

# CHEYENNE PLAZA

## PAD AND SHOP SPACE AVAILABLE

Cheyenne Ave & Jones Blvd NEC  
Las Vegas, NV 89108

±1.7M  
ANNUAL  
VISITS\*

AVAILABLE

AVAILABLE

\*Source: Placer.ai 2024

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# PROPERTY HIGHLIGHTS

± 1,120 - 1,610 SF IN-LINE SPACE

± 0.43 AC FUTURE PAD

- La Bonita anchored shopping center
- Future pad available along the west side entrance along Jones Blvd
- High traffic intersection with over 38,500 cars daily along Cheyenne Ave
- Located along the Cheyenne Industrial Corridor
- Area is surrounded by mature residential neighborhoods in the Northwest submarket

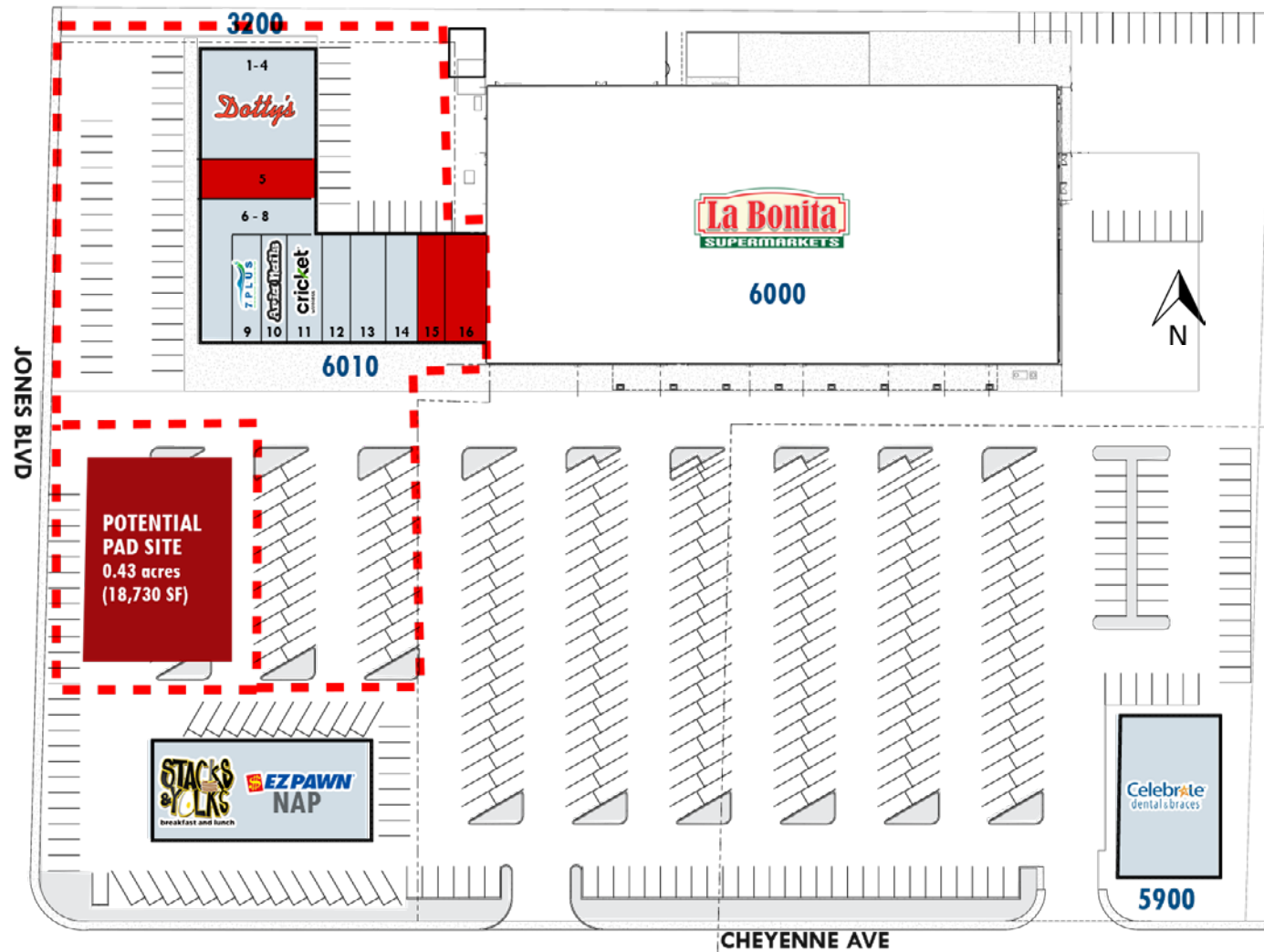


# 138-12-416-001  
138-12-416-004  
APN

📍 LIMITED COMMERCIAL (C-1)  
ZONING

# PROPERTY SITE PLAN

CHEYENNE AVE & JONES BLVD  
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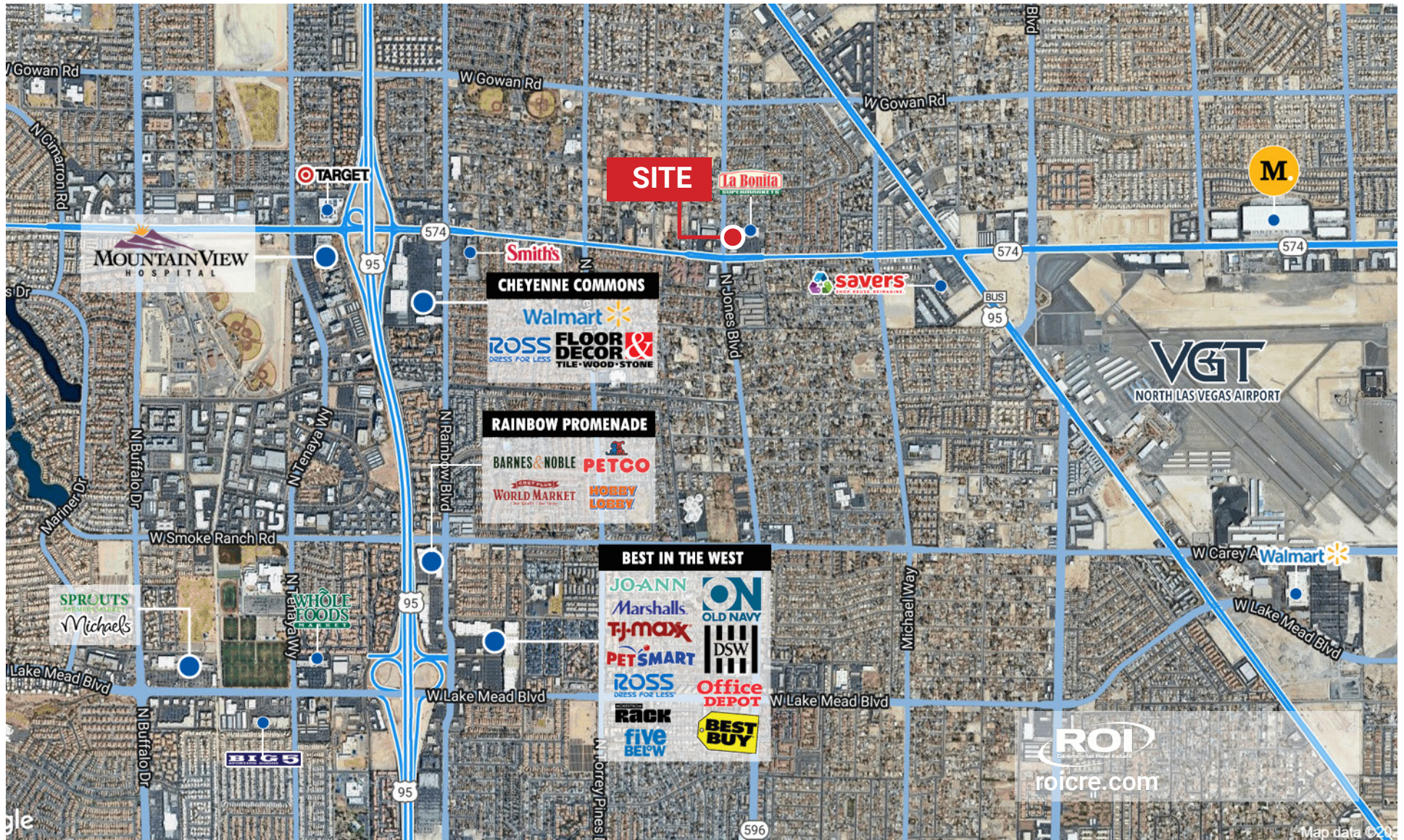
Suite	Tenant	Size (SF)
1 - 4	Dotty's	4,450
<b>5</b>	<b>AVAILABLE</b>	<b>1,574</b>
6-8	La Michoacana Ice Cream	2,714
9	7 Plus Agua	1,118
10	Aria Nails	1,120
11	Cricket Wireless	1,400

Suite	Tenant	Size (SF)
12	Smoke Shop	1,109
13	Vanity Hair Studio	1,200
14	Mina's Eyebrow Threading	1,240
<b>15</b>	<b>AVAILABLE</b>	<b>1,120</b>
<b>16</b>	<b>AVAILABLE</b>	<b>1,610</b>
<b>PAD</b>	<b>AVAILABLE</b>	<b>0.43 AC</b>



# TRADE AREA AERIAL

CHEYENNE AVE & JONES BLVD  
Las Vegas, NV 89108





# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
17,453	179,100	445,803



## AVERAGE HOUSEHOLD INCOME

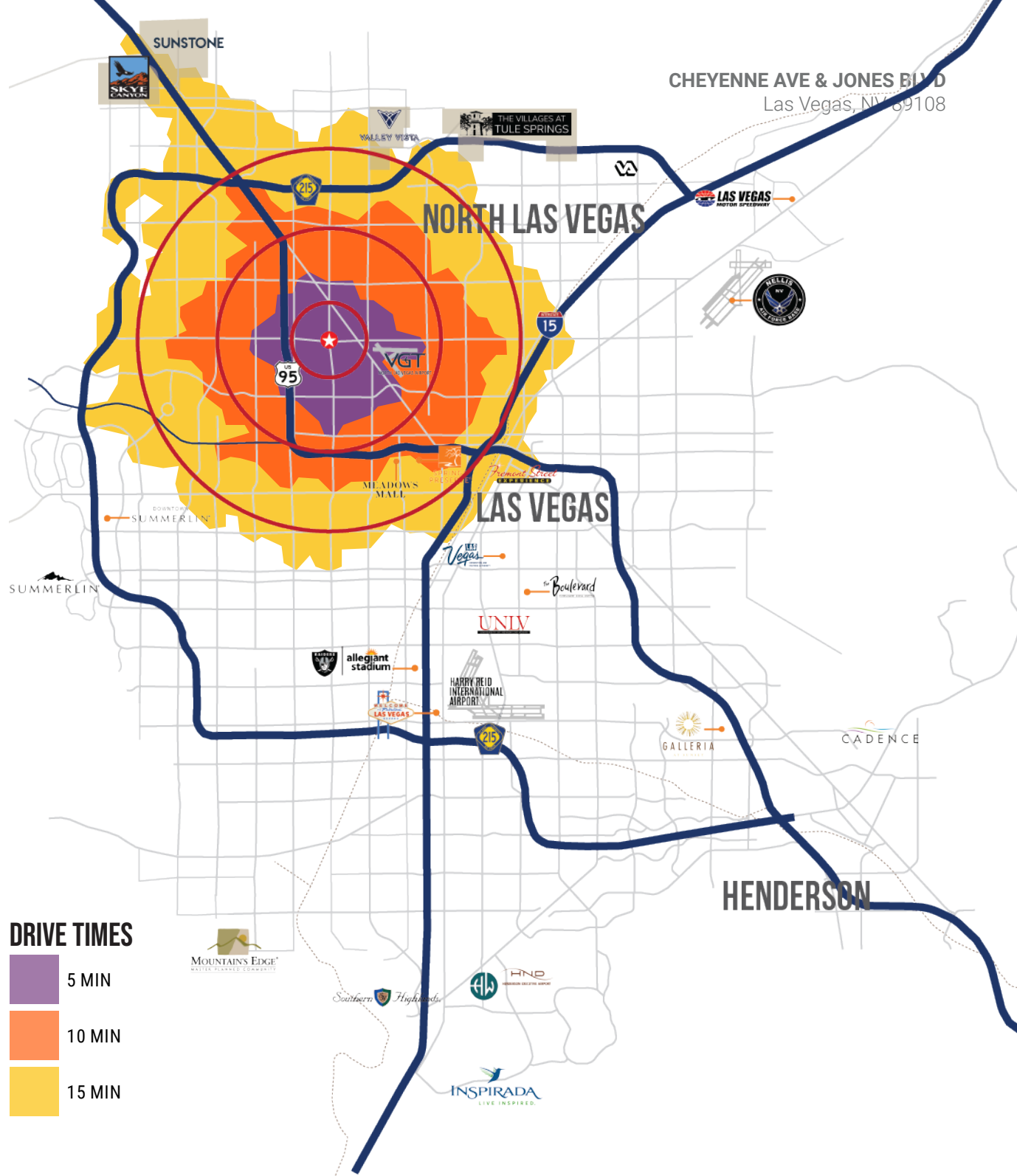
1 Mile	3 Miles	5 Miles
\$85,064	\$90,037	\$96,549



## TRAFFIC COUNTS

Cheyenne Ave	Jones Blvd
27,000 VPD	15,300 VPD

## DRIVE TIMES



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LAS VEGAS, NV 89108



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## CALL US FOR MORE INFO

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