



CHEYENNE POINTE

±1,866 SF AVAILABLE FOR LEASE

Second-Gen Restaurant Space

2045 - 2175 E Cheyenne Ave,
North Las Vegas, NV 89030



Contact our team today!

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PROPERTY HIGHLIGHTS

±1,866 SF FOR LEASE

Cheyenne Pointe is located on the southeast corner of Cheyenne Avenue & Civic Center Drive in North Las Vegas.

- ✓ Second-generation restaurant space with proposed drive-thru configuration.
- ✓ Convenient location situated less than a quarter mile east of the US I-15 highway.
- ✓ Just over a half mile west of the College of Southern Nevada's main campus.
- ✓ Anchored by Mariana's Supermarkets featuring several national tenants such as Family Dollar, Panda Express, Taco Bell, and more.
- ✓ Excellent access and visibility to Cheyenne Ave, a major arterial road boasting over ±56,500 VPD.

**JOIN THESE
RETAIL TENANTS**



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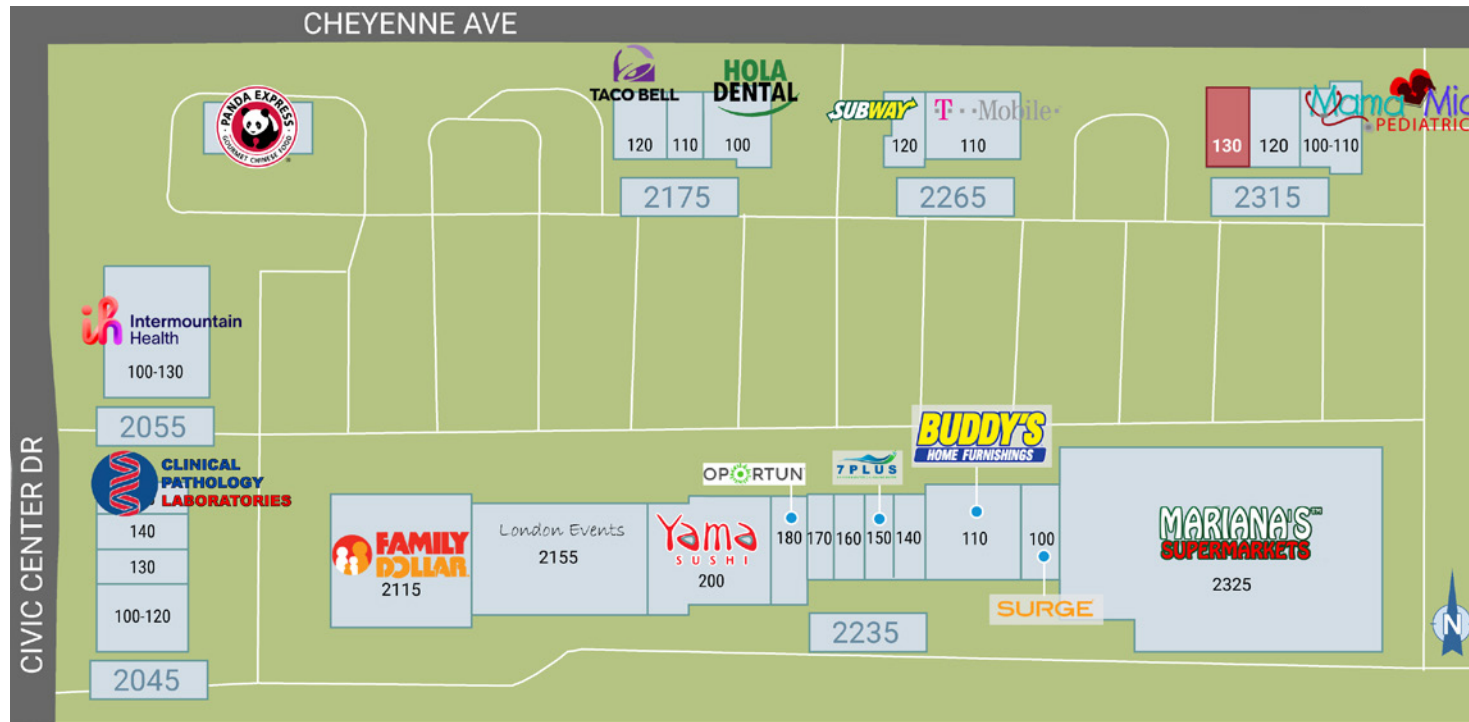
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SITE PLAN

CHEYENNE POINTE

2045-2175 E Cheyenne Ave,
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| Building | Suite | Tenant | Size (SF) | Building | Suite | Tenant | Size (SF) |
|----------|-----------|--------------------------|-----------|----------|-----------|------------------------|-----------|
| 2045 | 100 - 120 | Laundromat | ±3,384 | | 140 | Smoke Shop | ±1,324 |
| | 130 | Liberia Shalom | ±1,200 | | 150 | 7 Plus Agua | ±1,324 |
| | 140 | Liberty Tax | ±1,200 | | 160 | Beauty Salon | ±1,303 |
| | 150 | CPL Labs | ±1,200 | | 170 | Nails & Spa | ±1,303 |
| 2055 | 100-130 | Intermountain Health | ±4,739 | | 180 | Oportun | ±1,284 |
| 2115 | - | Family Dollar | ±9,180 | | 200 | Yama Sushi | ±4,417 |
| 2155 | - | London Events | ±9,445 | 2265 | 110 | T-Mobile | ±2,782 |
| 2175 | 100 | Hola Dental | ±1,942 | | 120 | Subway | ±1,162 |
| | 110 | L.A. Insurance | ±1,000 | 2315 | 100 - 110 | Mama Mia Pediatric | ±3,269 |
| | 120 | Taco Bell | ±1,881 | | 120 | Cell Phone Repair | ±1,016 |
| 2235 | 100 | Surge Staffing | ±1,505 | | 130 | AVAILABLE* | ±1,866 |
| | 110 | Buddy's Home Furnishings | ±4,492 | 2325 | - | Mariana's Supermarkets | ±30,000 |

Asking Rent: \$4.25 sf/mo

NNN Estimate: \$0.56 sf/mo

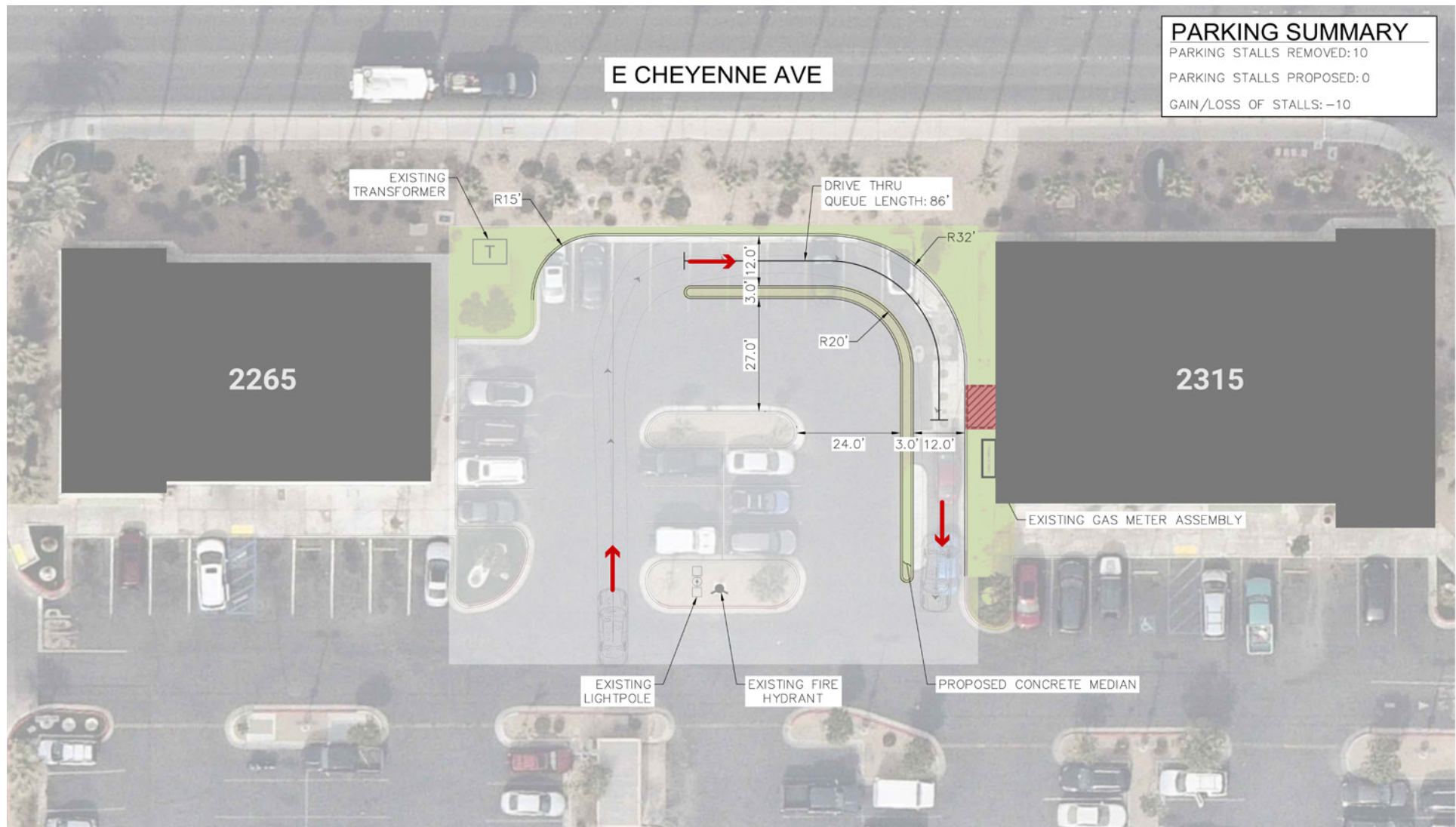
*EXISTING TENANT - DO NOT DISTURB

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PROPOSED DRIVE-THRU

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

CHEYENNE POINTE

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POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 19,402 | 173,931 | 481,902 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$60,927 | \$72,009 | \$80,586 |



TRAFFIC COUNTS

| CHEYENNE AVE | CIVIC CENTER DR | US I-15 |
|--------------|-----------------|-------------|
| 53,500 VPD | 13,900 VPD | 120,000 VPD |



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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DISCLAIMER

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