



FOR LEASE

RED FEATHER PLAZA

3231-3281 N Decatur Blvd. & 4920-4930 W Cheyenne Ave.
Las Vegas, NV 89130

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NV #S.76731



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.10 - 1.35 SF/month (NNN)
CAM:	\$0.35/SF
BUILDING SIZE:	143,466 SF
AVAILABLE SF:	1,175 - 3,560 SF
LOT SIZE:	8.43 Acres
ZONING:	C-2
APN:	138-12-813-001

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PROPERTY OVERVIEW

At the intersection of three major traffic routes, Decatur Boulevard, Cheyenne Avenue, and Rancho Drive, the Red Feather Plaza is in an easy to find, easy to access location directly at the north-west corner of the North Las Vegas Airport. The center has undergone extensive renovations which includes an attractive facade, outdoor break areas, an elevator and escalators. It offers multiple eating establishments and is surrounded by retail, industrial and both multi-family and single family residential areas.

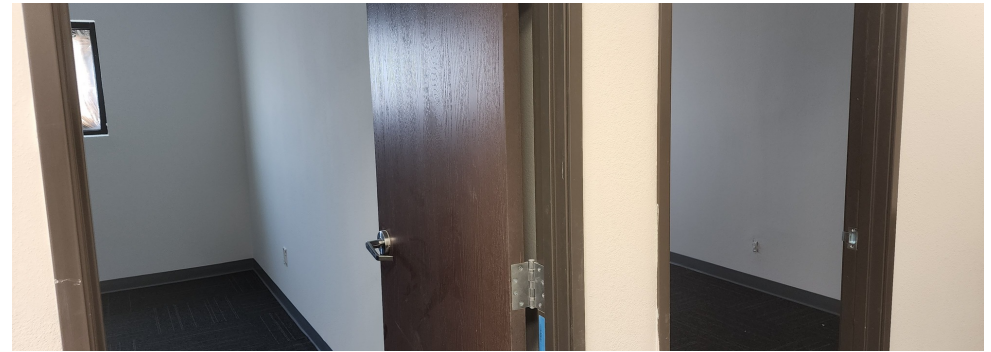
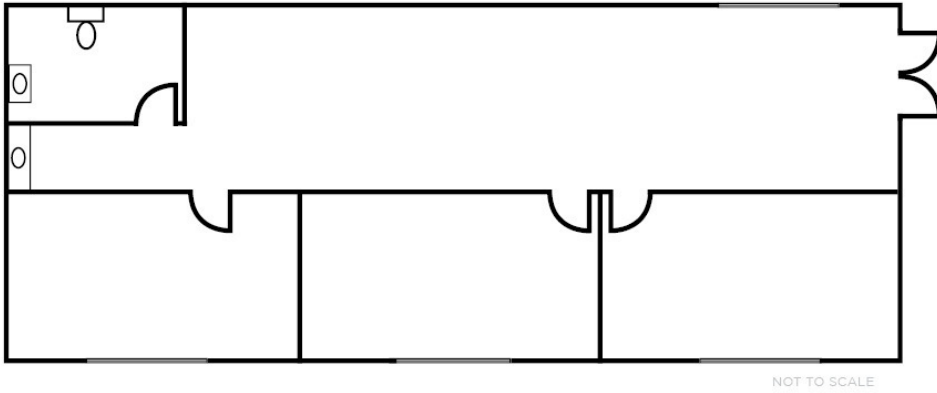
PROPERTY HIGHLIGHTS

- Office, Retail and Warehouse - First and Second floor units available
- Located at one of the busiest intersections in North Las Vegas
- Large warehouse spaces with roll up doors
- Cheyenne & Decatur exposure
- Digital sign on Cheyenne for tenant exposure

3281 N DECATUR BOULEVARD - SUITE 210 - ±1,175 SF

SUITE DESCRIPTION

This brand new space features all new carpet, paint, LED lighting and fixtures. The space consists of a large open space, three offices with windows, a sink/break area, and one restroom.



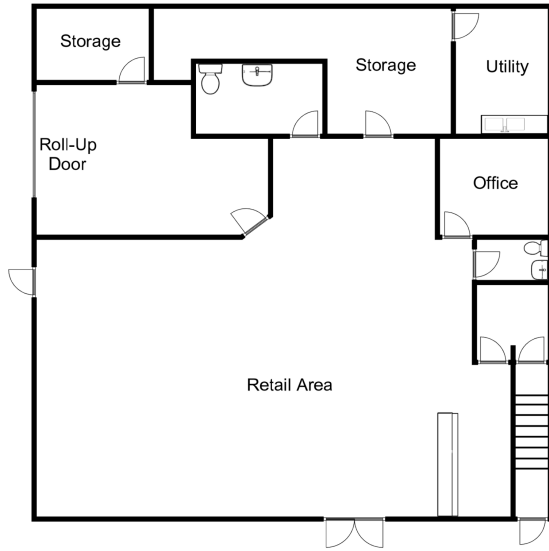
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4920 W CHEYENNE AVENUE - SUITE 110 - ±3,560 SF



SUITE DESCRIPTION

Retail space with store front facing Cheyenne Avenue. The space comes with ample up-front parking and large façade signage facing Cheyenne Avenue. The suite features a large open retail area with new linoleum flooring and a sales counter, three large inventory rooms, a utility room with a sink, one office and two restrooms.



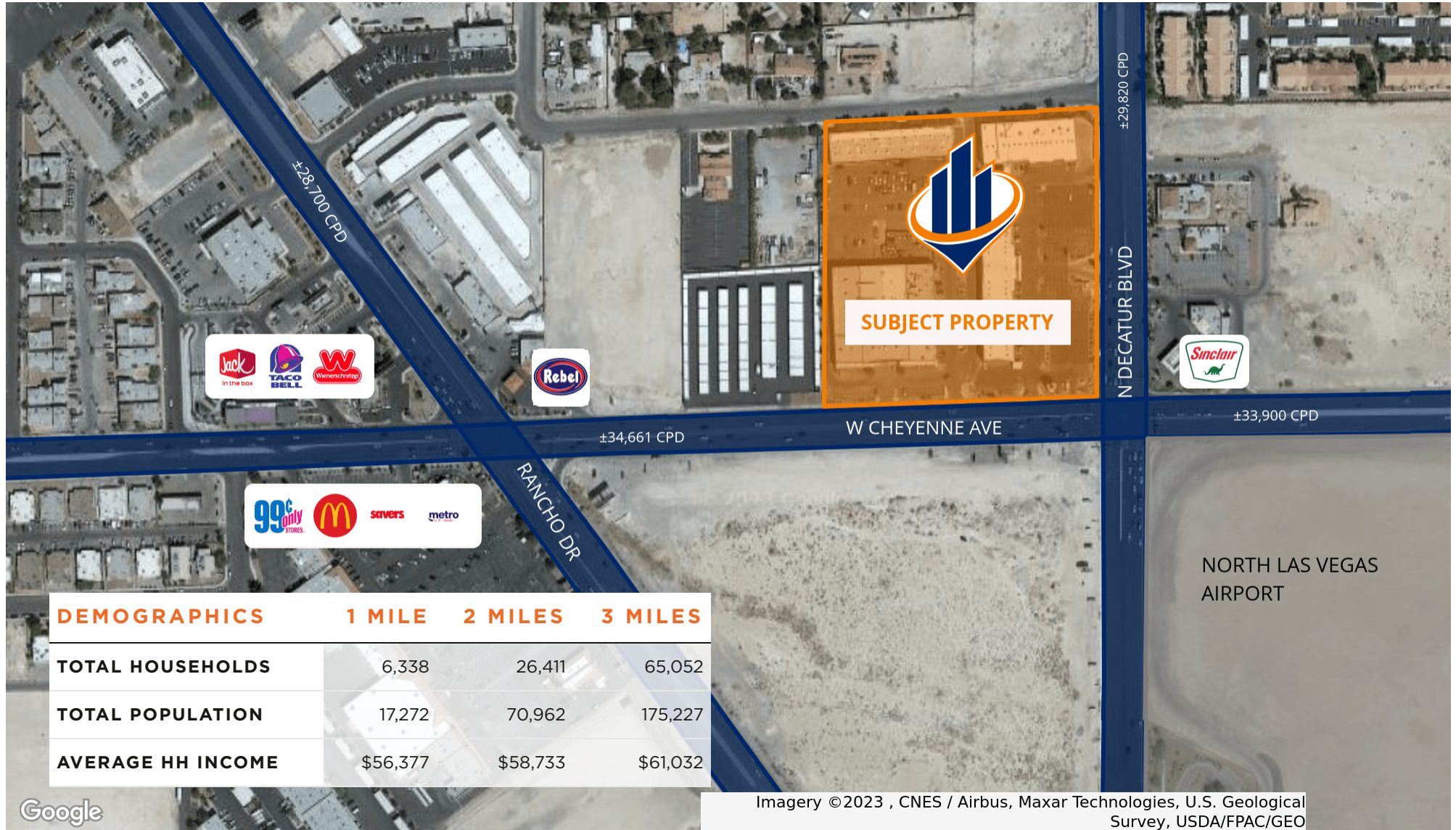
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RETAILER MAP



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,338	26,411	65,052
TOTAL POPULATION	17,272	70,962	175,227
AVERAGE HH INCOME	\$56,377	\$58,733	\$61,032

Google

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