

For Lease

Pointe North



LOGIC



7312-7324 W. Cheyenne Ave.
Las Vegas, NV 89129

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Listing Snapshot



\$1.70 - \$2.00 PSF NNN
Lease Rate



± 893 - 3,410 SF
Available Square Footage



138-10-412-002
Parcel Number (APN)

Property Highlights

- Pointe North is a ± 25,800 SF office campus adjacent to the Northwest Medical District with quick access to the US 95 and Summerlin Pkwy.
- Walking distance from Mountain View Hospital and Optum MOB campus, this is prime real estate for future medical users and support businesses
- Fantastic floor plans provide solutions for all business sizes
- Excellent traffic counts in excess of ± 45,000 cars per day
- Strong population growth projected in the nearby areas of over 7% by 2025
- Current budgeted operating expenses (NNNs) for 2024 are \$0.53 PSF /monthly (subject to change)

Demographics

	1-mile	3-mile	5-mile
2024 Population	16,745	172,307	409,335
2024 Average Household Income	\$87,223	\$97,553	\$101,384
2024 Total Households	7,109	67,603	155,312







Downtown Las Vegas

Las Vegas Strip

Retail

target STARBUCKS ARCO

Retail

Cheyenne Commons

Walmart ROSS (DRESS FOR LESS) GameStop

Hospitals

Las Vegas Medical District

Retail

Rainbow Promenade

AMC THEATRES HOBBY LOBBY (Super Steaks, Super Selection!) BARNES & NOBLE WORLD MARKET

Venues

Golden Knights

Venues

RAIDERS

Parks

Doc Romeo Pro Park

Hospitals

Mountain View Hospital

Chevron

AVAILABLE

± 893 - 3,410 SF

N. Tenaya Way // 7,400 CPD

US-95 Freeway // 150,000 CPD

Atwood Ave.

W. Cheyenne Ave. // 52,500 CPD

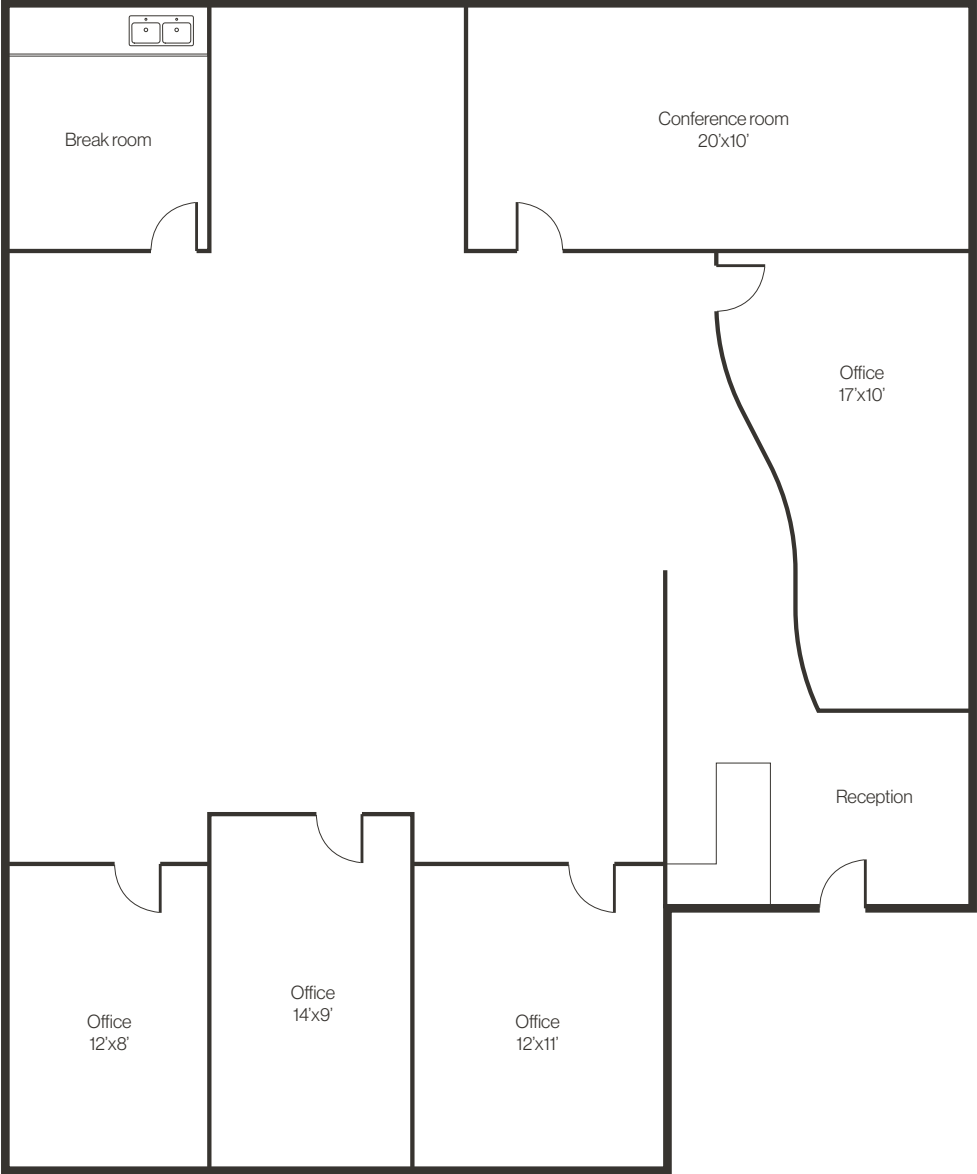
Site Plan

Available NAP

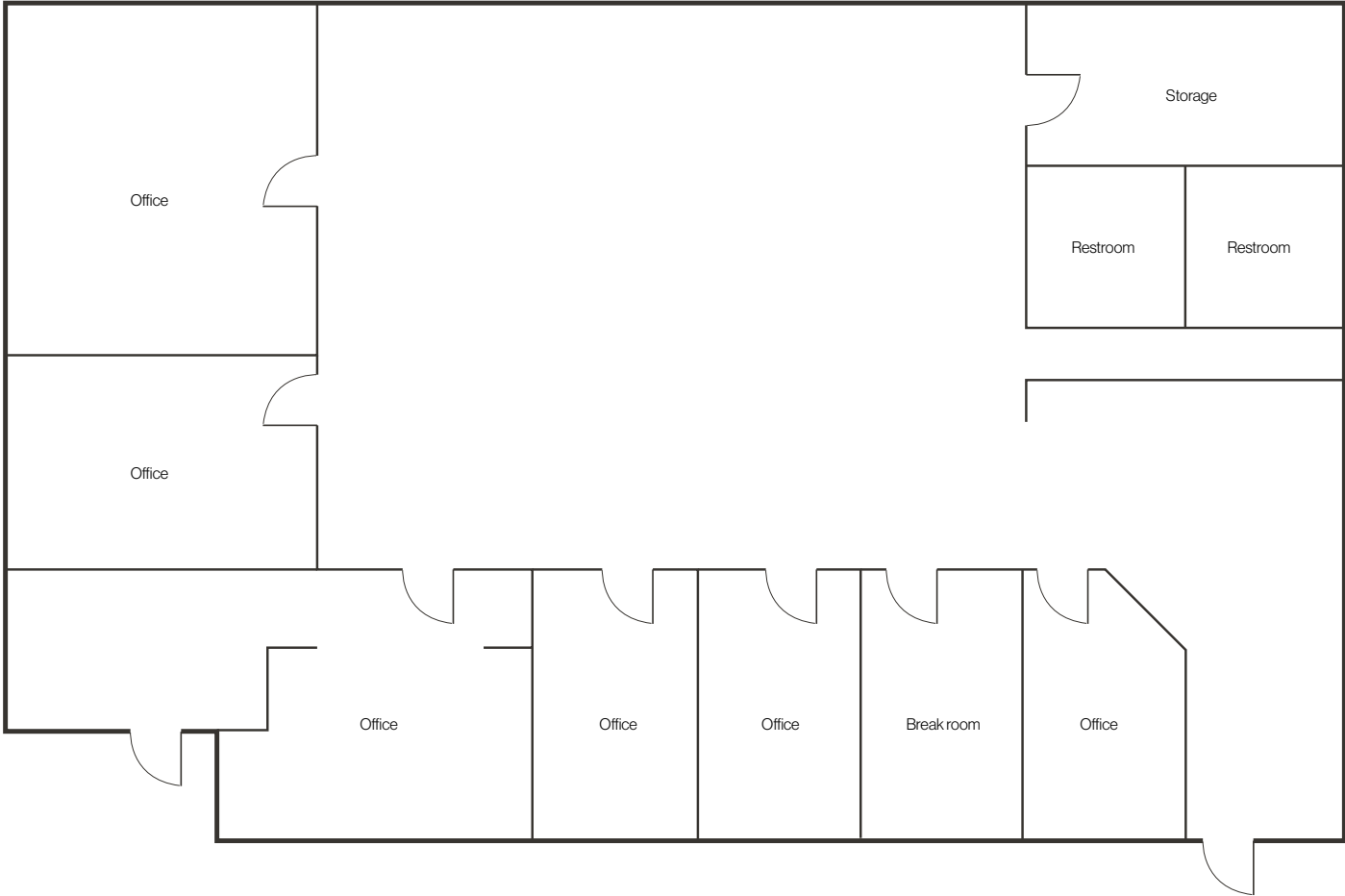
Suite	Tenant	SF
12-01	Home Protection Association	± 1,276 SF
12-02	People's Care Nevada	± 2,371 SF
12-03	Pointe North Dental	± 3,010 SF
12-04	Thrive Dental Group Inc.	± 864 SF
12-05	AVAILABLE	± 893 SF
12-06	Nevada New Builds	± 1,833 SF
12-07	Premier Realty Group	± 1,180 SF
12-08	Red Rock Neuropsychiatric Consultants	± 646 SF
12-09	Pisciotta Insurance Agency	± 624 SF
24-01	Professional Eye Care Center	± 3,568 SF
24-02	AVAILABLE	± 1,833 SF
24-03	Keona Samik Permanent Cos	± 646 SF
24-04	Little Miracles	± 624 SF
24-06	Reliable Hospice	± 647 SF
24-07	AVAILABLE W/30 DAYS NOTICE	± 3,410 SF
24-09	Tiny's Got Sole	± 893 SF
24-10	Not Available	± 1,488 SF



Floor Plan | Suite 24-02
± 1,833 SF



Floor Plan | Suite 24-07
± 3,410 SF

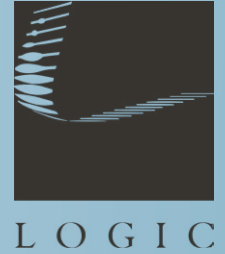


Property Photos



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For inquiries please reach out to our team.

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