

± 1,790 SF AVAILABLE

3440 W Cheyenne Ave
North Las Vegas, NV 89032



AVAILABLE

CALL US FOR
MORE INFO

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Cheyenne Business Park is a 6-building professional office complex situated directly across from North Las Vegas Airport

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- Located in the North Las Vegas submarket, off the Cheyenne Technology Corridor and North Las Vegas Airport commercial district
- Convenient access to US 95 and I-15
- Cheyenne Ave is a major east-west arterial with 34,000 VPD
- Within the Cheyenne Ave Opportunity Zone



139-08-417-004
APN



Planned Unit Development
ZONING



SITE PLAN

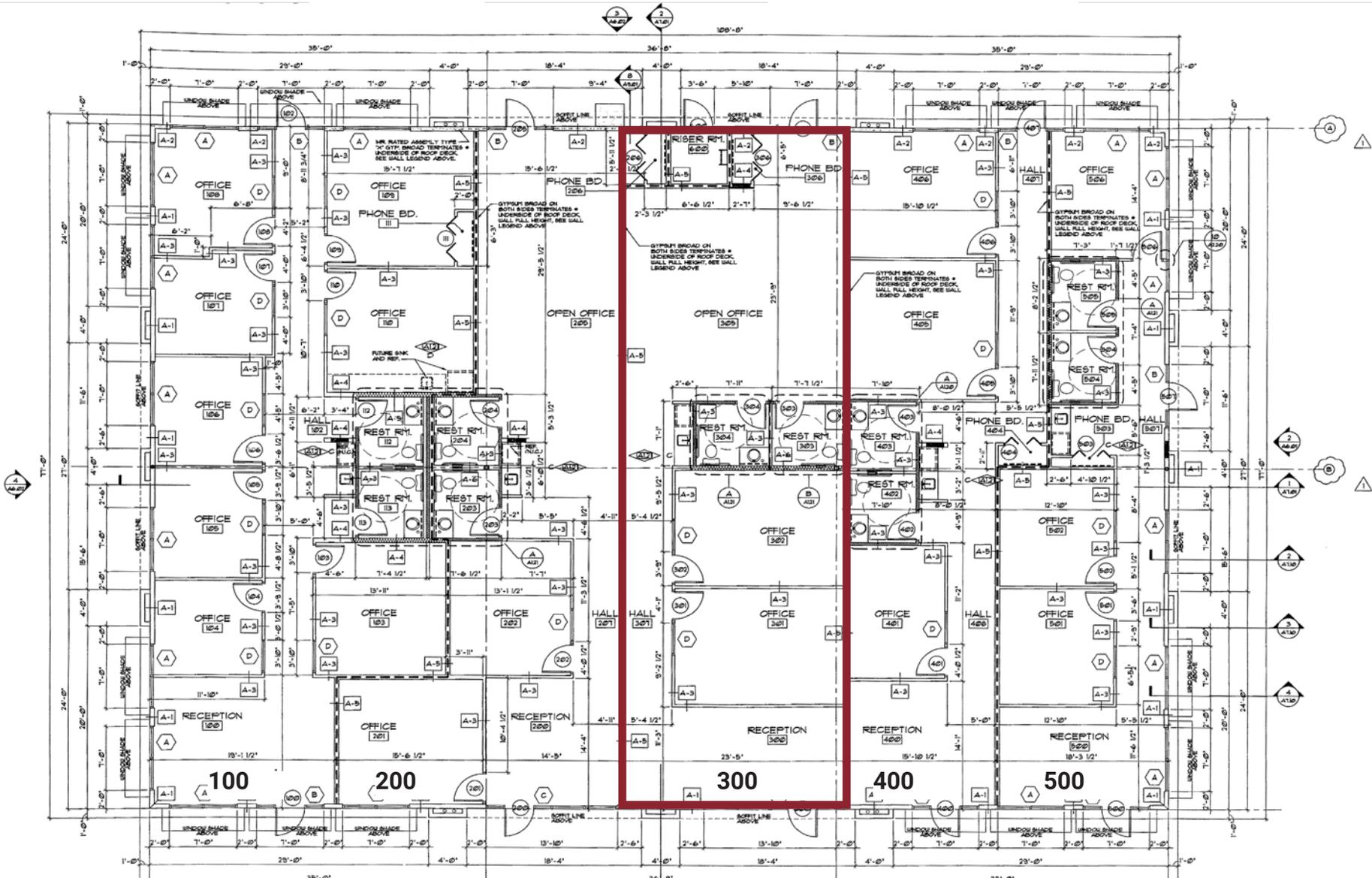
Cheyenne Business Park
3440 W Cheyenne Ave
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CHEYENNE AVE

FLOOR PLAN

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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

NORTHWEST SUBMARKET
HIGH DAYTIME POPULATION ALONG NORTH LAS VEGAS AIRPORT
COMMERCIAL DISTRICT

CHEYENNE TECHNOLOGY CORRIDOR
2 MILLION SF OF MIXED-USE INDUSTRIAL AND COMMERCIAL BUILDINGS



POPULATION

1 Mile	3 Miles	5 Miles
13,970	163,382	500,246



DAYTIME POPULATION

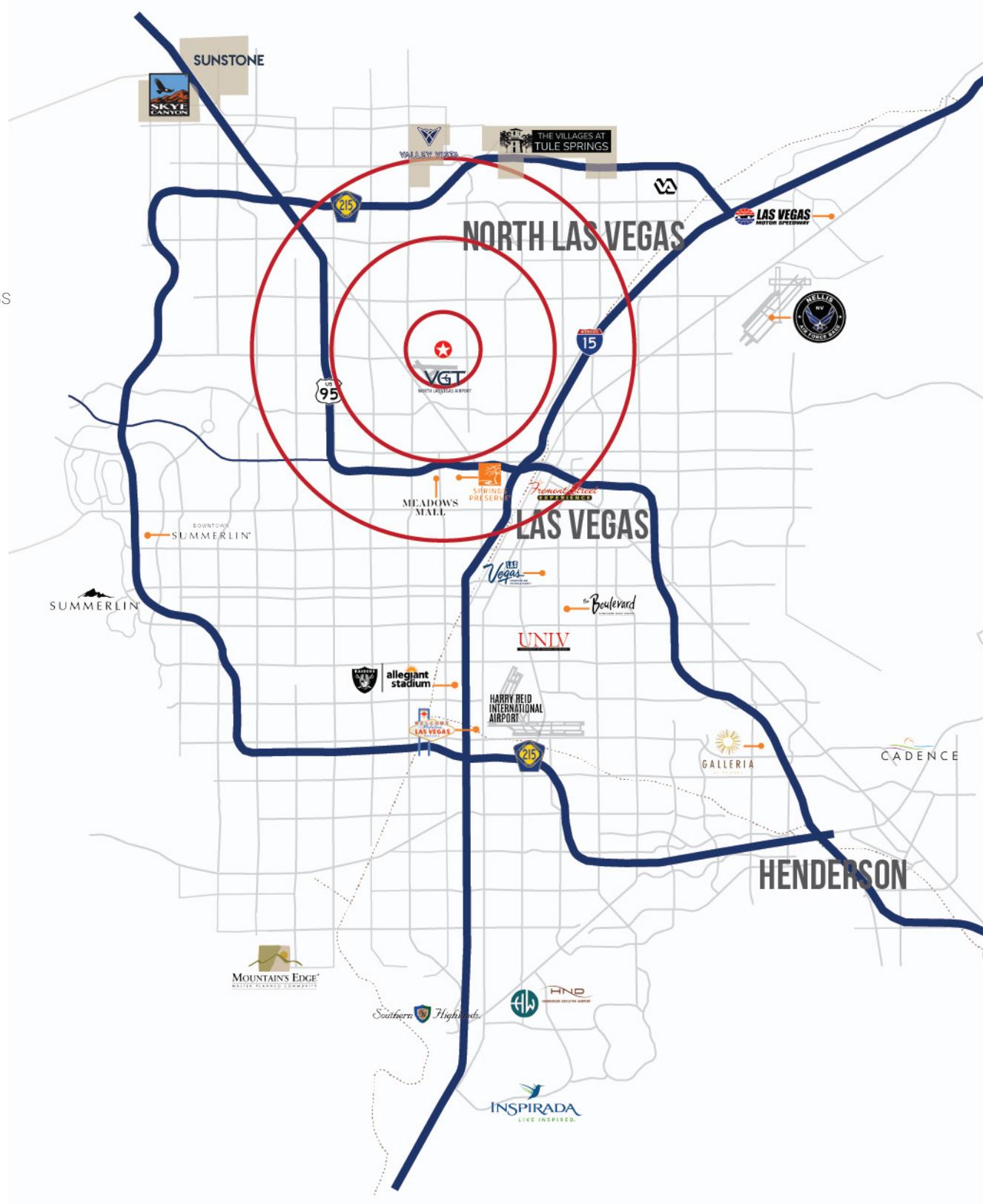
1 Mile	3 Miles	5 Miles
5,533	40,033	157,387



TRAFFIC COUNTS

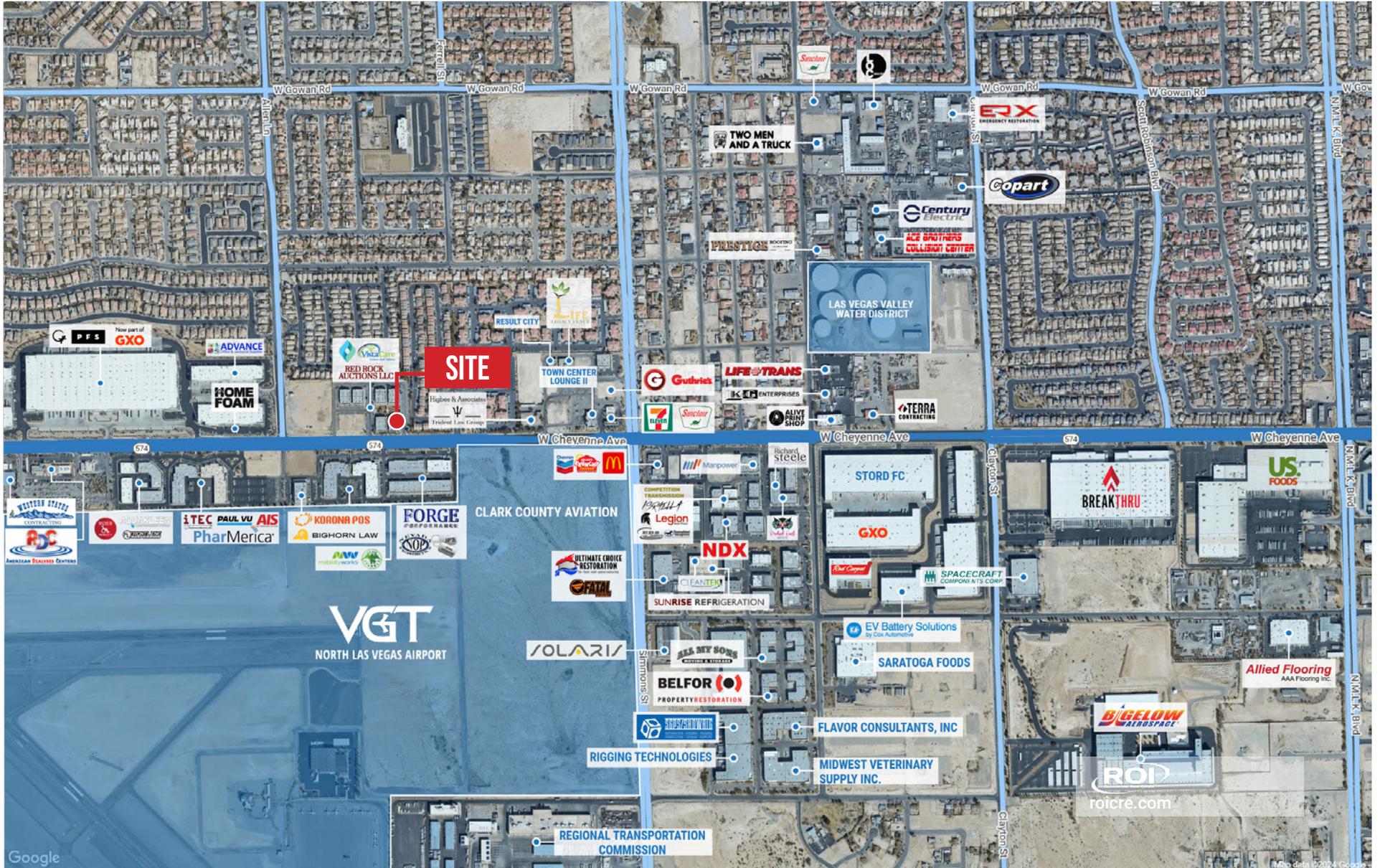
Cheyenne Ave
34,500 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



CHEYENNE TECHNOLOGY CORRIDOR

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Cheyenne Business Park



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