

CHEYENNE CROSSING

FOR LEASE

3250 N Tenaya Way
Las Vegas, NV 89129



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PROPERTY HIGHLIGHTS

1,050 SF AVAILABLE

- Target anchored shopping center
- Last space available in a highly visible shopping center
- Property is located directly across from Mountain View Hospital
- Located along the northern section of the Tenaya Medical Mile and the Cheyenne Industrial Corridor
- Just off of US 95 Cheyenne Interchange



± 2.23 AC
LAND AREA

LIMITED COMMERCIAL (C-1)
ZONING

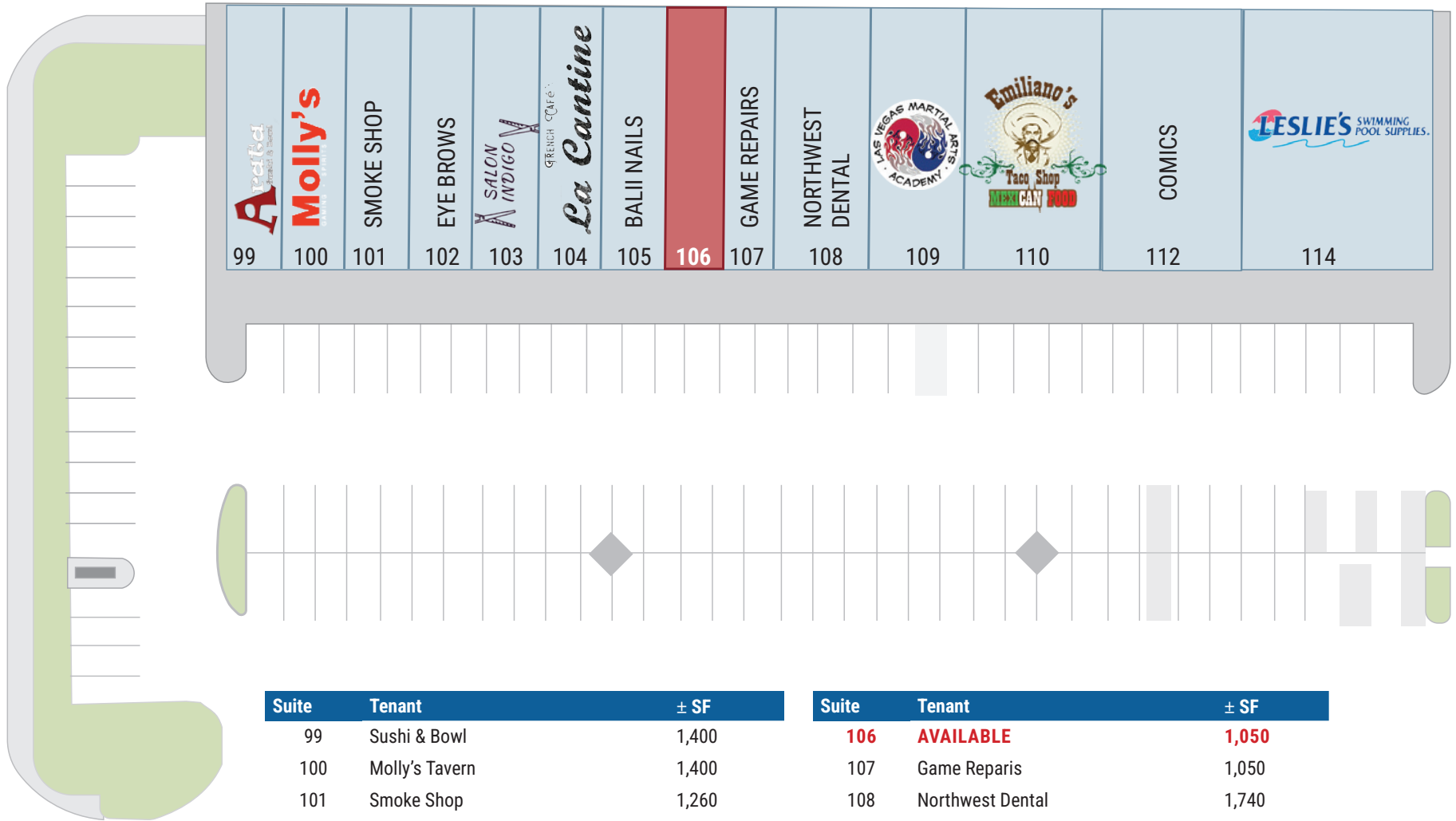
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PROPERTY SITE PLAN

3250 N Tenaya Way
Las Vegas, NV 89129

TENAYA WAY



Suite	Tenant	± SF
99	Sushi & Bowl	1,400
100	Molly's Tavern	1,400
101	Smoke Shop	1,260
102	Eye Brows	1,200
103	Salon Indigo	1,260
104	La Cantine Cafe	1,190
105	Balii Nails	1,260

Suite	Tenant	± SF
106	AVAILABLE	1,050
107	Game Reparis	1,050
108	Northwest Dental	1,740
109	LV Martial Arts Academy	1,750
110-111	Emiliano's Mexican Food	2,450
112-113	Comics	2,100
114	Leslie's Pool Supply	3,850

TRADE AREA AERIAL

3250 N Tenaya Way
Las Vegas, NV 89129



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
17,506	175,423	416,274



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$63,254	\$73,194	\$76,095



TRAFFIC COUNTS

Cheyenne Ave	US 95
32,500 VPD	142,000 VPD

Source:
TRINA, NV DOT 2022
SitesUSA 2024



CHEYENNE CROSSING
3250 N TENAYA WAY
NORTH LAS VEGAS, NV 89129




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CALL US FOR MORE INFO

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