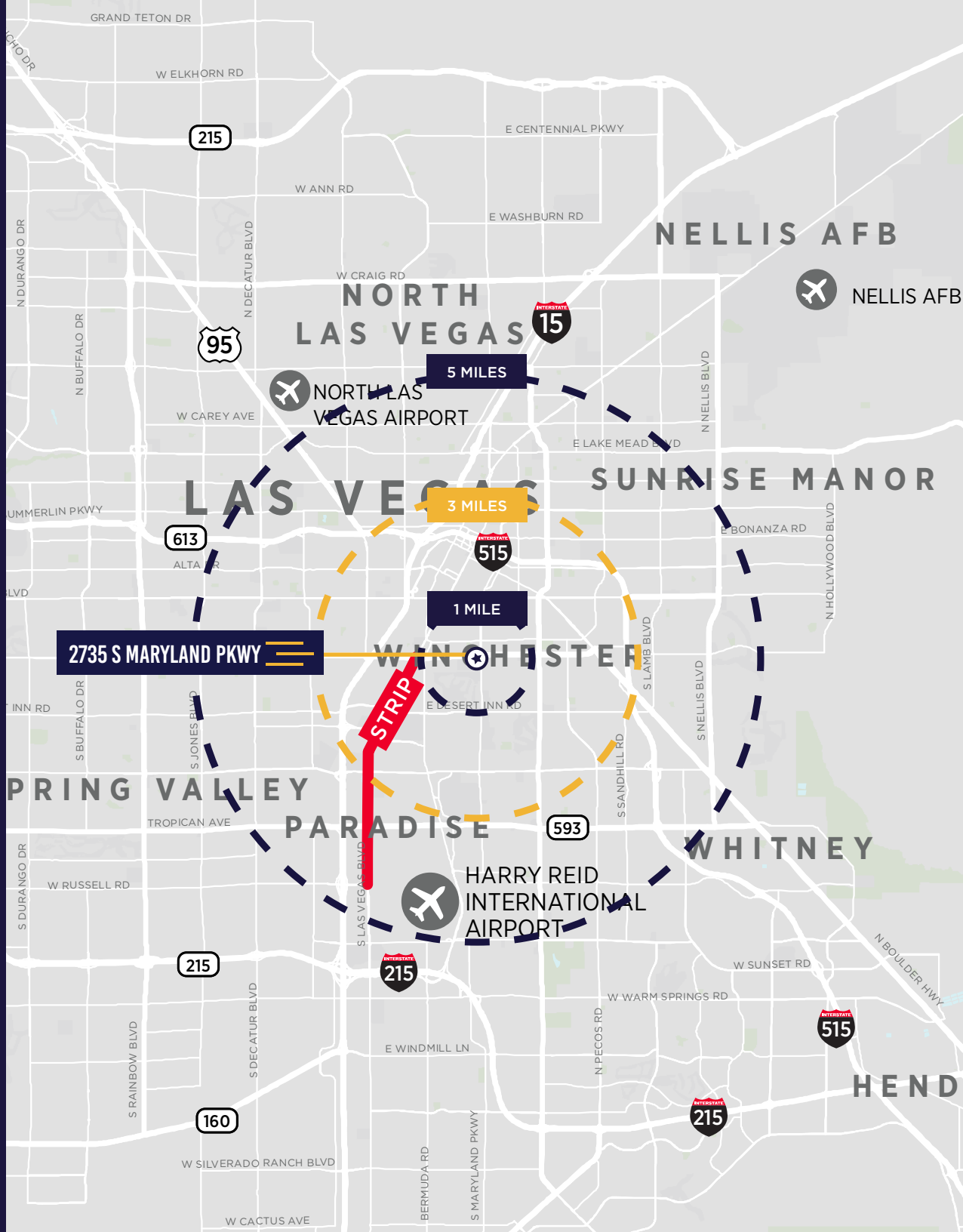
1 MILE	23,248
3 MILES	178,975
5 MILES	500,636

AVG HH INCOME

1 MILE	$75,353
3 MILES	$64,931
5 MILES	$67,078

OF HOUSEHOLDS

1 MILE	9,611
3 MILES	79,122
5 MILES	192,618



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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