

Retail Pad Available

Cheyenne Ave & Rancho Dr
Las Vegas, NV 89130



GROUND LEASE

.5 - 4.3 Acres Divisible
6.3 Acres Total

- Commercially zoned parcel with prominent Rancho Dr exposure
- Property is adjacent to Savers and 99 Cents Only anchored shopping center
- Located along the Cheyenne Technology Corridor and near the North Las Vegas Airport
- Busy intersection with 53,000 VPD combined traffic counts

CONTACT

DAN ADAMSON

702.550.4934 | dan@roicre.com

9121 W Russell Rd Suite 111

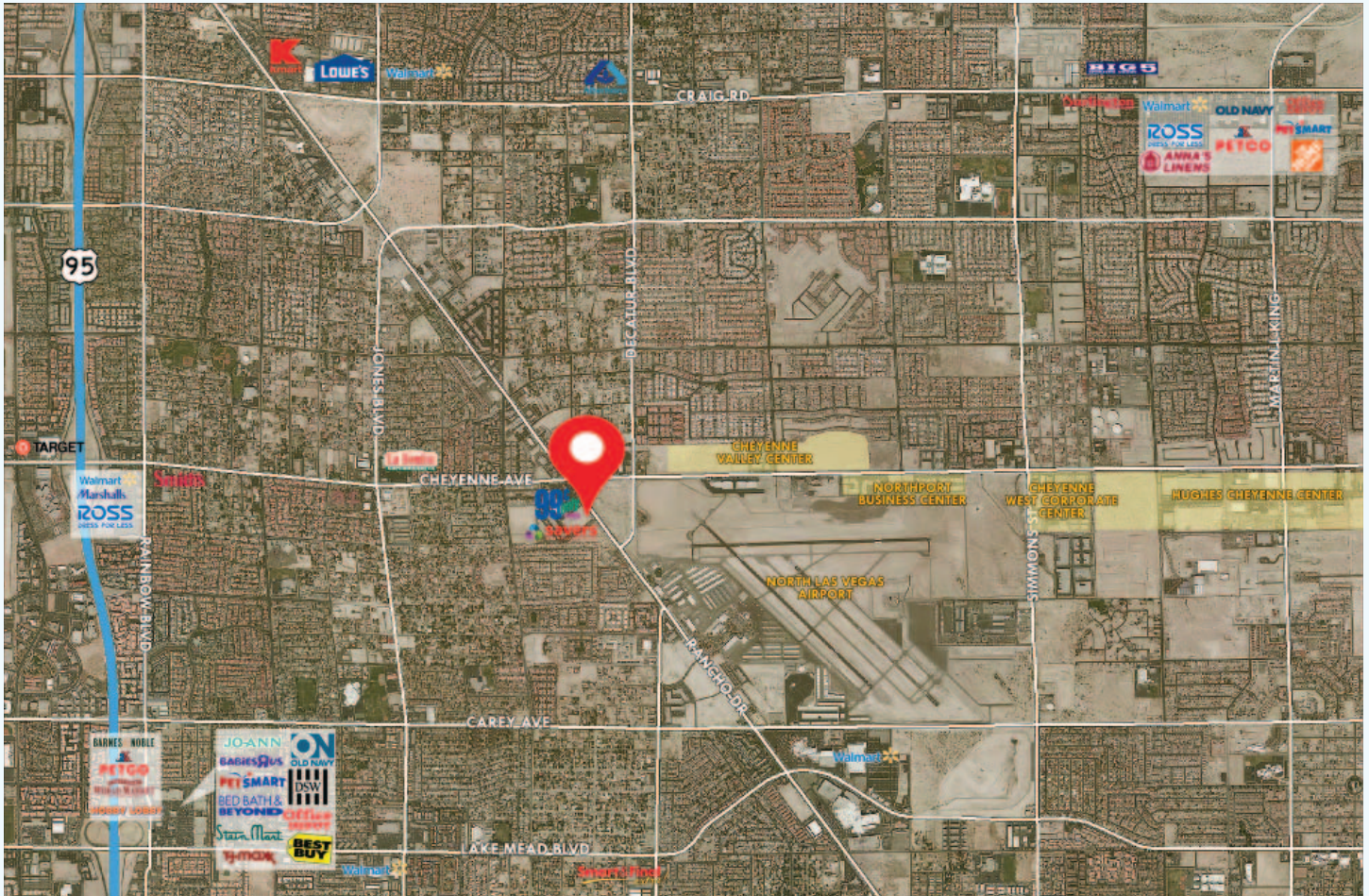
Las Vegas, NV 89148

(P) 702.363.3100 (F) 702.363.0450

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Trade Area Map

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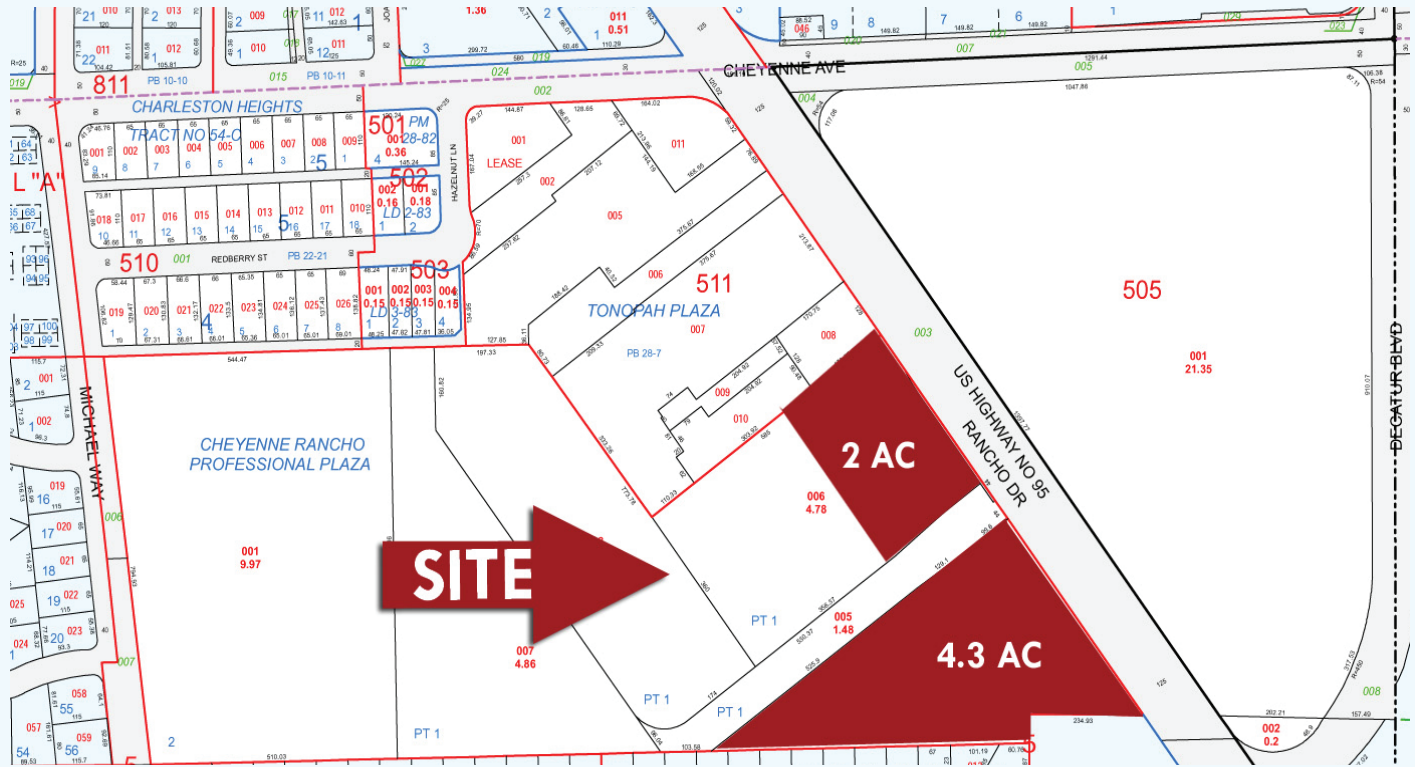
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Size	6.3 ACRES	Demographics	1 Mile	3 Mile	5 Mile
APN	138-13-512-006	Population	17,643	178,716	455,370
Zoning	Commercial Industrial (C-M)	Ave HH Income	\$66,897	\$60,206	\$66,896
		Households	6,064	61,344	155,806

Traffic Counts (2016 NVDOT)

Cheyenne Ave - 29,000 VPD

Rancho Dr - 24,000 VPD

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