



For Lease

Cheyenne Corporate Center-Retail

7660 West Cheyenne Avenue, Las Vegas NV 89129

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**AVISON
YOUNG**

Property Highlights

7660 West Cheyenne Avenue, Las Vegas, NV 89129

- **Suite 114:** ±4,437 sf available
- **Suite 115:** ±4,098 sf available
- Suites can be combined for ±8,535 sf
- Adjacent to communal patio with umbrellas
- Food Court facing Cheyenne Ave, servicing ±321,041sf landmark development
- Co-tenants include office, medical, retail and data centers with over 900 employees
- Neighboring tenants are The Cracked Egg, Sabatino's Pizzeria, Tropical Smoothie Cafe, Las Vegas Jiu-Jitsu and Naan & Curry
- Highly visible property on West Cheyenne Avenue & Buffalo Drive
- On-site property management
- Asking Rate for Suite 114 & 115: \$2.50 PSF NNN
- \$0.62 PSF Estimated CAM's

Demographics (2024 Estimates with 2029 Projections)

 Total Population	1-mile 18,184	3-miles 171,130	5-miles 400,185
 Median HH Income	1-mile \$70,370	3-miles \$72,682	5-miles \$75,169
 Median Home Value	1-mile \$386,353	3-miles \$391,198	5-miles \$393,765
 Total Households	1-mile 7,602	3-miles 68,049	5-miles 155,573
 Average Size Household	1-mile 3.0	3-miles 3.2	5-miles 3.2

**For more
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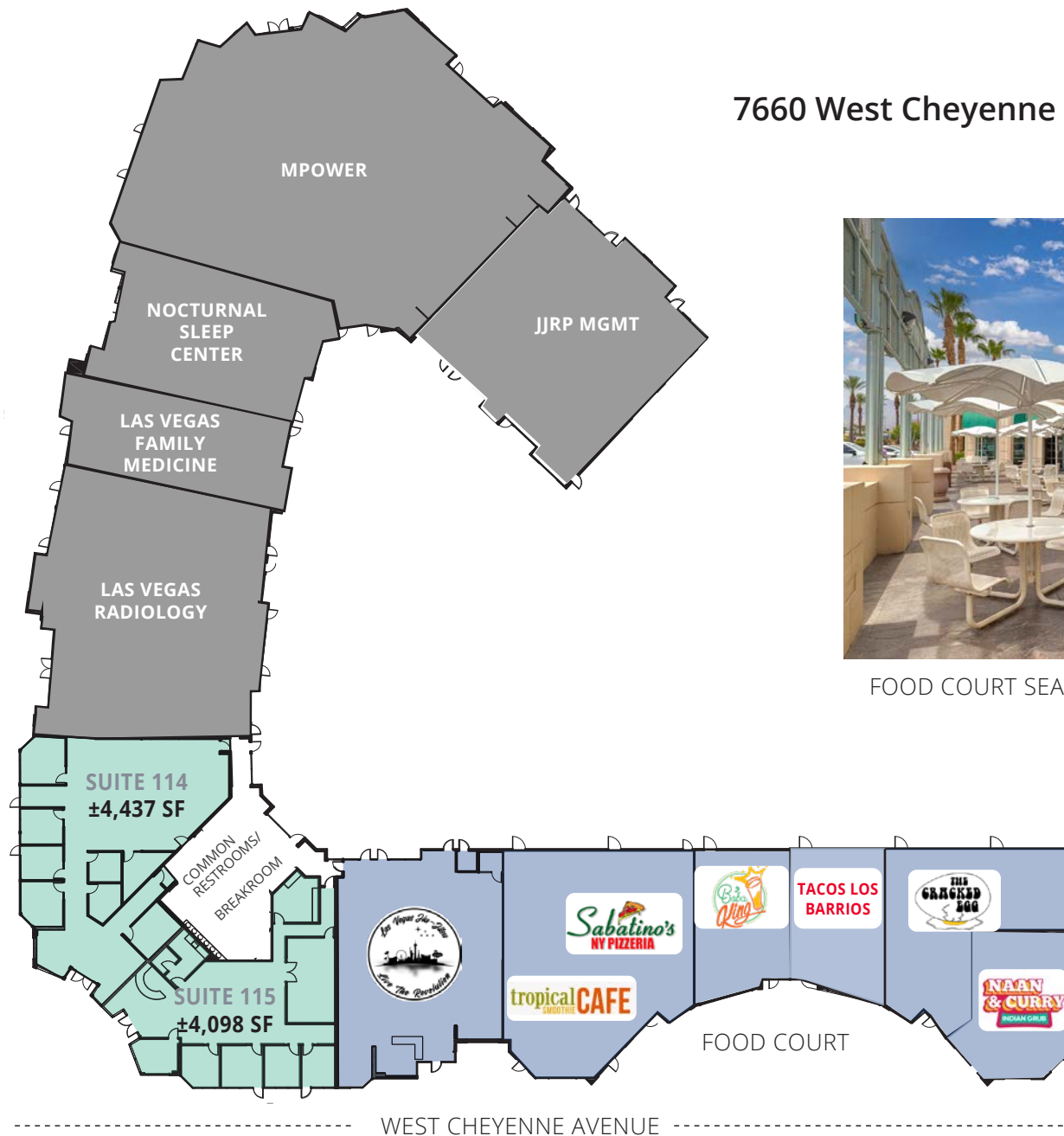
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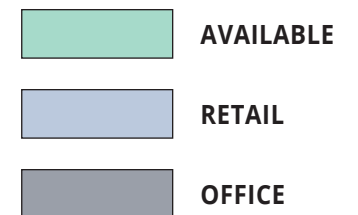
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FOOD COURT SEATING AREA



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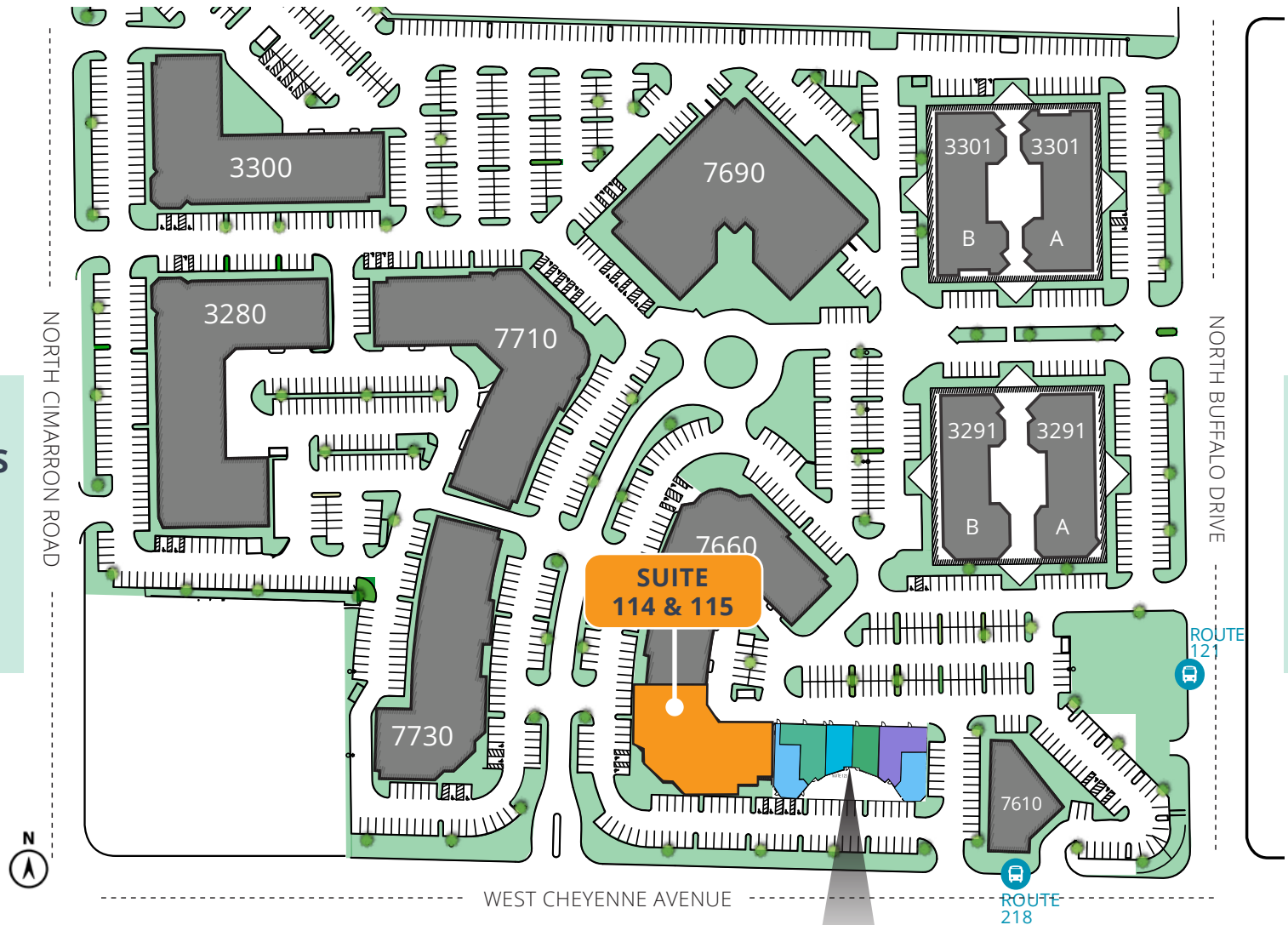
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Site Plan

OVER 900 EMPLOYEES
WITHIN CHEYENNE
CORPORATE CENTER



tropical CAFE
SMOOTHIE

Sabatino's
NY PIZZERIA



TACOS LOS
BARRIOS



NAAN
& CURRY
INDIAN GRUB

For more
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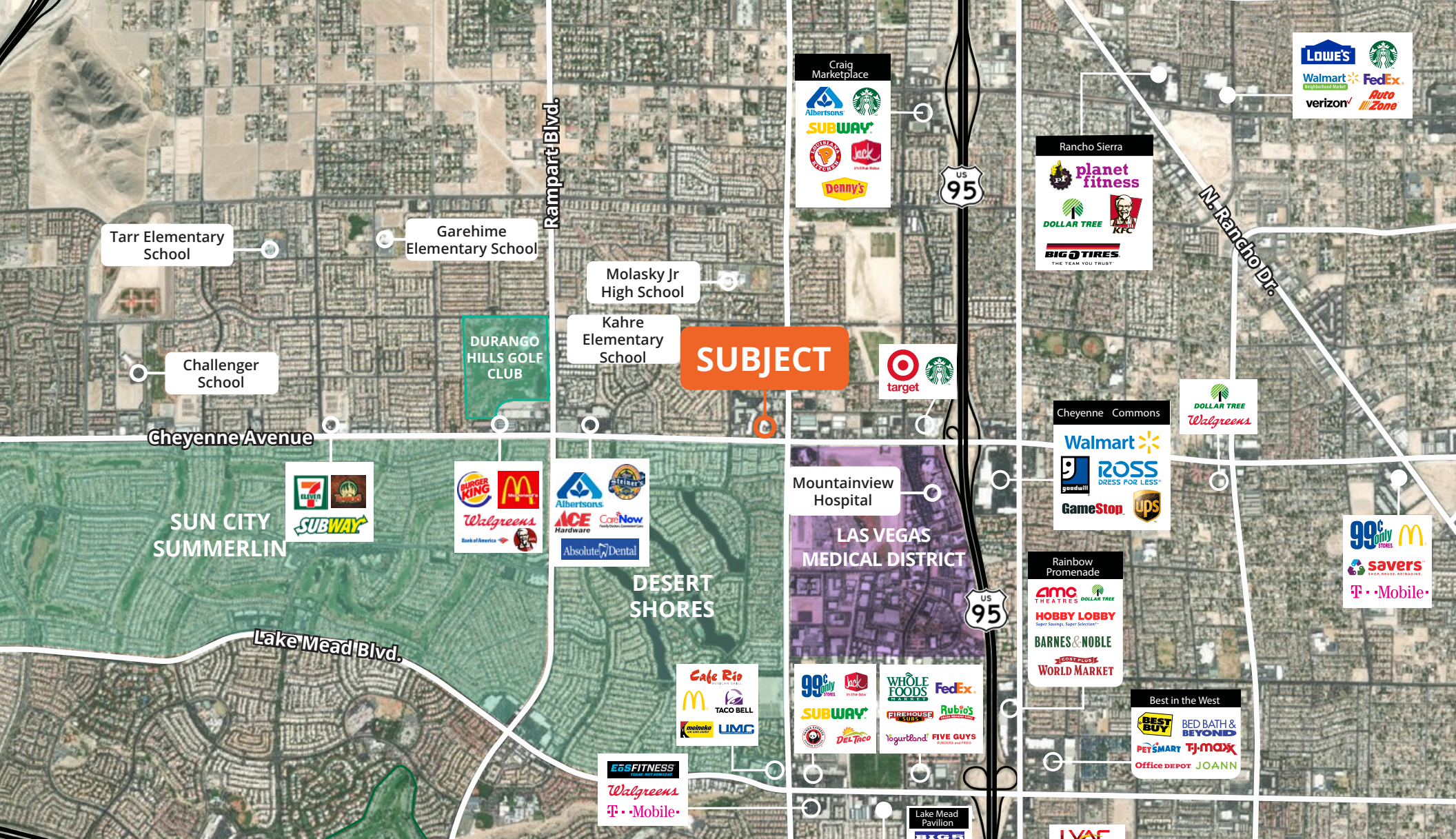
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