

# West Cheyenne Center

7350 W. Cheyenne Ave. | Las Vegas, NV 89129

## Retail for Lease

1,100-1,333 SF



Leasing Information:  
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# Lincoln

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### Property Overview

- ±1,100-1,333 SF retail space available
- Rates from \$1.35 NNN / CAM \$.048
- Established retail center
- High traffic counts

### Highlights

- Cheyenne frontage
- Close proximity to Mountain View Hospital

### Current Tenants

- Check City
- Dog Grooming
- Magoo's
- Massage Therapy

### Traffic Counts

W. Cheyenne Ave.	N. Tenaya Way	46,000 VPD
W. Cheyenne Ave.	N. Buffalo Dr.	53,021 VPD
N. Tenaya Way	W. Cheyenne Ave.	23,188 VPD

### Demographics

	1 Mile	3 Miles	5 Miles
Population	16,790	79,738	174,426
Av. Household Income	\$51,007	\$54,881	\$54,517
Total Housing Units	6,793	30,448	66,058

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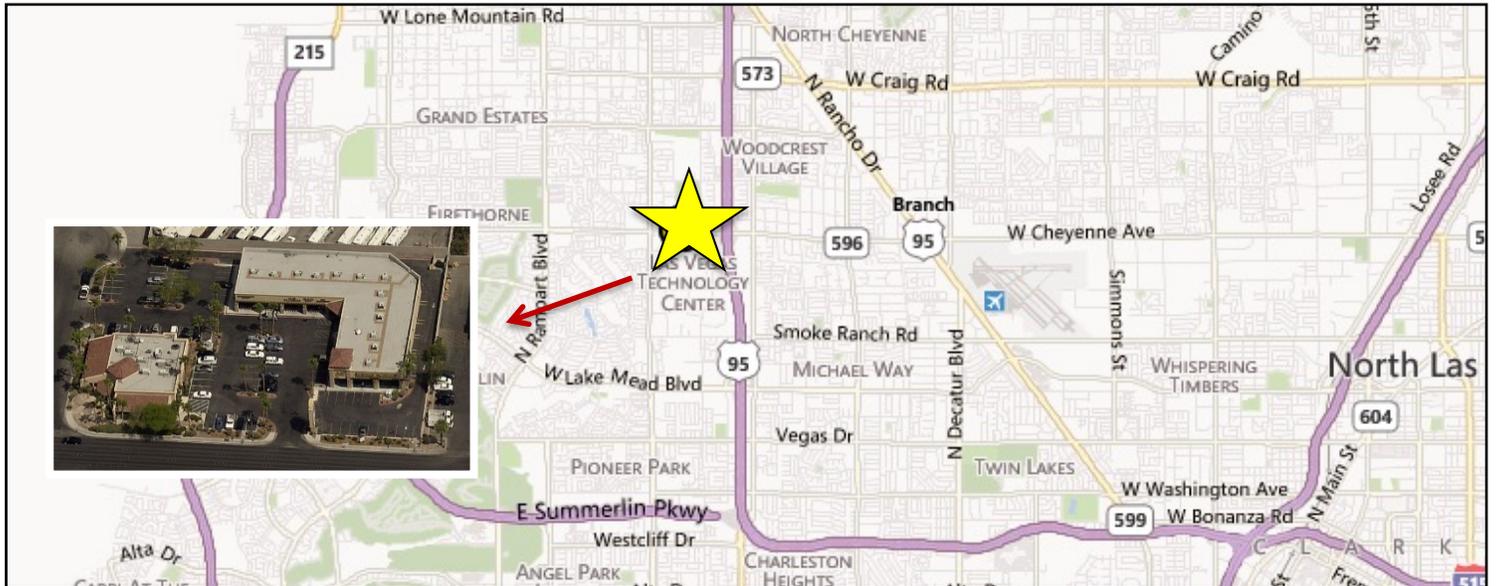
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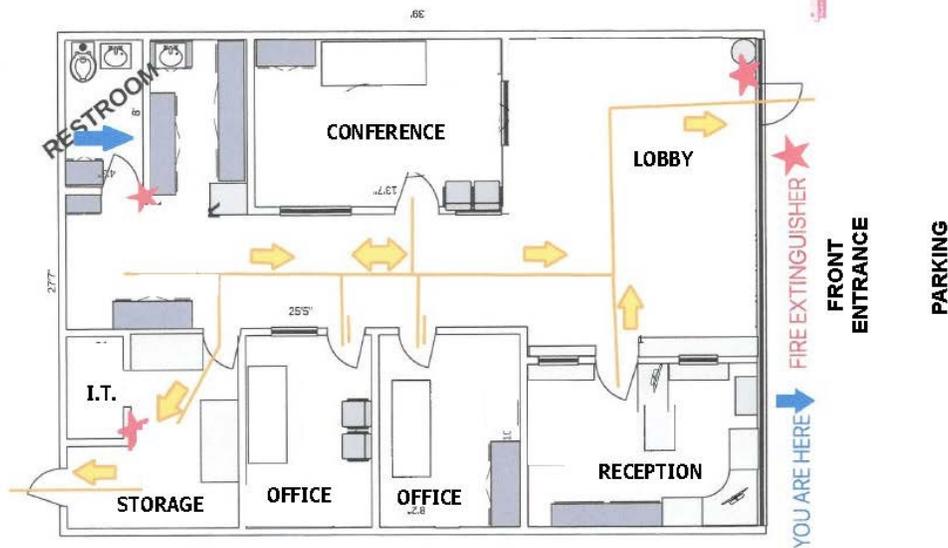
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## Location Overview



## Suite Available

### Floor Plan



Suite	Total SF	Rate Per SF	CAM	Space Description
103	1,100	\$1.35	\$0.48	Front Counter - Open
108	1,333	\$1.35	\$0.48	1 Office - Open

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