



9196 W CHEYENNE AVE

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LAS VEGAS, NV 89129

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Property Summary



PROPERTY DESCRIPTION

End cap unit now available at this high-traffic neighborhood strip center in the Northwest sub-market of Las Vegas! Situated North of Summerlin/Sun City and adjacent to Shadow Hills Golf Course with easy access to CC-215 and US 95 via W. Cheyenne Ave. The property provides a great end-cap retail opportunity with recently remodeled neighboring Timbers Bar and Grill and 7 Eleven!

PROPERTY HIGHLIGHTS

- End Cap Available with Excellent Visibility
- Great for Nail Salon, Lash Lounge, Barbershop, or small Salon
- Quick access to US-95 and CC-215 Freeways Via W. Cheyenne
- Located near Mountain View Hospital and North West Medical District
- Recently repainted building with new parking lot slurry & re-stripe

OFFERING SUMMARY

Lease Rate:	\$1.75 - 2.00 SF/month (NNN)
Number of Units:	3
Available SF:	1,100 SF
Lot Size:	0.48 Acres
Building Size:	3,648 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,436	49,060	116,058
Total Population	15,005	121,196	294,304
Average HH Income	\$73,771	\$90,627	\$85,541

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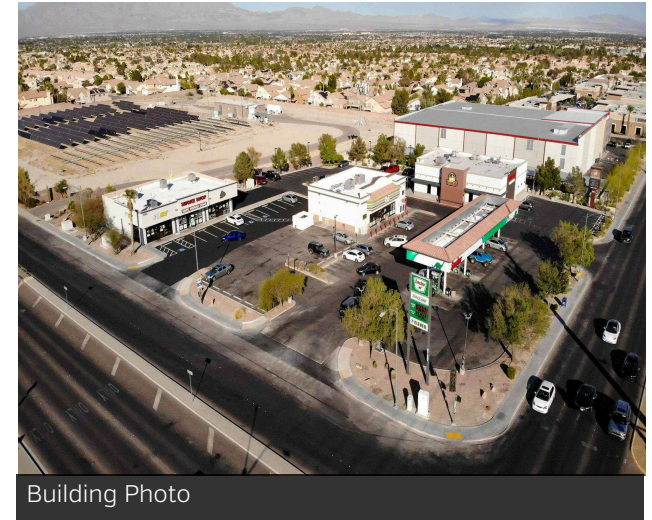
Additional Photos



Building Photo



Building Photo



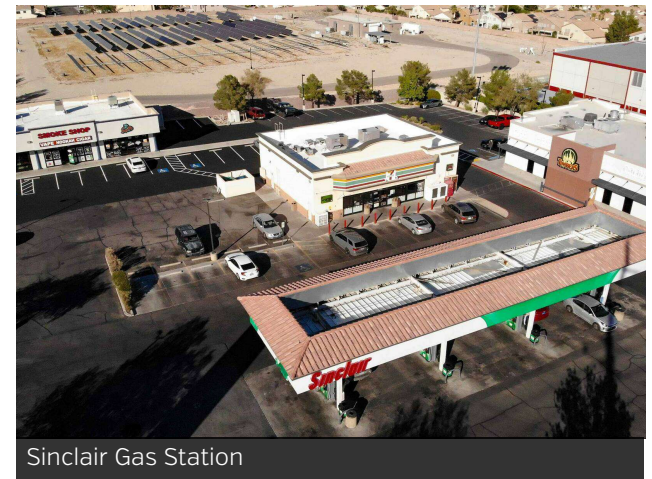
Building Photo



Renovated Timbers Bar & Grill



Renovated 7-Eleven



Sinclair Gas Station

Retailer Map

