



For Lease

Cheyenne Plaza

3220 North Jones Boulevard, Las Vegas, NV 89108

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**AVISON
YOUNG**

Property Highlights

- ±1,574 and ±1,600 sf available for lease
- Center is anchored by La Bonita Supermarket
- Pylon signage available
- Convenient access to Cheyenne Blvd. & Jones Blvd.
- Asking Rate: \$1.99 psf NNN
- \$0.57 psf Estimated CAM's

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Demographics (2025 Estimates with 2030 Projections)

 Total Population	1-mile 17,461	3-miles 176,464	5-miles 442,421
 Median HH Income	1-mile \$84,209	3-miles \$93,142	5-miles \$101,294
 Median Home Value	1-mile \$410,798	3-miles \$400,797	5-miles \$425,839
 Total Households	1-mile 6,305	3-miles 66,384	5-miles 164,075
 Average Size Household	1-mile 3.2	3-miles 3.2	5-miles 3.3

**For more
information**

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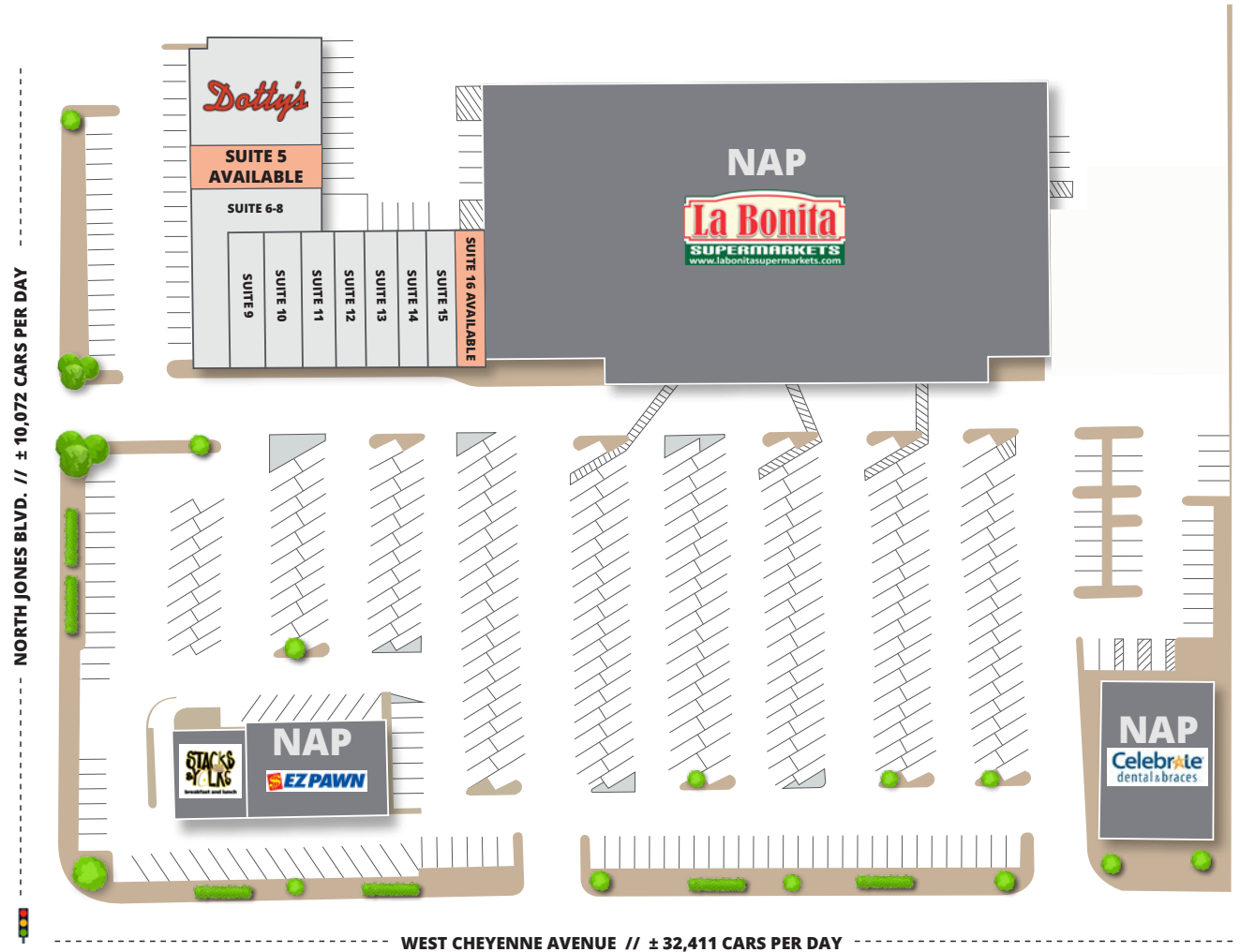
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Site Plan

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Suite	Tenant	SF	Rate
1 - 4	Dotty's	4,450	
5	AVAILABLE	1,574	\$1.99 psf
6 - 8	La Michoacana Plus	2,714	
9	7 Plus Agua	1,118	
10	Aria Nails	1,120	
11	Cricket Wireless	1,400	
12	LV Smoke & Vape	1,109	
13	Vanity Hair Studio	1,200	
14	Mina Eyebrows	1,200	
15	Total Wireless	1,120	
16	AVAILABLE	1,600	\$1.99 psf

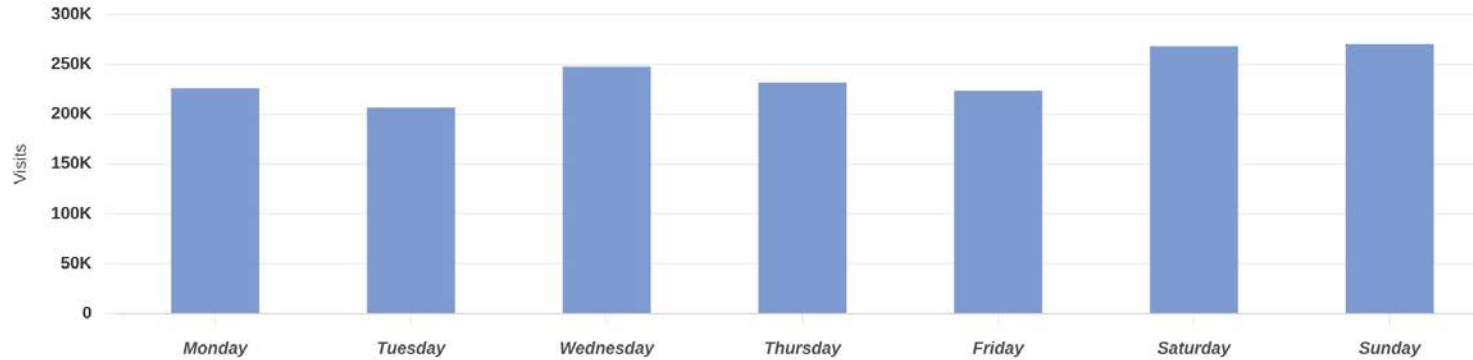


Property Photos

3220 North Jones Boulevard, Las Vegas, NV 89108



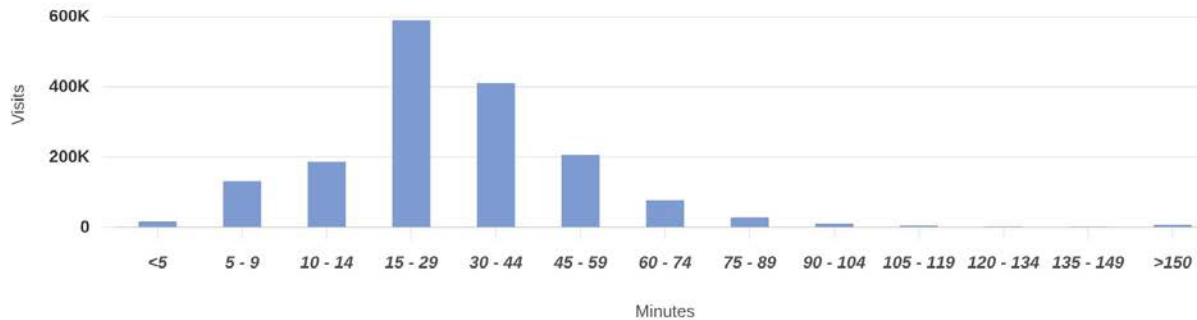
La Bonita Supermarket, West Cheyenne Avenue - Daily Visits



Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



La Bonita Supermarket, West Cheyenne Avenue - Visit Duration



Average Stay	32 min
Median Stay	27 min

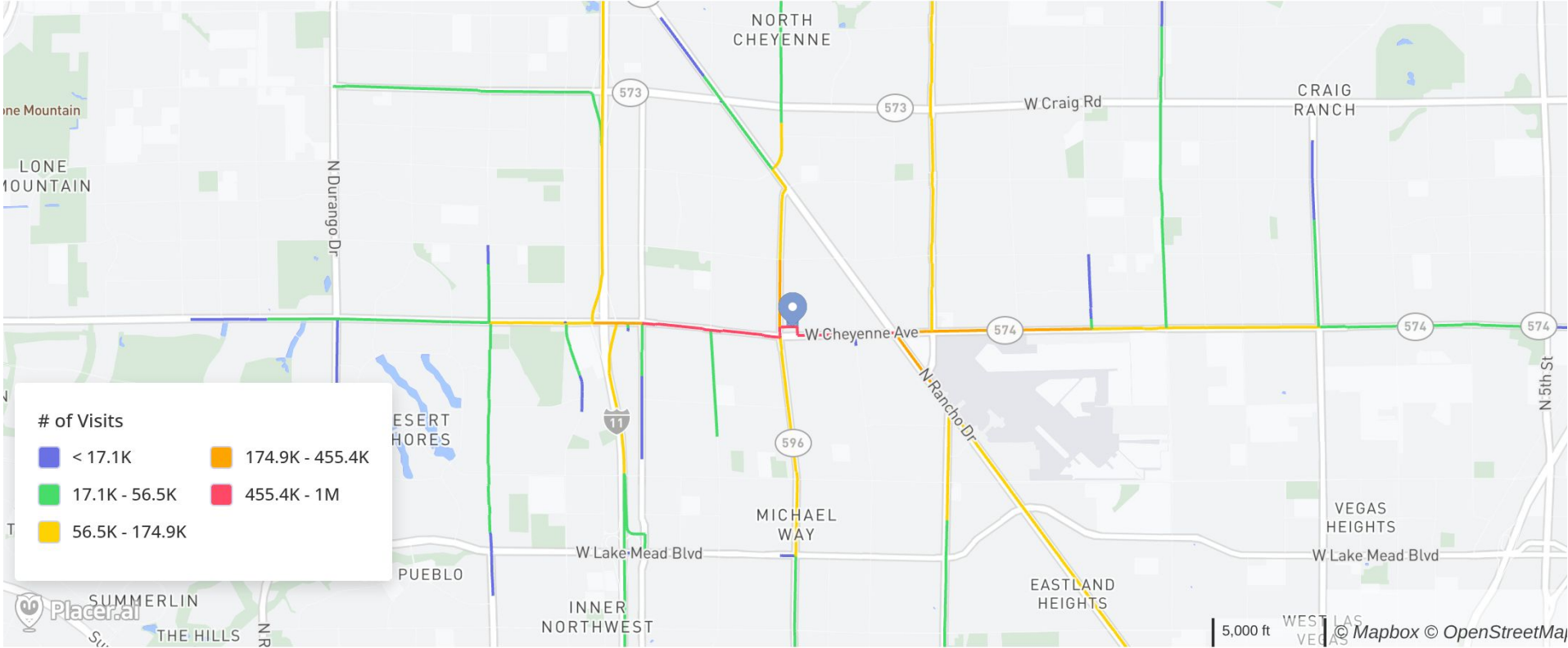
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La Bonita Statistics

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La Bonita Supermarket, West Cheyenne Avenue - Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.



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