

FOR LEASE

WEST CHEYENNE PLAZA

7350 W. Cheyenne Ave. Las Vegas, NV 89129

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



Craig Summers

NRE License # S.0077796

(702) 487-9811

craig@gatskicommercial.com

FOR LEASE

WEST CHEYENNE PLAZA

7350 W. Cheyenne Ave. Las Vegas, NV 89129



West Cheyenne Plaza is a well-established retail center conveniently located in the Northwest on Cheyenne, just west of US 95. Close to Mountain View Hospital and other well established retail centers bring high traffic to the area. Suitable for a variety of users. Come join Check City in this busy neighborhood center.

PROPERTY FEATURES

+/-1,155-2,255 SF Retail Space Available

- Rates from \$1.35 NNN / CAM \$0.48
- Established Retail Center
- Cheyenne Frontage
- Proximity to Mountain View Hospital
- High Traffic Counts

CURRENT TENANTS

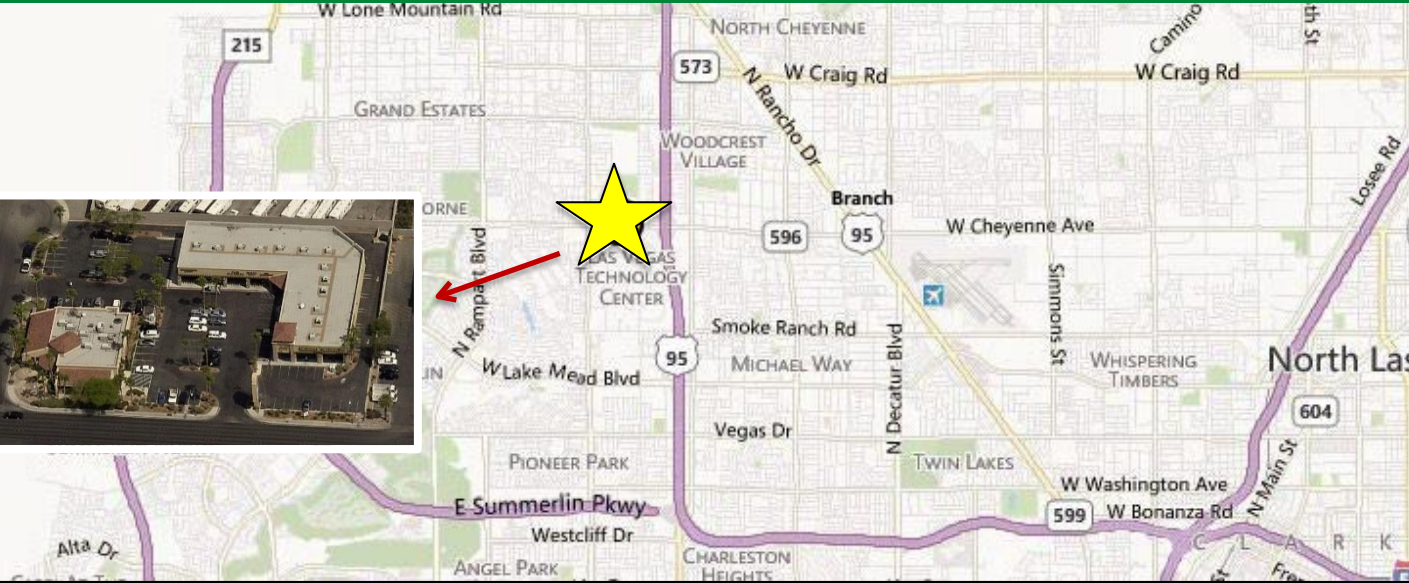
- Check City
- Dog Grooming
- Magoo's
- Photo Studio

Craig Summers

NRE License # S.0077796

(702) 487-9811

craig@gatskicommercial.com



AVAILABLE SPACE

Suite	SF	Rate	CAM	Description
102	1,155	\$1.35	\$0.48	Built out offices
103	1,100	\$1.35	\$0.48	Open

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	16,790	79,736	174,426
Avg. Household Income	\$51,007	\$54,881	\$54,517
Total Housing Units	6,793	30,448	66,058

TRAFFIC COUNTS

W. Cheyenne Ave.	N. Tenaya Way	46,000 VPD
W. Cheyenne Ave.	N. Buffalo Dr.	53,021 VPD
N. Tenaya Way	W. Cheyenne Ave.	23,188 VPD