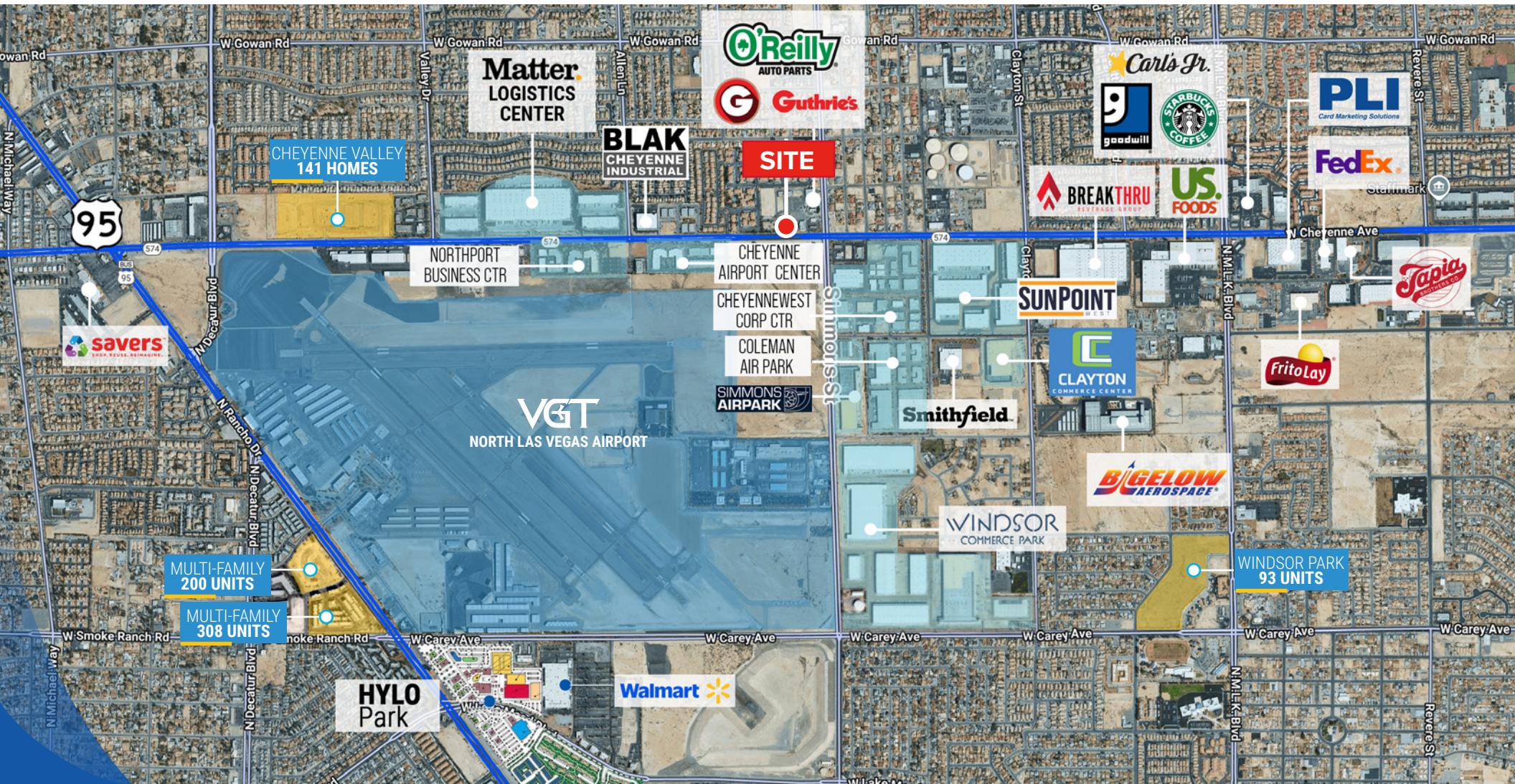


± 0.99 AC AVAILABLE

GROUND LEASE | SALE

W NWC Cheyenne Ave & Simmons St
North Las Vegas, NV 89032



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814

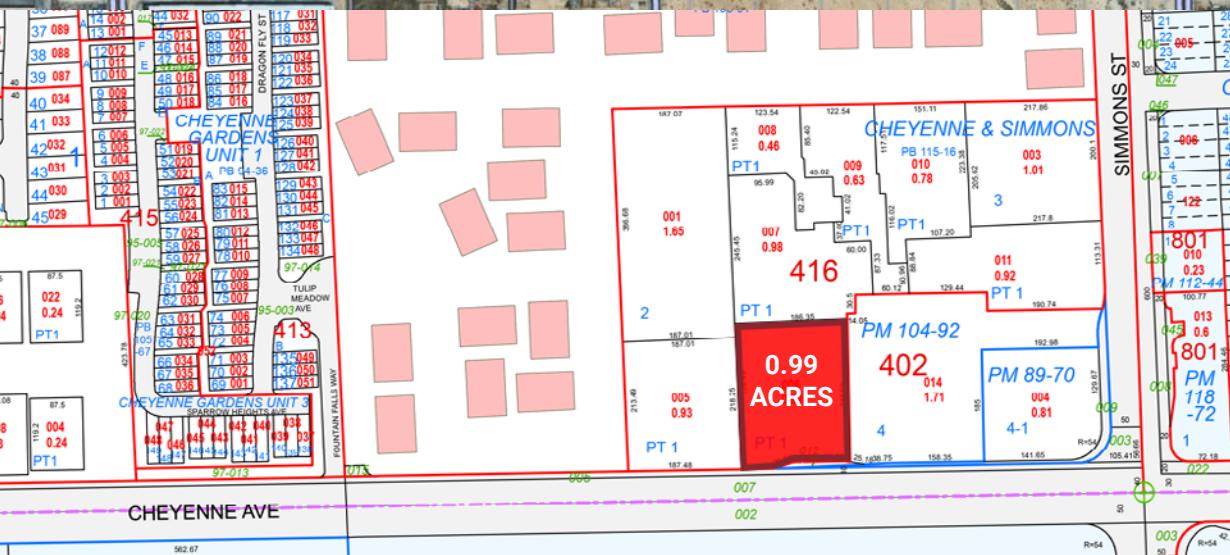
ROI
Commercial Real Estate
roicre.com

Cheyenne Technology Corridor Opportunity



PROPERTY HIGHLIGHTS

- 0.99 AC parcel located in the Northwest submarket
- High daytime population within a 5 mile radius is approximately 155,993 people
- Convenient cross access to adjoining parcel occupied by 7-Eleven
- Located near North Las Vegas Airport and within the Cheyenne Technology Corridor
- In opportunity zone



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

DETAILED AERIAL



139-08-416-011
APN



PLANNED DEVELOPMENT UNIT
ZONING



0.99 ACRES
TOTAL AREA

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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

NORTHWEST SUBMARKET
HIGH DAYTIME POPULATION ALONG NORTH LAS VEGAS AIRPORT COMMERCIAL DISTRICT

CHEYENNE TECHNOLOGY CORRIDOR
2 MILLION SF OF MIXED-USE INDUSTRIAL AND COMMERCIAL BUILDINGS



POPULATION

1 Mile	3 Miles	5 Miles
13,970	163,382	500,246



DAYTIME POPULATION

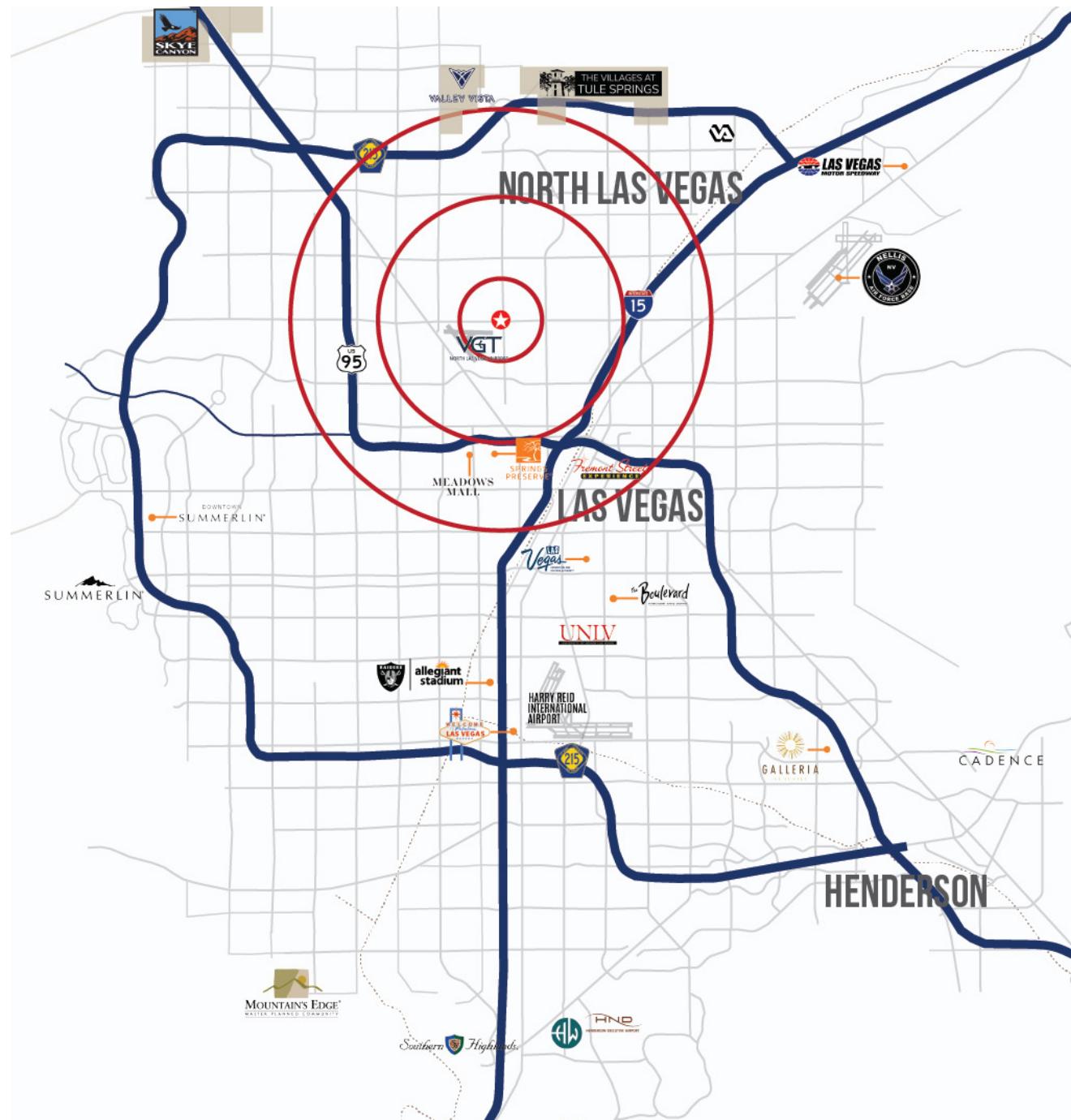
1 Mile	3 Miles	5 Miles
5,533	40,033	157,387



TRAFFIC COUNTS

Cheyenne Ave
34,500 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



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