



For Lease

Cheyenne Crossing

3250 North Tenaya Way, Las Vegas, NV 89129

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Property Highlights

3250 North Tenaya Way, Las Vegas, NV 89129

Cheyenne Crossing is a well-located, Target-shadow-anchored retail center positioned at the northeast corner of Cheyenne Avenue and North Tenaya Way, with immediate access to US-95 and strong visibility from major traffic corridors.

- ±2,100 sf available for lease
- Center is anchored by Target
- Pylon signage available
- Located directly off the Cheyenne & I-11 Interchange
- Asking Rate: \$2.50 psf NNN
- \$0.59 psf Estimated CAM's

Demographics (2025 Estimates with 2030 Projections)

 Total Population	1-mile 17,396	3-miles 169,979	5-miles 410,292
 Median HH Income	1-mile \$66,790	3-miles \$79,678	5-miles \$82,431
 Median Home Value	1-mile \$399,370	3-miles \$436,755	5-miles \$441,692
 Total Households	1-mile 7,314	3-miles 66,757	5-miles 157,593
 Average Size Household	1-mile 3.0	3-miles 3.2	5-miles 3.2

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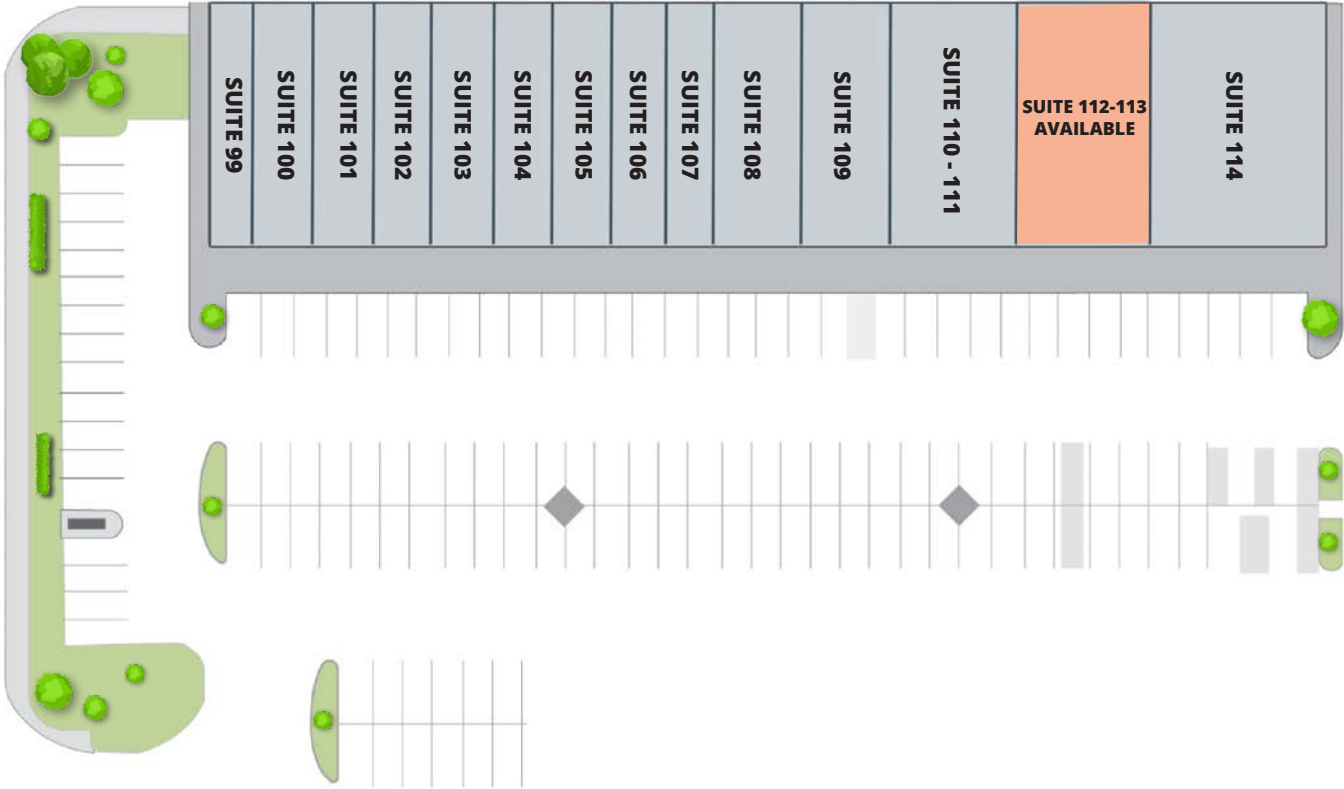
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Site Plan

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Suite	Tenant	SF	Rate
99	Sushi Arta	1,400	
100	Molly's Tavern	1,400	
101	Smoke Shop	1,260	
102	Brow Brow	1,200	
103	Salon Indigo	1,260	
104	La Cantine Sandwiches	1,190	
105	Nails Bali	1,260	
106	Sharetea	1,050	
107	Game Repair	1,050	
108	Northwest Dental	1,740	
109	Martial Arts	1,750	
110-111	Emiliano's Taco Shop	2,450	
112-113	AVAILABLE	2,100	\$2.50
114	Leslie's Pool Supply	3,850	



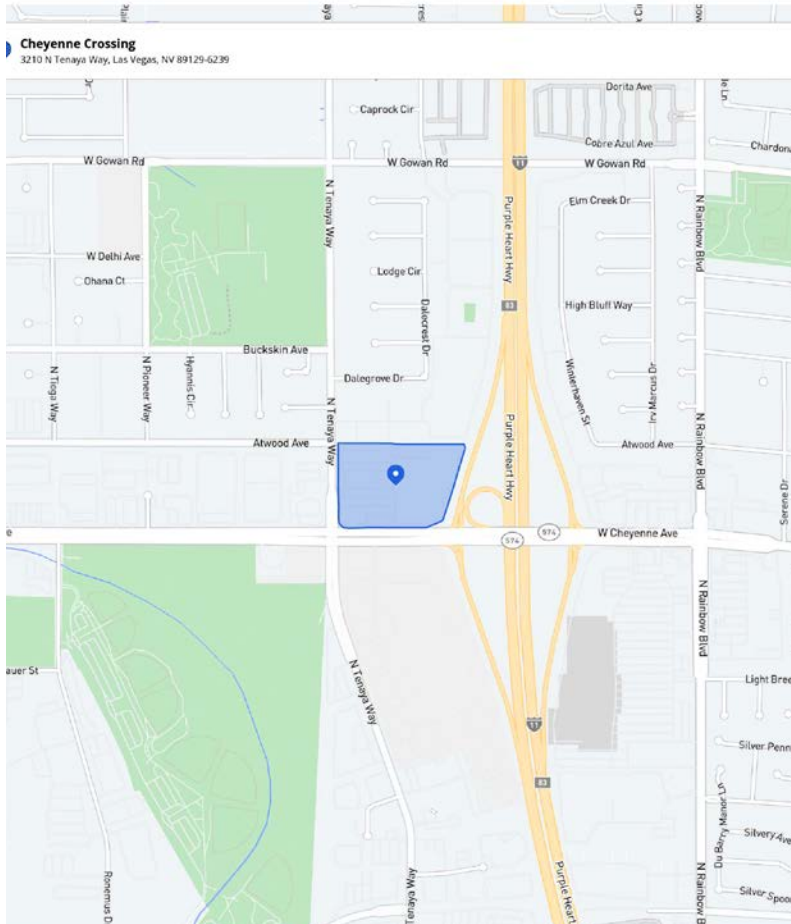
Property Photos

3250 North Tenaya Way, Las Vegas, NV 89129

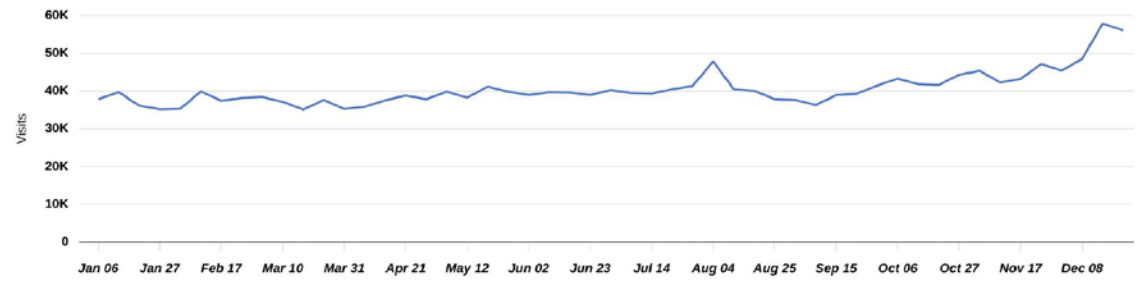


Retail Suites for Lease

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Cheyenne Crossing - Visits Trend



Weekly | Visits | Jan 1st, 2025 - Dec 31st, 2025

Placer.

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Cheyenne Crossing - Tenants Overview

 The metrics displayed for each tenant are based on its default visit duration.

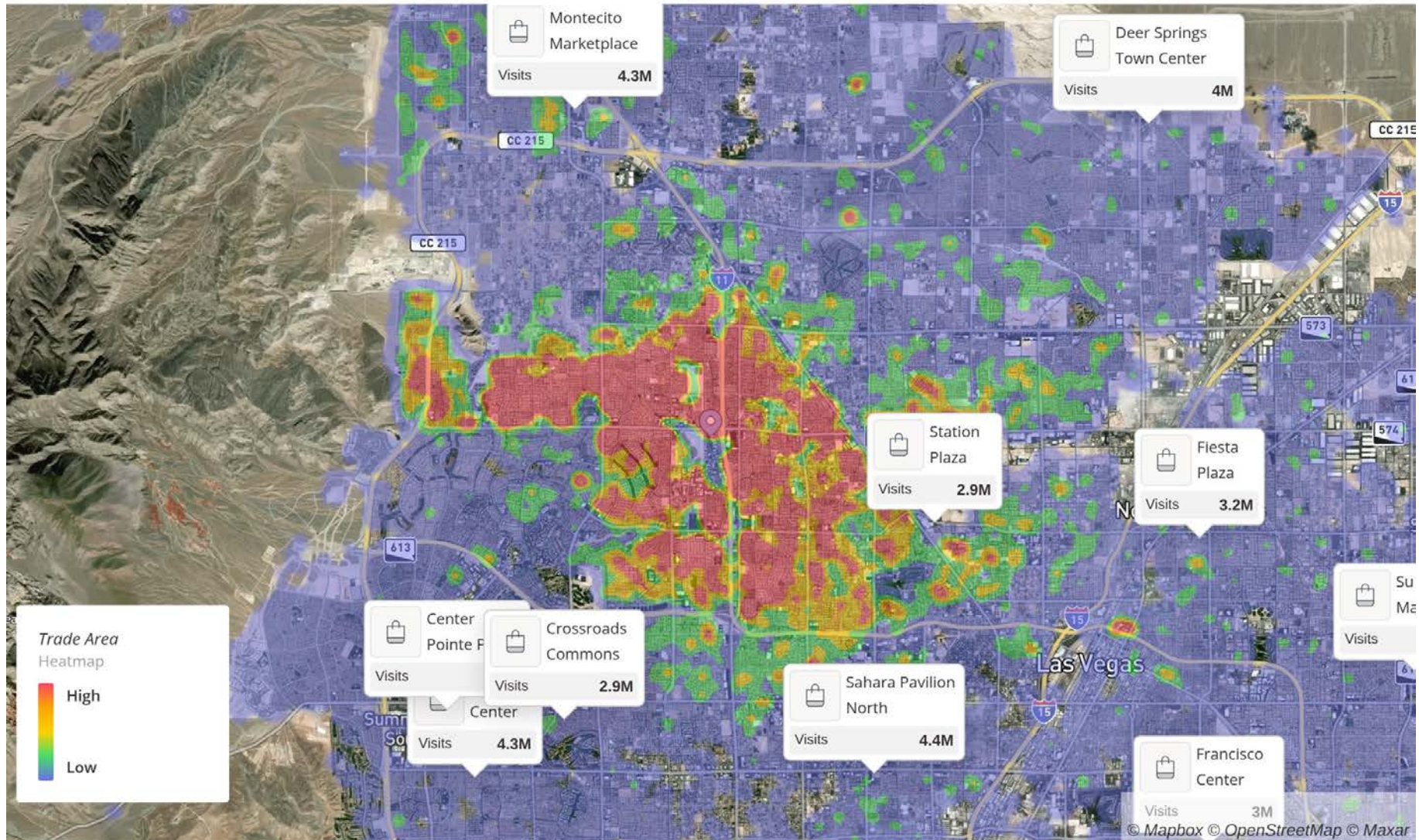
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Tenants / Category		Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
	Target Superstores 3210 N Tenaya Way, Las Vegas, NV 89129	1.2M (-5%)	11/17 41%	12/17 35%
	ARCO Gas Station 3204 N Tenaya Way, Las Vegas, NV 89129	237.1K (+27%)	25/76 (+15) 68%	12/76 (+9) 85%
	REBEL Convenience Stores Convenience Store 3204 N Tenaya Way, Las Vegas, NV 89129	148.4K (+46%)	N/A	N/A
	Fandomverse Comics Hobbies, Gifts & Crafts 3250 N Tenaya Wy suite 112, Las Vegas, NV 89129	81.4K (-7%)	N/A	N/A
	Leslie's Pool Supplies Home Improvement 3250 N Tenaya Way, Las Vegas, NV 89129	31.3K (-20%)	6/23 (-1) 78%	7/23 (-1) 73%
	Balii Nails Beauty & Spa 3250 N Tenaya Wy #105, Las Vegas, NV 89129	27.9K (+22%)	N/A	N/A
	The Sandwich Spot Fast Food & QSR 3250 N Tenaya Wy #104, Las Vegas, NV 89129	25.9K (+25%)	2/2 50%	2/2 50%
	arata sushi & bowl Restaurants 3250 N Tenaya Wy ste 99, Las Vegas, NV 89129	22.5K (+5%)	N/A	N/A
	Game Repair Electronics Stores 3250 N Tenaya Way, Las Vegas, NV 89129	20.9K (+7%)	N/A	N/A
	Molly's Bars & Pubs 3250 N Tenaya Way, Las Vegas, NV 89129	8.8K (-26%)	N/A	N/A

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Market Landscape

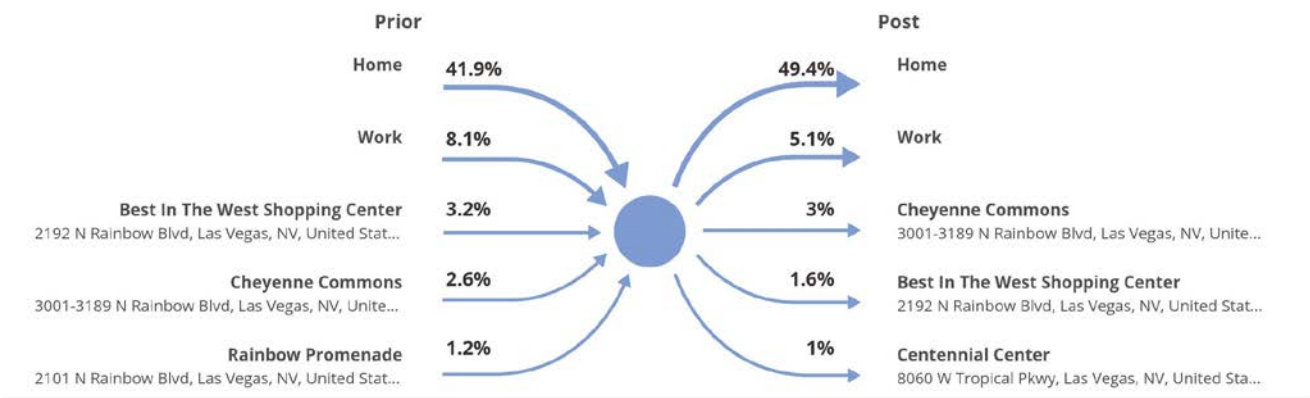


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

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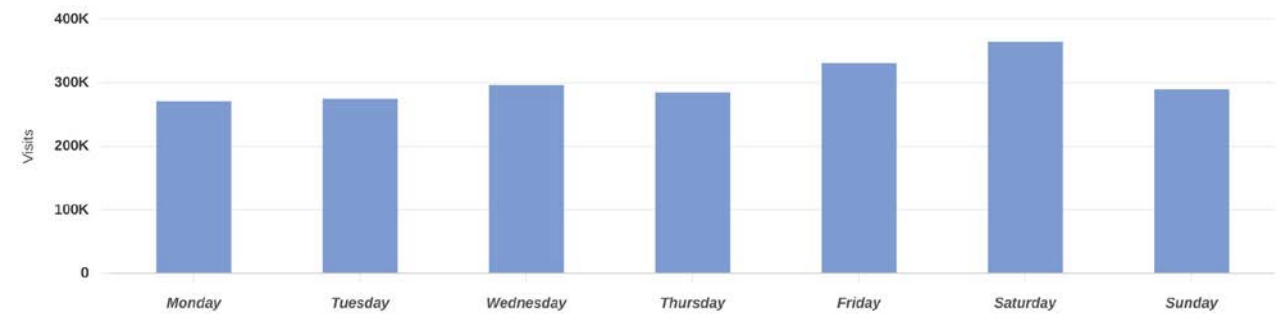
Cheyenne Crossing - Visitor Journey



Show by: | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Cheyenne Crossing - Daily Visits



Visits | Jan 1st, 2025 - Dec 31st, 2025
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Cheyenne Crossing - Favorite Places

Rank	Name	Distance	Visitors (%)
1	 Target 3210 N Tenaya Way, Las Vegas, NV 89129	0 mi	394.6K (75.4%)
2	 Best In The West Shopping Center 2192 N Rainbow Blvd, Las Vegas, NV 89108	1.6 mi	314.2K (60.1%)
3	 Centennial Center 8060 W Tropical Pkwy, Las Vegas, NV 89149	3.7 mi	287.9K (55%)
4	 Downtown Summerlin 1980 Festival Plaza Dr, Las Vegas, NV 89135	6.9 mi	279.2K (53.4%)
5	 Rainbow Promenade 2101 N Rainbow Blvd, Las Vegas, NV 89108	1.3 mi	258.3K (49.4%)
6	 Cheyenne Commons 3001-3189 N Rainbow Blvd, Las Vegas, NV 89108	0.4 mi	257.4K (49.2%)
7	 Centennial Gateway 5651 Centennial Center Blvd, Las Vegas, NV 89149	3.2 mi	230.9K (44.1%)
8	 Decatur 215 6101-6371 N Decatur Blvd, Las Vegas, NV 89130	4.3 mi	202.6K (38.7%)
9	 Fashion Show 3200 Las Vegas Blvd S, Las Vegas, NV 89109	7.8 mi	195.4K (37.4%)
10	 Gateway To Summerlin Plaza 7550 W Lake Mead Blvd, Las Vegas, NV 89128	1.6 mi	188.3K (36%)

Category: All Categories | Min. Visits: 1 | Jan 1st, 2025 - Dec 31st, 2025
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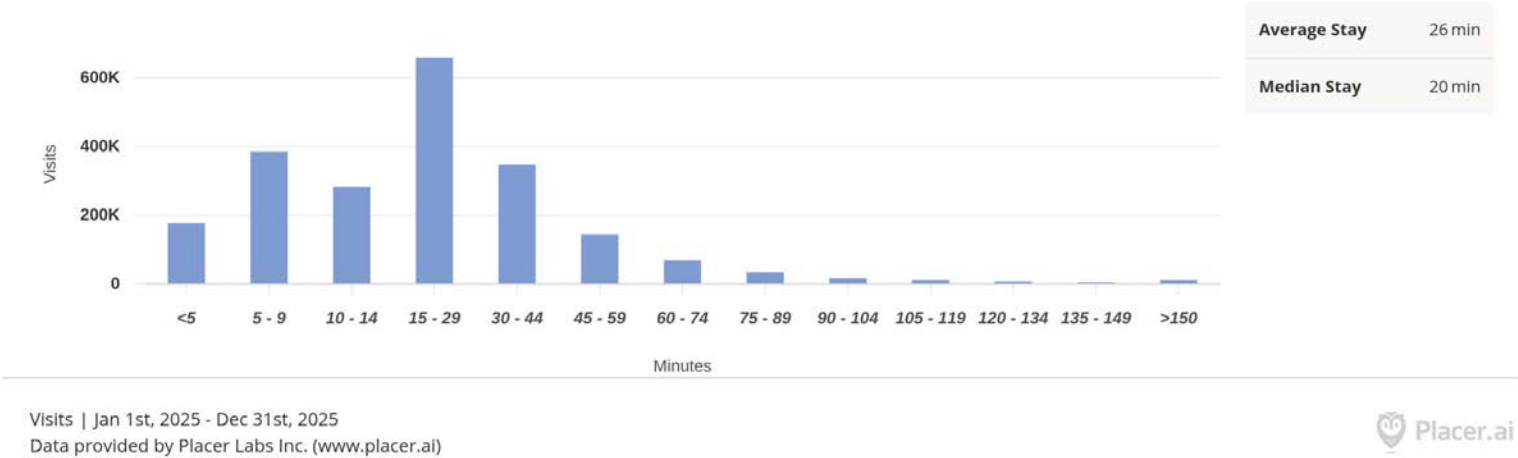
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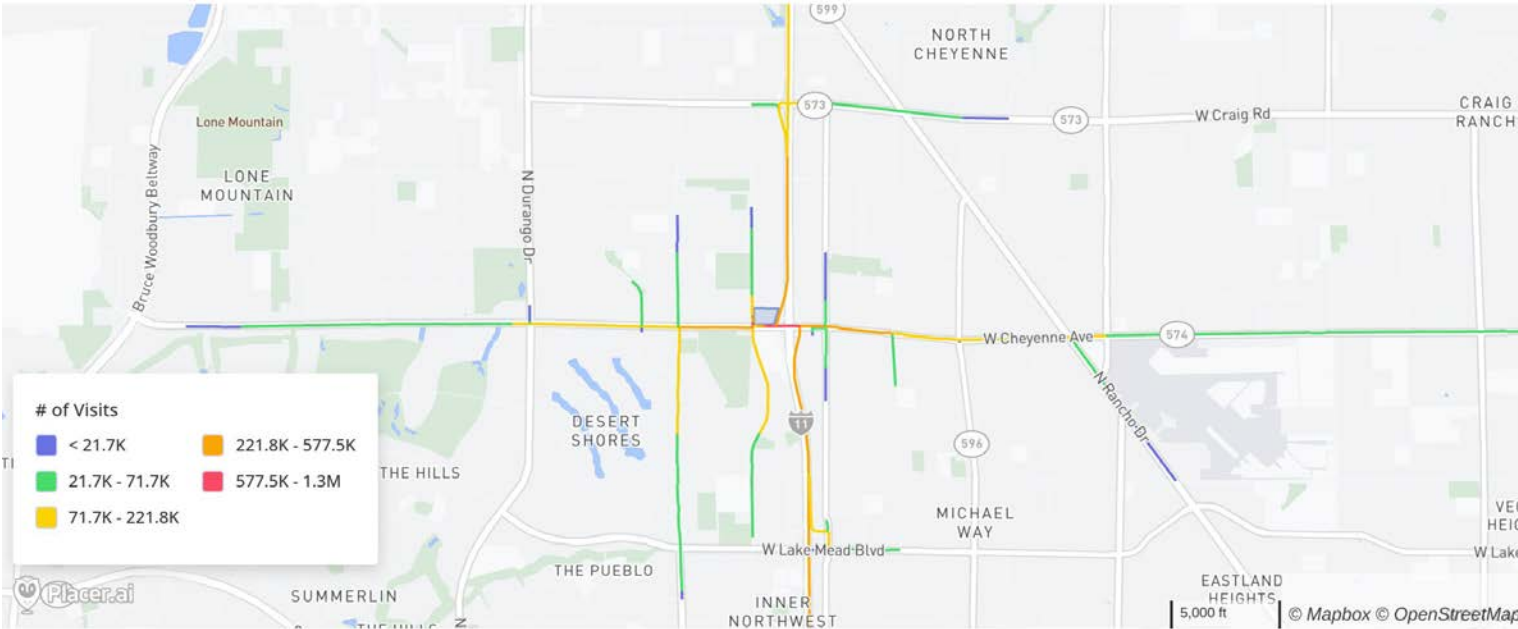
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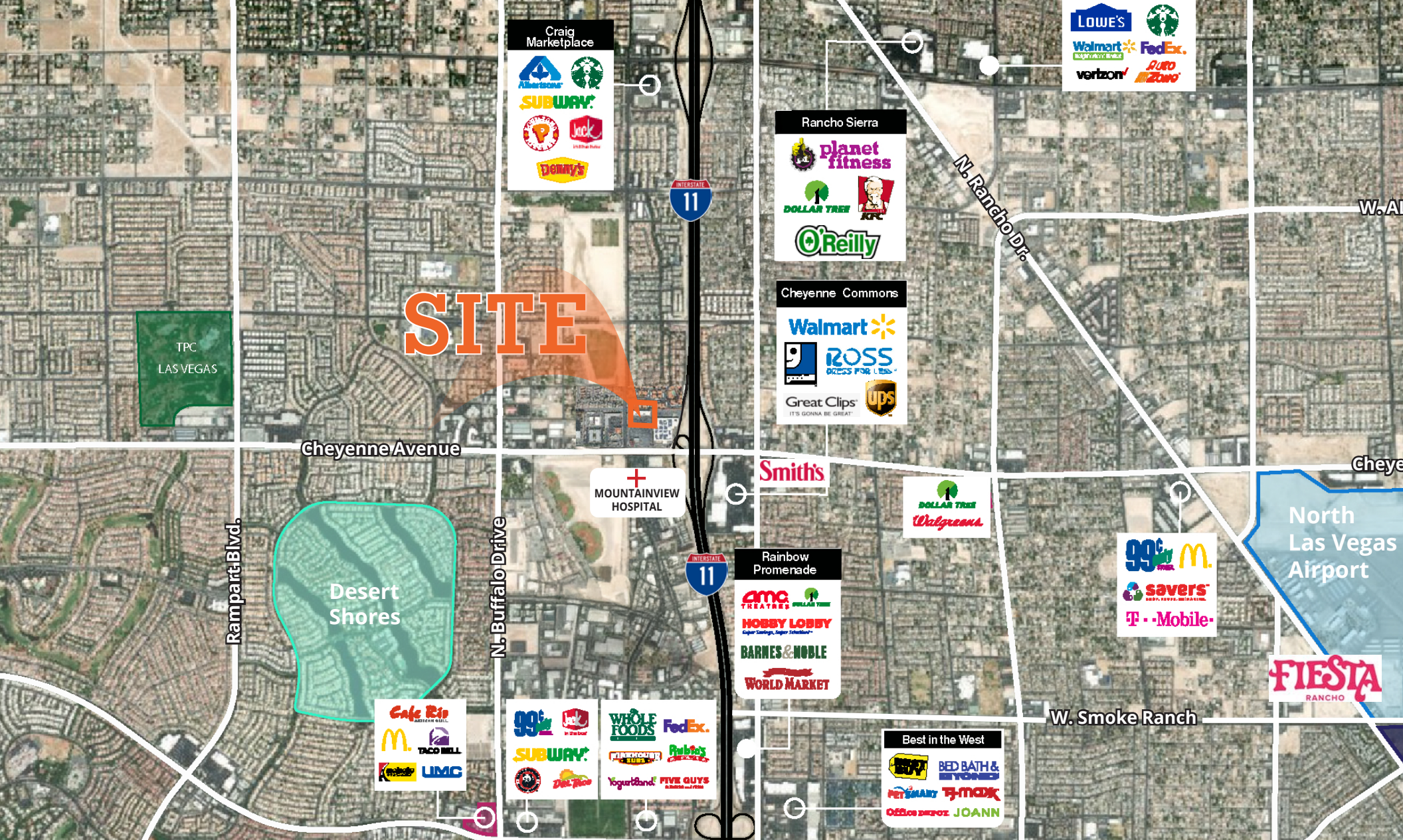
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Cheyenne Crossing - Visit Duration



Cheyenne Crossing - Visitor Journey - Routes





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