

±1,200 - ±1,600 SF
FOR LEASE



CHEYENNE FOUNTAINS

7440 - 7450 WEST CHEYENNE AVE
LAS VEGAS, NV 89129

CBRE

PROPERTY HIGHLIGHTS

Property Details

Available Space	±1,200 - ±1,600 SF
Rent	Inquire With Broker
Zoning	C-2

Opportunity Benefits



Highly desirable location near Summerlin with immediate access to the US 95, CC 215 Beltway & Summerlin Parkway



Services nearby Mountain View Hospital with 425 Beds and Cheyenne Corporate Centre includes a 321,000 SF Suburban Office Complex



High volume traffic count with several national retailers and dense residential communities.



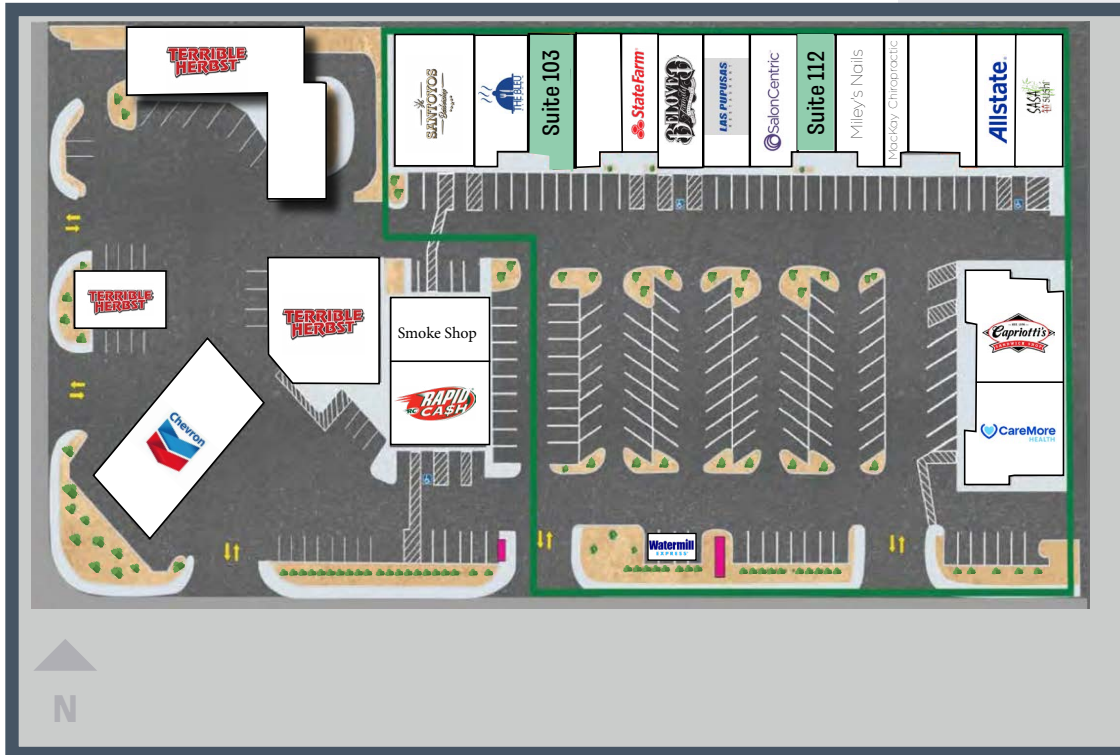
All suites in second generation condition



TENANTS



SITE PLAN



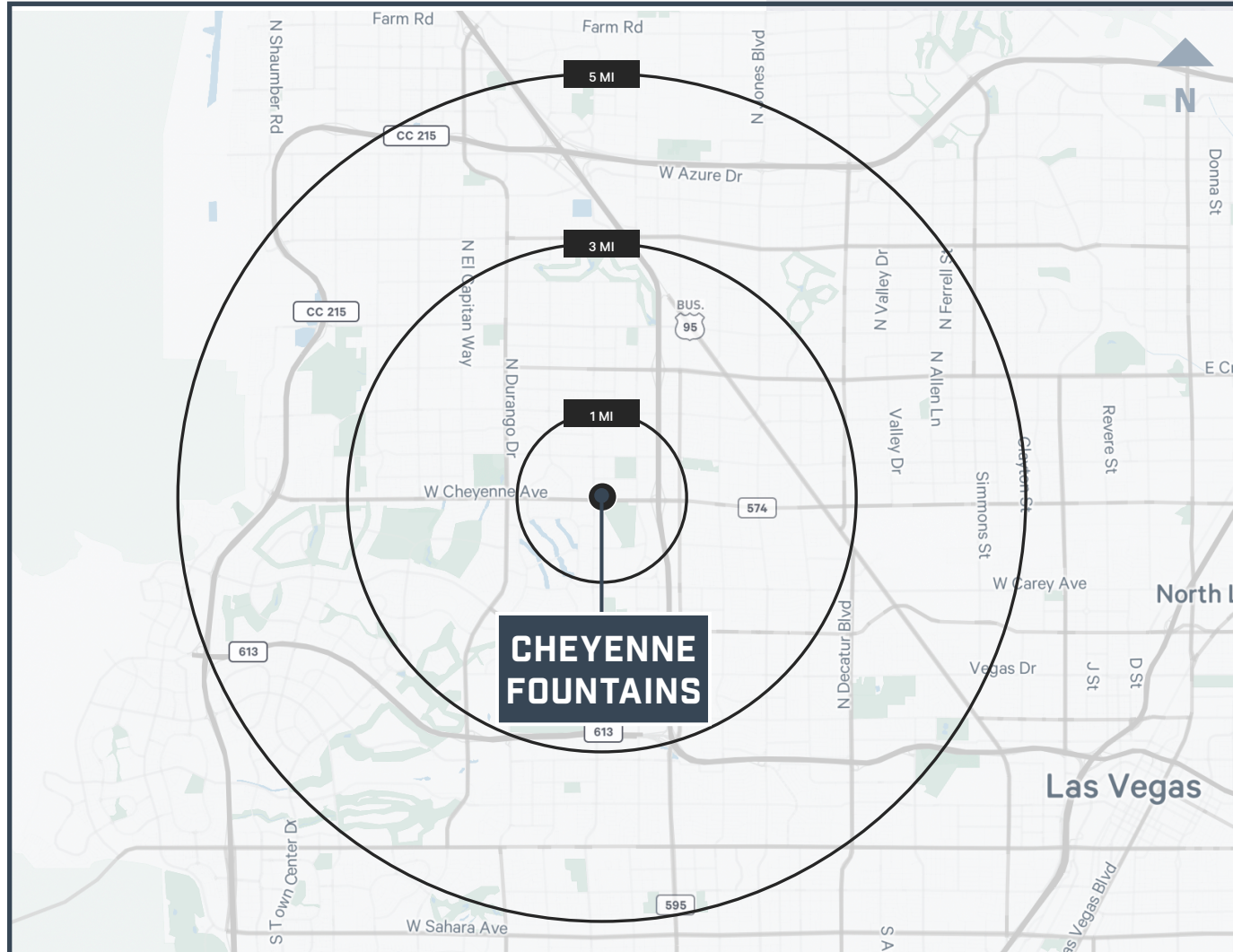
AVAILABLE
 LEASED

BLDG	UNIT	TENANT	SQ FT	
7440	101	Capriotti's	1,555	
7440	104A	Caremoore Health System	3,400	
7450	100	Santoyo's Barbershop	2,000	
7450	102	Bleu Kitchen	1,600	
7450	103	AVAILABLE	1,200	Virtual Tour
7450	105	State Farm	1,200	
7450	106	Vandal Forever	2,400	
7450	108	Las Pupusas	2,400	
7450	110	Salon Centric	2,000	
7450	112	AVAILABLE	1,600	Virtual Tour
7450	113	Mileys Nails	1,140	
7450	114	MacKay Chiropractor	1,260	
7450	115	Stawfire Management	2,400	
7450	117	Allstate	1,000	
7450	118	Sasa Sushi	2,000	
PAD		Watermill Express		

AERIAL MAP



AREA DEMOGRAPHICS



POPULATION

1 MILE	15,031
3 MILE	169,870
5 MILE	402,492

AVERAGE HH INCOME

1 MILE	\$107,701
3 MILE	\$103,967
5 MILE	\$108,111

OF HOUSEHOLDS

1 MILE	6,401
3 MILE	66,639
5 MILE	151,965

Source: Esri, 2025



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