

807 E. CHEYENNE AVENUE

North Las Vegas, Nevada 89030

AVAILABLE
For Lease

I-15 FWY

LOSEE RD

SUBJECT

CHEYENNE AVE



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Property Details



\$6,000/mo (NNN)

Total Monthly Rent



TBD

CAM Charges



±20,319 SF

Available Space

Demographics

Population	1 mile	3 miles	5 miles
2025 Population	11,489	178,736	489,539
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$58,426	\$76,708	\$80,619

Property Highlights

- Rare *Industrial Outdoor Storage (IOS)* opportunity in North Las Vegas
- Secure and accessible yard – ideal for fencing, fleet parking, or material laydown
- Flexible site layout with removable building
- Direct access to I-15 via Cheyenne interchange
- Positioned in one of Las Vegas’ most active industrial and commercial corridors

Ideal Uses

- Contractor or construction yard
- Tow service or fleet storage
- Equipment and material staging
- Truck/trailer parking
- General industrial / light manufacturing support



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+ Parcel ID	139-14-101-011
+ Zoning	General Industrial (M-2)
+ Year Built	1960
+ Property Size	±1,400 SF
+ Lot Size	±20,319 SF <i>(excludes cell tower & access easement)</i>
+ Cross Streets	Losee Road & Cheyenne Avenue
+ Submarket	North Las Vegas
+ Traffic Counts	Cheyenne Ave ±59,000 VPD Somewhere Ln ±18,900 VPD

Property Overview

This rare Industrial Outdoor Storage (IOS) opportunity in North Las Vegas presents a secure and accessible yard, ideal for fencing, fleet parking, or material laydown. The flexible site layout, featuring a removable building, allows for a variety of uses, while direct access to the I-15 via the Cheyenne interchange ensures seamless transportation logistics. Strategically positioned within one of Las Vegas' most active industrial and commercial corridors, this property is a prime location for businesses seeking convenient and versatile outdoor storage solutions.

Area Overview

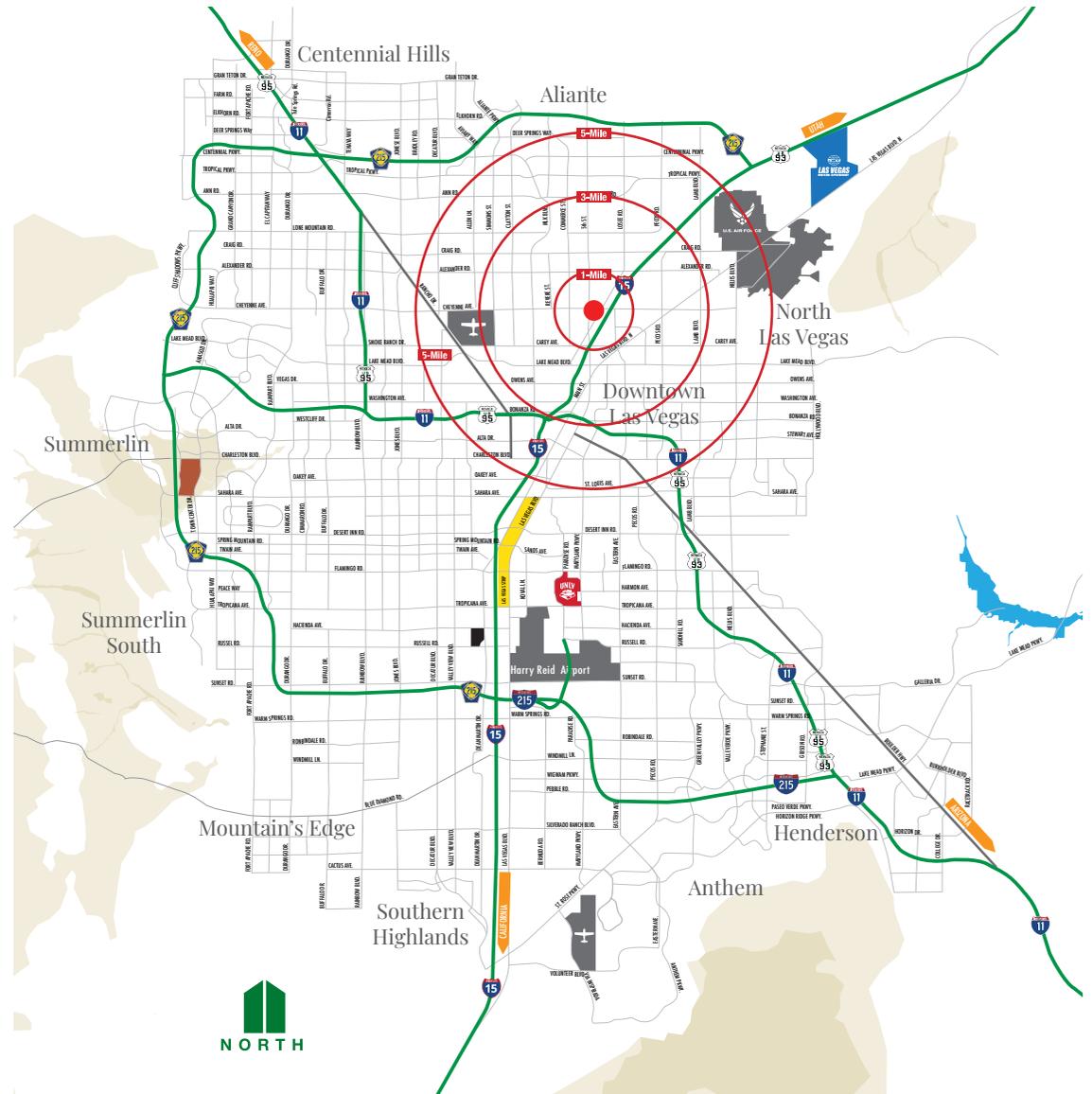
This strategically located property offers immediate connectivity to major transportation arteries, including the I-15, US-95, and the 215 Beltway, ensuring efficient access across the Las Vegas Valley. Positioned in the path of continued North Las Vegas industrial growth, the site is surrounded by major distribution, logistics, and service companies, and is in close proximity to the North Las Vegas Airport, Nellis Air Force Base, and Downtown Las Vegas. The location is further enhanced by its proximity to a variety of retail plazas, such as Cheyenne Pointe and Cannery Corner, which provide convenient dining and service options for employees and clients.

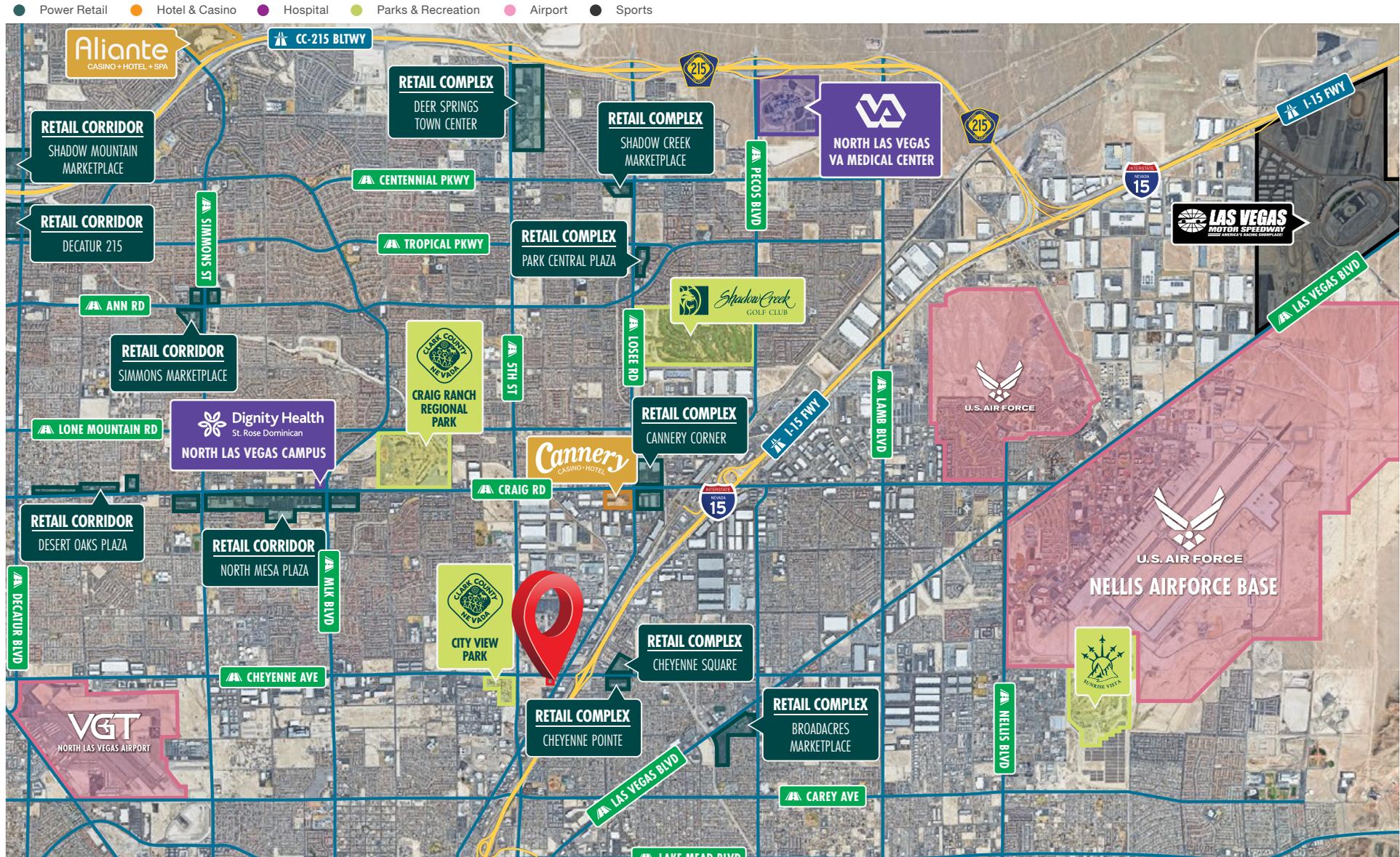
Population	1 mile	3 miles	5 miles
2010 Population	12,356	159,685	418,979
2020 Population	11,446	174,915	466,215
2025 Population	11,489	178,736	489,539
2030 Population	11,808	184,538	509,459
2010-2020 Annual Rate	-0.76%	0.92%	1.07%
2020-2025 Annual Rate	0.07%	0.41%	0.93%
2025-2030 Annual Rate	0.55%	0.64%	0.80%
2025 Median Age	28.0	32.3	33.7

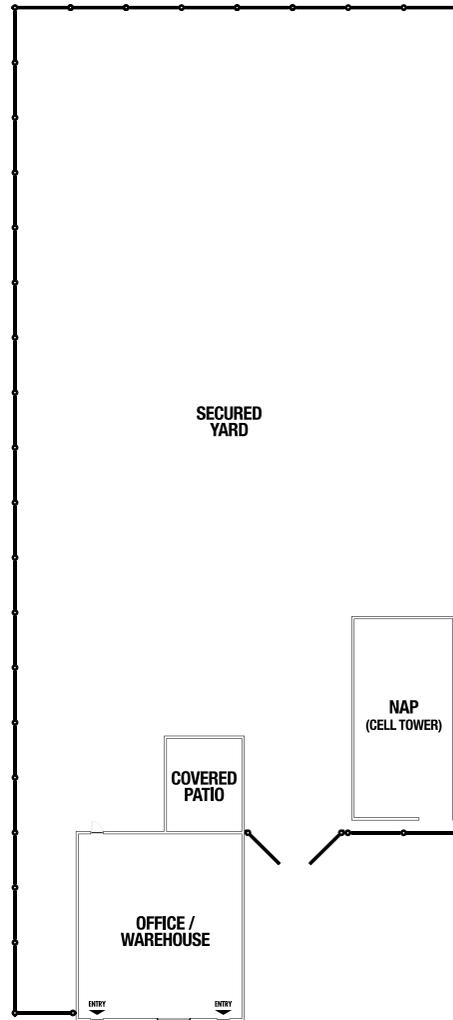
Households	1 mile	3 miles	5 miles
2025 Wealth Index	32	49	54
2010 Households	2,822	44,515	128,552
2020 Households	3,185	51,825	151,190
2025 Total Households	3,263	54,676	162,425
2030 Total Households	3,368	56,940	170,623
2010-2020 Annual Rate	1.22%	1.53%	1.64%
2020-2025 Annual Rate	0.46%	1.03%	1.37%
2025-2030 Annual Rate	0.64%	0.81%	0.99%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$58,426	\$76,708	\$80,619
2030 Average Household Income	\$66,607	\$87,378	\$90,852
2025-2030 Annual Rate	2.66%	2.64%	2.42%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	3,387	51,770	150,667
2020 Total Housing Units	3,367	54,511	160,949
2025 Total Housing Units	3,401	56,934	170,725
2025 Owner Occupied Housing Units	1,229	26,652	81,157
2025 Renter Occupied Housing Units	2,034	28,024	81,268
2025 Vacant Housing Units	138	2,258	8,300
2030 Total Housing Units	3,531	59,465	179,844
2030 Owner Occupied Housing Units	1,321	28,323	86,771
2030 Renter Occupied Housing Units	2,047	28,617	83,852
2030 Vacant Housing Units	163	2,525	9,221







Lease Details



\$6,000/mo (NNN)

Total Monthly Rent



TBD

CAM Charges



±20,319 SF

Available Space

Suite Details

+ **Total Available SF:** ±20,319 (entire lot)

+ **Building SF:** ±1,400

■ **Office SF:** ±800

■ **Warehouse SF:** ±600

+ **Utilities:** 1.5" commercial water line, power, & sewer available

+ **Notes:** Onsite building can be used for office, storage, or removed for full yard use

+ **Availability:** Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 ±7,892

Land Area
(Square Miles)

 2,265,461

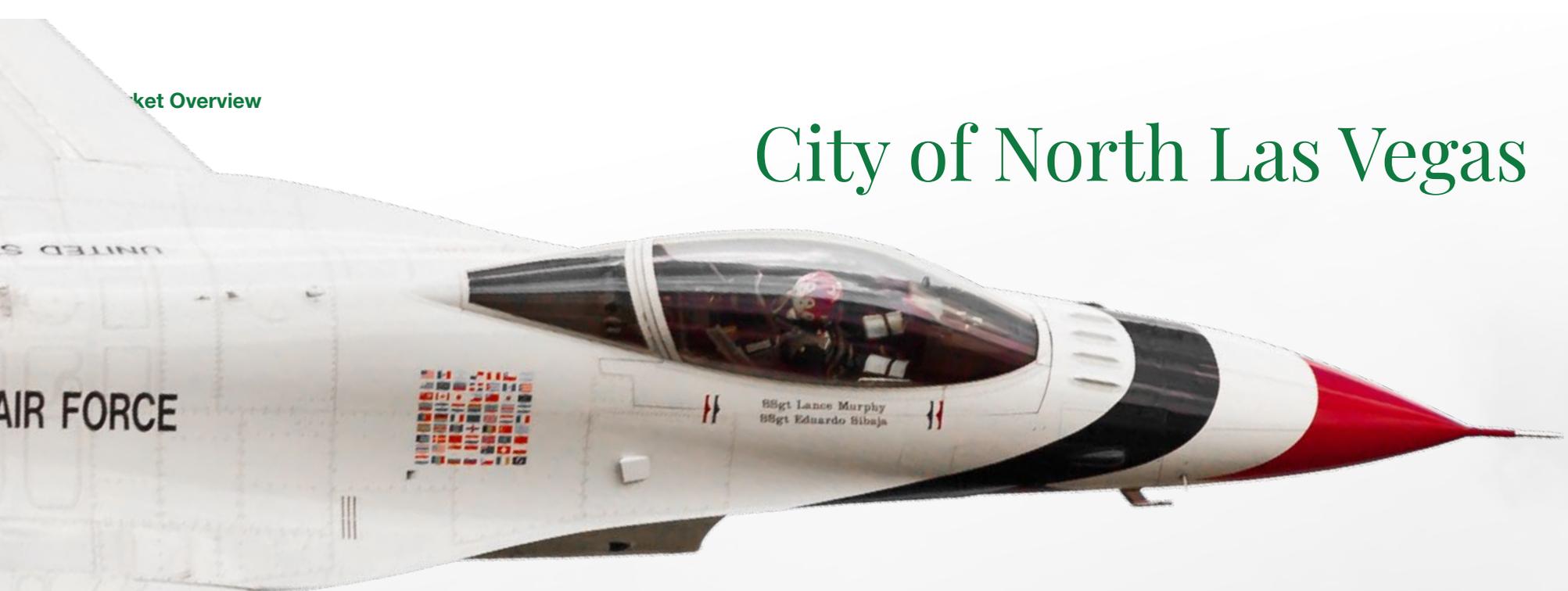
Population

 298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of North Las Vegas



Synopsis

The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

Quick Facts

 **±102**
Size (Sq. Mi.)

 **280,543**
Population as of 2024

 **2,565**
Pop. Density (Per Sq. Mi.)

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

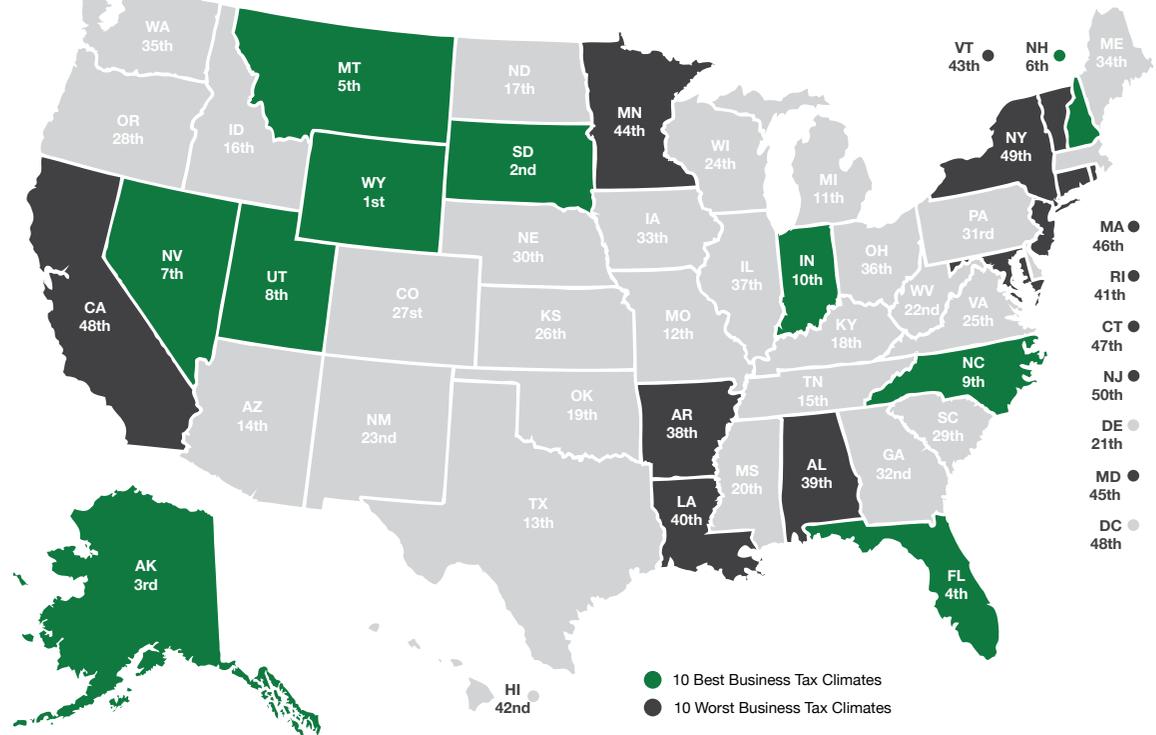
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)