

# CHEYENNE CROSSING

±2,100 SF AVAILABLE

3250 N Tenaya Way  
Las Vegas, NV 89129

1.4 MILLION  
ANNUAL VISITS  
SOURCE | Placer.ai 2024



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**ROI**  
Commercial Real Estate  
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# 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



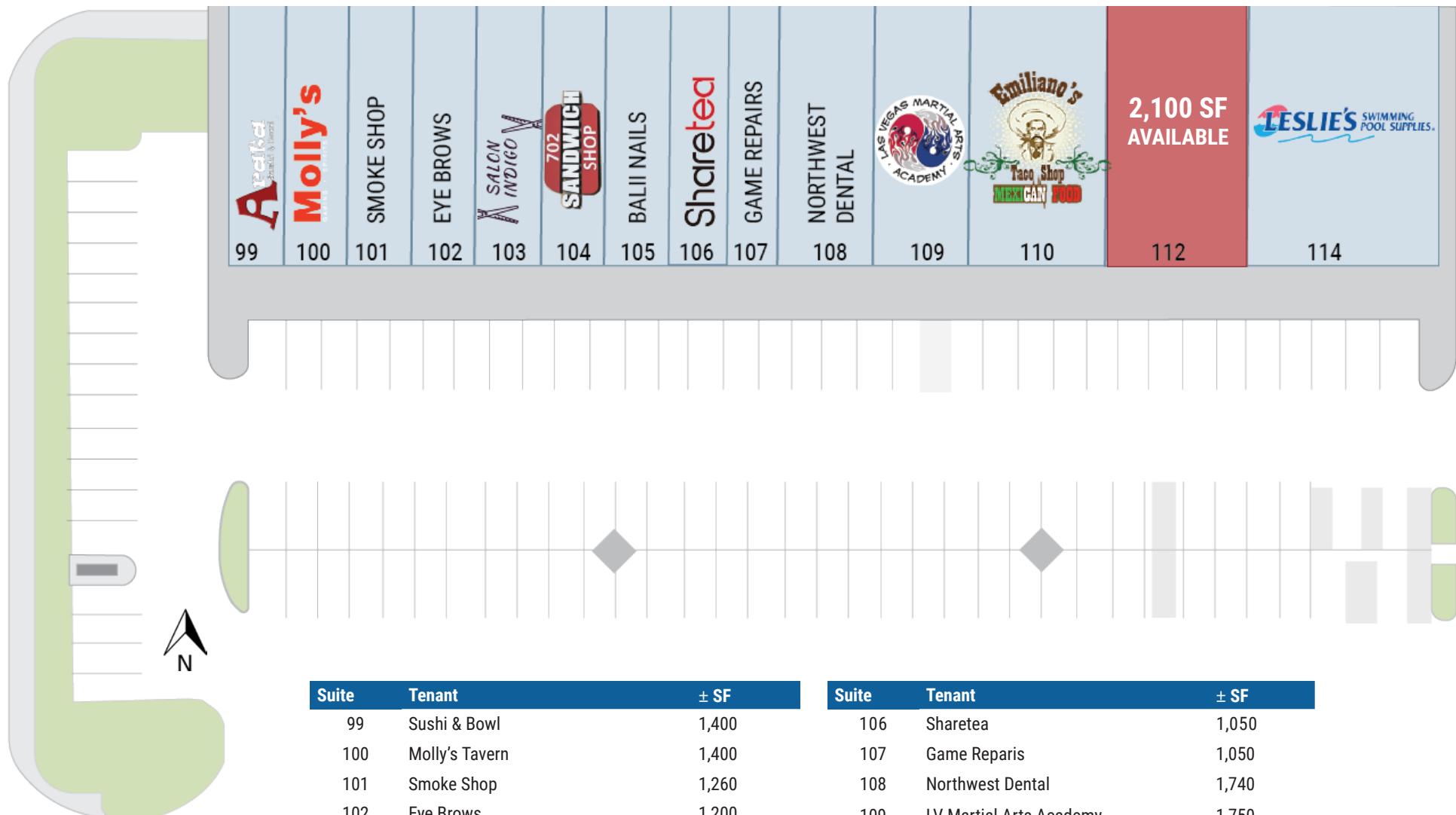
± 2.23 AC  
LAND AREA

LOCATION  
LIMITED COMMERCIAL (C-1)  
ZONING

# 138-10-815-001  
APN

# PROPERTY SITE PLAN

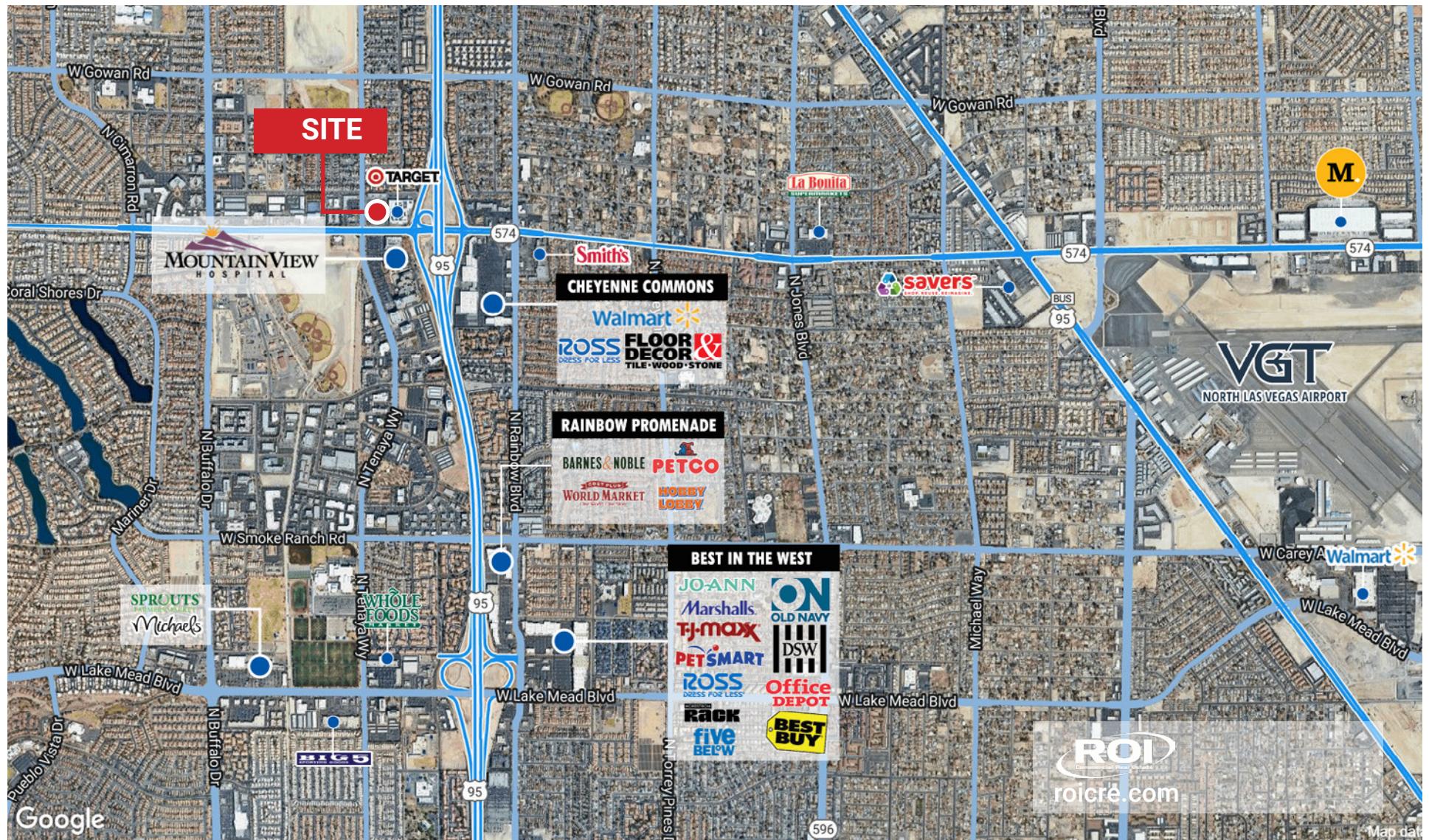
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Suite	Tenant	± SF	Suite	Tenant	± SF
99	Sushi & Bowl	1,400	106	Sharetea	1,050
100	Molly's Tavern	1,400	107	Game Reparis	1,050
101	Smoke Shop	1,260	108	Northwest Dental	1,740
102	Eye Brows	1,200	109	LV Martial Arts Academy	1,750
103	Salon Indigo	1,260	110-111	Emiliano's Mexican Food	2,450
104	702 Sandwich Shop	1,190	112-113	AVAILABLE	2,100
105	Balii Nails	1,260	114	Leslie's Pool Supply	3,850

# TRADE AREA AERIAL

3250 N Tenaya Way  
Las Vegas, NV 89129



# AREA **DEMOGRAPHICS**



## POPULATION

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



## AVERAGE HOUSEHOLD INCOME

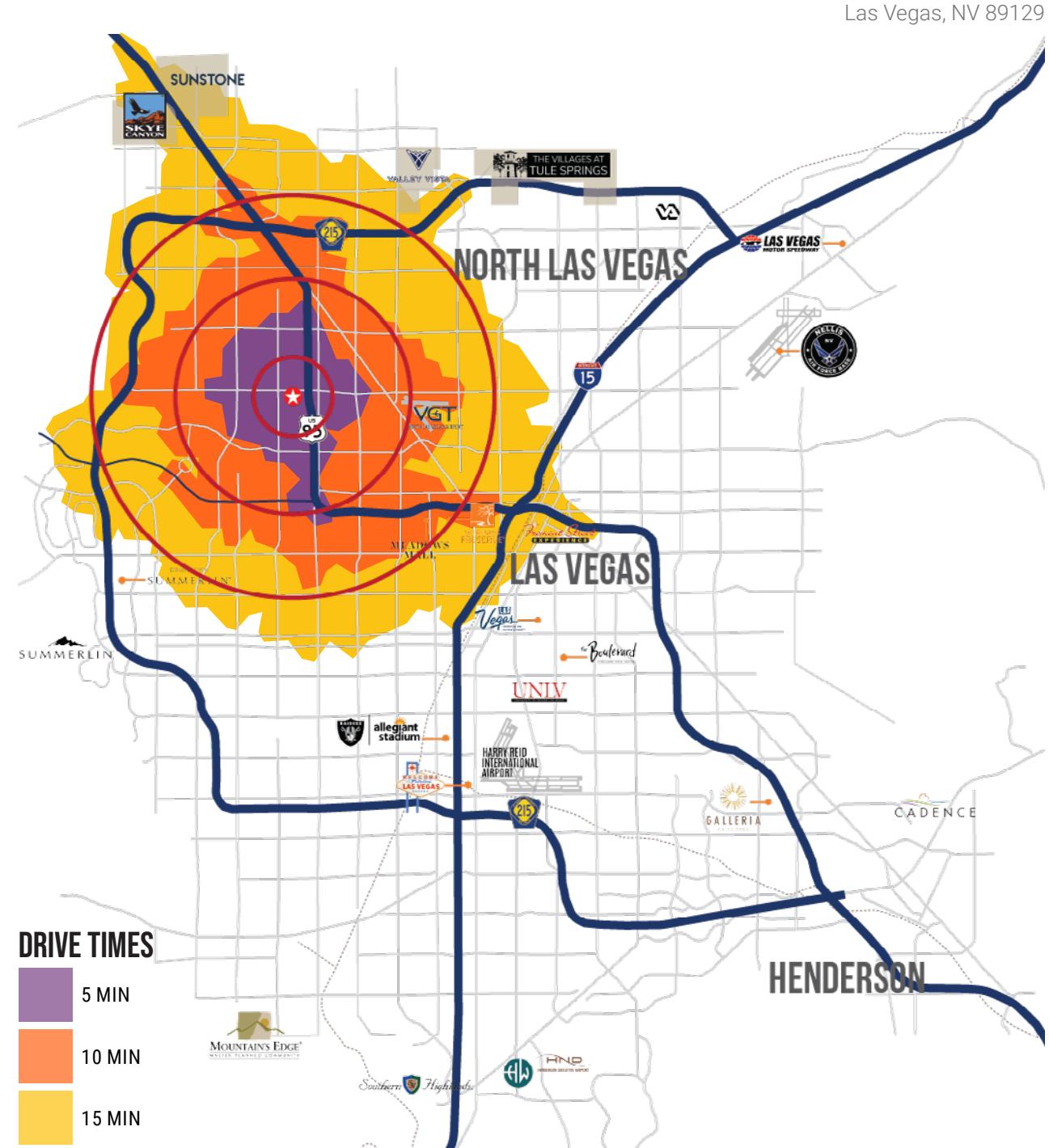
1 Mile	3 Miles	5 Miles
\$63,254	\$73,194	\$76,095



## TRAFFIC COUNTS

<b>Cheyenne Ave</b>	<b>US 95</b>
26,200 VPD	143,000 VPD

Source:  
SitesUSA 2024  
TRINA, NV DOT 2023



# CHEYENNE CROSSING

3250 N TENAYA WAY  
NORTH LAS VEGAS, NV 89129

## CALL US FOR MORE INFO

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Let's keep in touch.



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