



Cheyenne Marketplace

1360 - 1440 W. CHEYENNE AVENUE
NORTH LAS VEGAS, NV 89030

High Profile Street-Front Pad Space Available

Space Available: 1,202 to 2,866 SF

Lease Rate: \$1.75 to \$2.50/SF/mo.

NNN: \$0.68/SF

Year Built: 2005

Zoning: PUD (City of North Las Vegas)

Cross Streets: NEC Cheyenne Ave. & Martin L. King Blvd.

Traffic Counts: 82,000 vehicles per day

Demographics

Population

| | |
|---------------|---------|
| 1 Mile Radius | 17,469 |
| 3 Mile Radius | 168,026 |
| 5 Mile Radius | 508,032 |

Annual Household Income

| | |
|---------------|----------|
| 1 Mile Radius | \$98,052 |
| 3 Mile Radius | \$85,009 |
| 5 Mile Radius | \$87,714 |

2025 Estimated Demographics

Anchored retail center in North Las Vegas at the NEC of Cheyenne Ave. and Martin L. King Blvd. inline space available. High traffic area with convenient access to I-15. Great tenant mix; join: Curaleaf Dispensary, Vida Kitchens, Family Dollar, Starbucks, Carl's Jr., Wing Stop, Subway, Little Caesar's Pizza, Roberto's Taco Shop, Dotty's, and more.

- **1,202 SF pad space now available**

- 1,433- 2,866 SF inline shop space available

- Curaleaf Dispensary in one of the busiest dispensaries in the state of Nevada

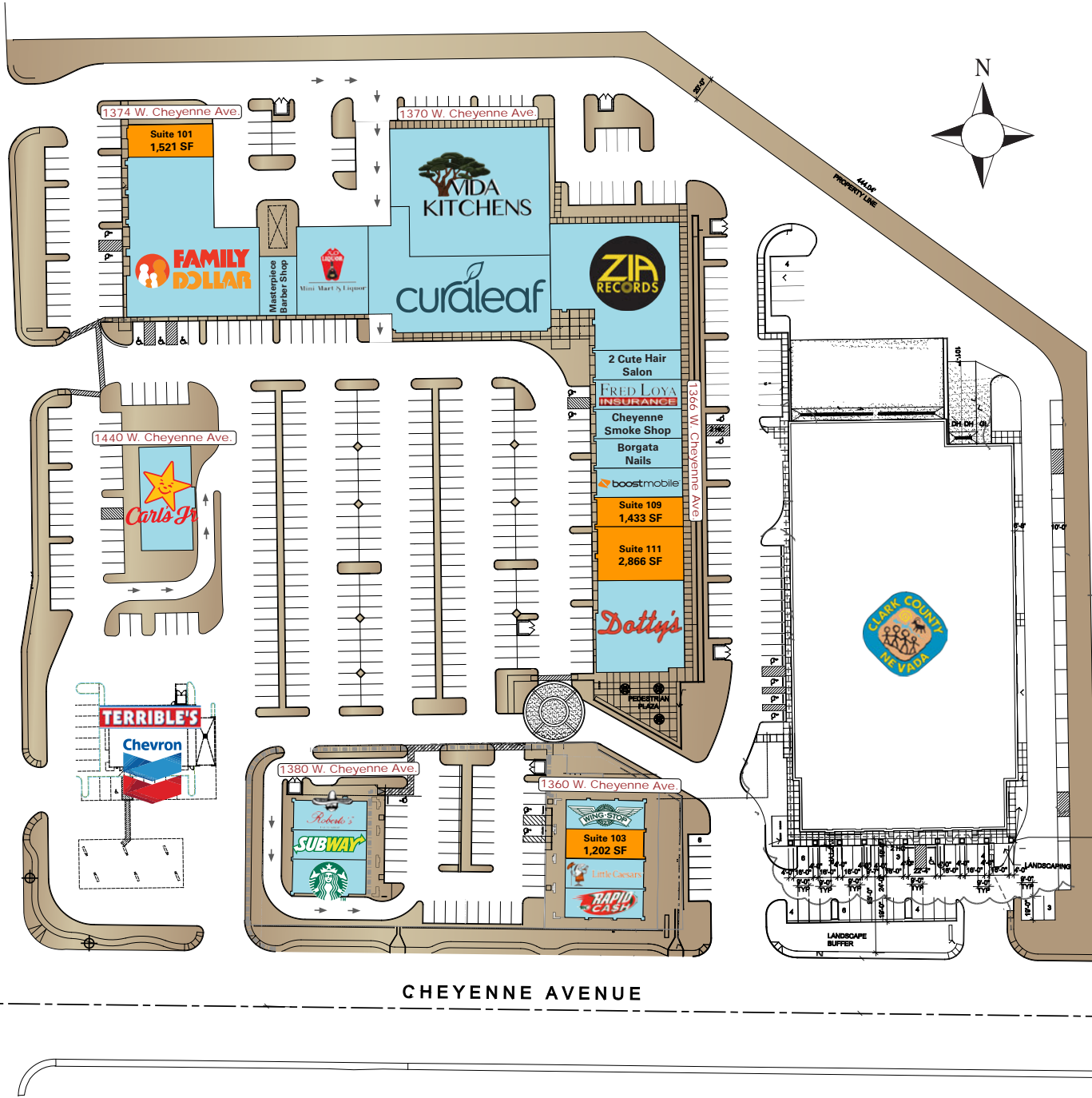
- Easy freeway access to Interstate 15



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK

MARTIN LUTHER KING BLVD.



CHEYENNE AVENUE

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