

CHEYENNE CROSSING

±2,100 SF AVAILABLE

3250 N Tenaya Way
Las Vegas, NV 89129

**1.4 MILLION
ANNUAL VISITS**
SOURCE | Placer.ai 2024



DAN ADAMSON
702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM
702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM
702.483.3683 | chris@roicre.com
Lic # S.0190814

ROI
Commercial Real Estate
roicre.com

PROPERTY HIGHLIGHTS

±2,100 SF AVAILABLE

- Target anchored shopping center
- Property is located directly across from Mountain View Hospital
- Located along the northern section of the Tenaya Medical Mile and the Cheyenne Industrial Corridor
- Just off of US 95 Cheyenne Interchange



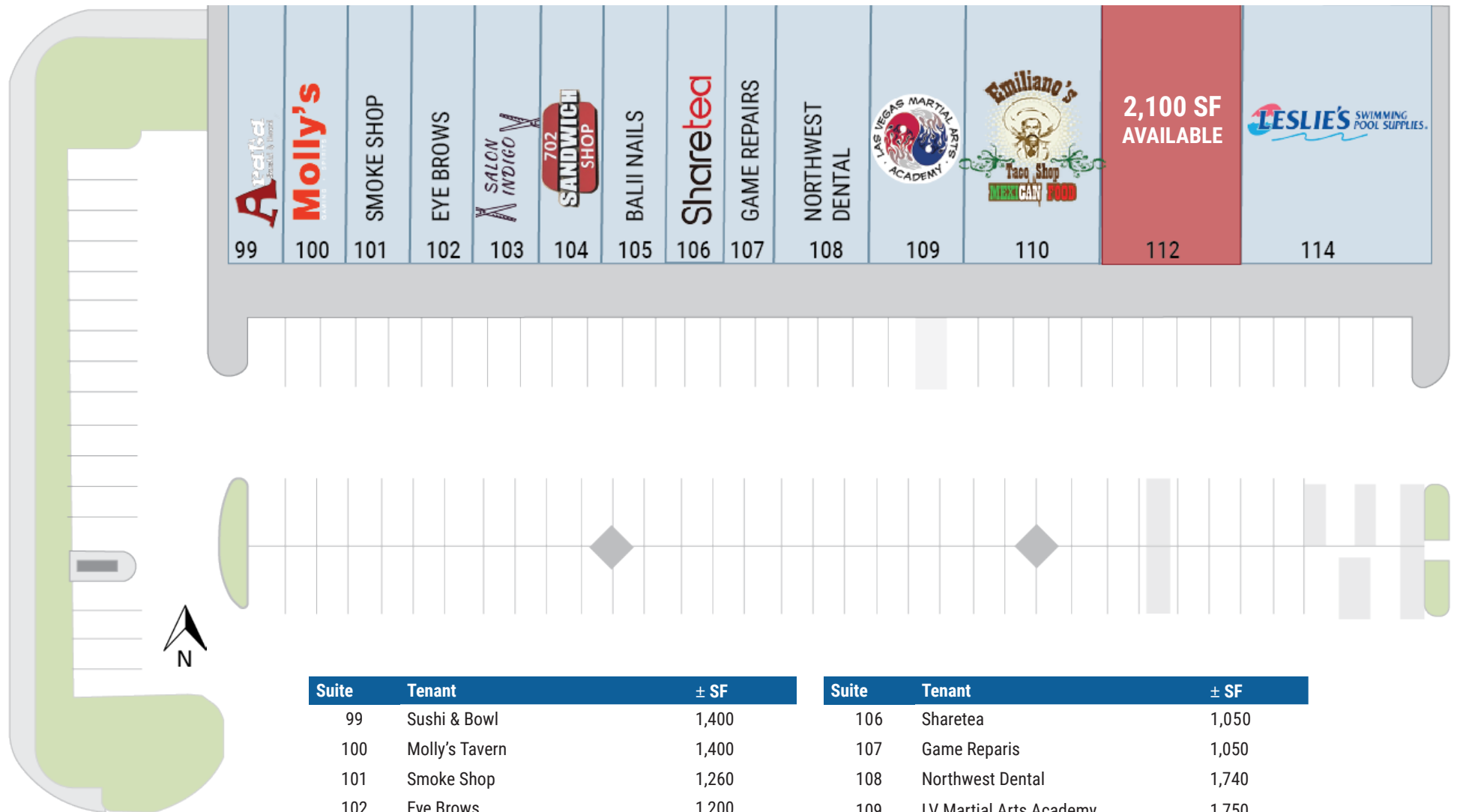
↗ ± 2.23 AC
LAND AREA

📍 LIMITED COMMERCIAL (C-1)
ZONING

138-10-815-001
APN

PROPERTY SITE PLAN

3250 N Tenaya Way
Las Vegas, NV 89129



Suite	Tenant	± SF
99	Sushi & Bowl	1,400
100	Molly's Tavern	1,400
101	Smoke Shop	1,260
102	Eye Brows	1,200
103	Salon Indigo	1,260
104	702 Sandwich Shop	1,190
105	Balii Nails	1,260

Suite	Tenant	± SF
106	Sharetea	1,050
107	Game Reparis	1,050
108	Northwest Dental	1,740
109	LV Martial Arts Academy	1,750
110-111	Emiliano's Mexican Food	2,450
112-113	AVAILABLE	2,100
114	Leslie's Pool Supply	3,850

TRADE AREA AERIAL

3250 N Tenaya Way
Las Vegas, NV 89129



AREA DEMOGRAPHICS

3250 N Tenaya Way
Las Vegas, NV 89129



POPULATION

1 Mile	3 Miles	5 Miles
17,506	175,423	416,274



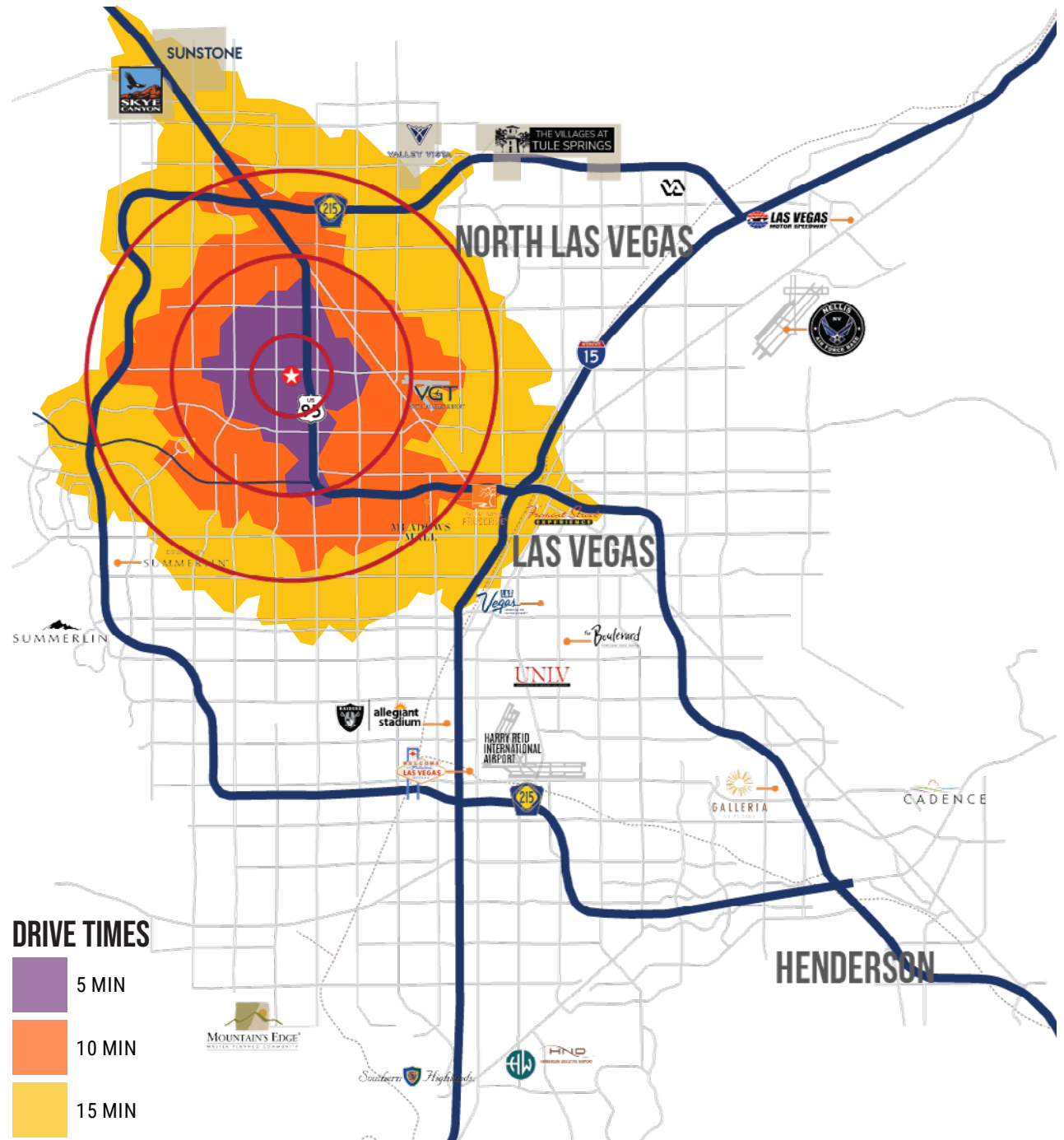
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$63,254	\$73,194	\$76,095



TRAFFIC COUNTS

Cheyenne Ave	US 95
26,200 VPD	143,000 VPD



Source:
SitesUSA 2024
TRINA, NV DOT 2023

CHEYENNE CROSSING

3250 N TENAYA WAY
NORTH LAS VEGAS, NV 89129



www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO

DAN ADAMSON



702.550.4934



dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHNARDT, CCIM



702.830.1119



edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER, CCIM



702.483.3683



chris@roicre.com

Lic # S.0190814

Let's keep in touch.



[roicre](https://www.facebook.com/roicre)



[@roicre](https://twitter.com/roicre)



[roicre](https://www.linkedin.com/company/roicre)

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.