

CHEYENNE FAIRWAYS

8670 W Cheyenne Ave
Las Vegas, NV 89129

±3,804 SF OFFICE SPACE



FOR MORE INFORMATION
CONTACT

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9121 W Russell Rd
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PROPERTY HIGHLIGHTS

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OFFICE SPACE AVAILABLE

ROI Commercial Real Estate is pleased to present the opportunity to lease two turn-key office spaces at Cheyenne Fairways.

- ✓ Easily accessible and within two miles of three major freeways - US 95, CC-215 and Summerlin Pkwy
- ✓ Exposure to 27,600 VPD along Cheyenne Ave - a major east-west arterial
- ✓ Property is located adjacent to Durango Hills Golf Course on the northern boundary of Summerlin
- ✓ Close to Mountain View Hospital, Cheyenne Medical Mile, Las Vegas Technology Center

138-08-801-019
APN

 **\$ 1.95/SF/MO** **\$ 0.45/SF/MO**
ASKING RENT NNN

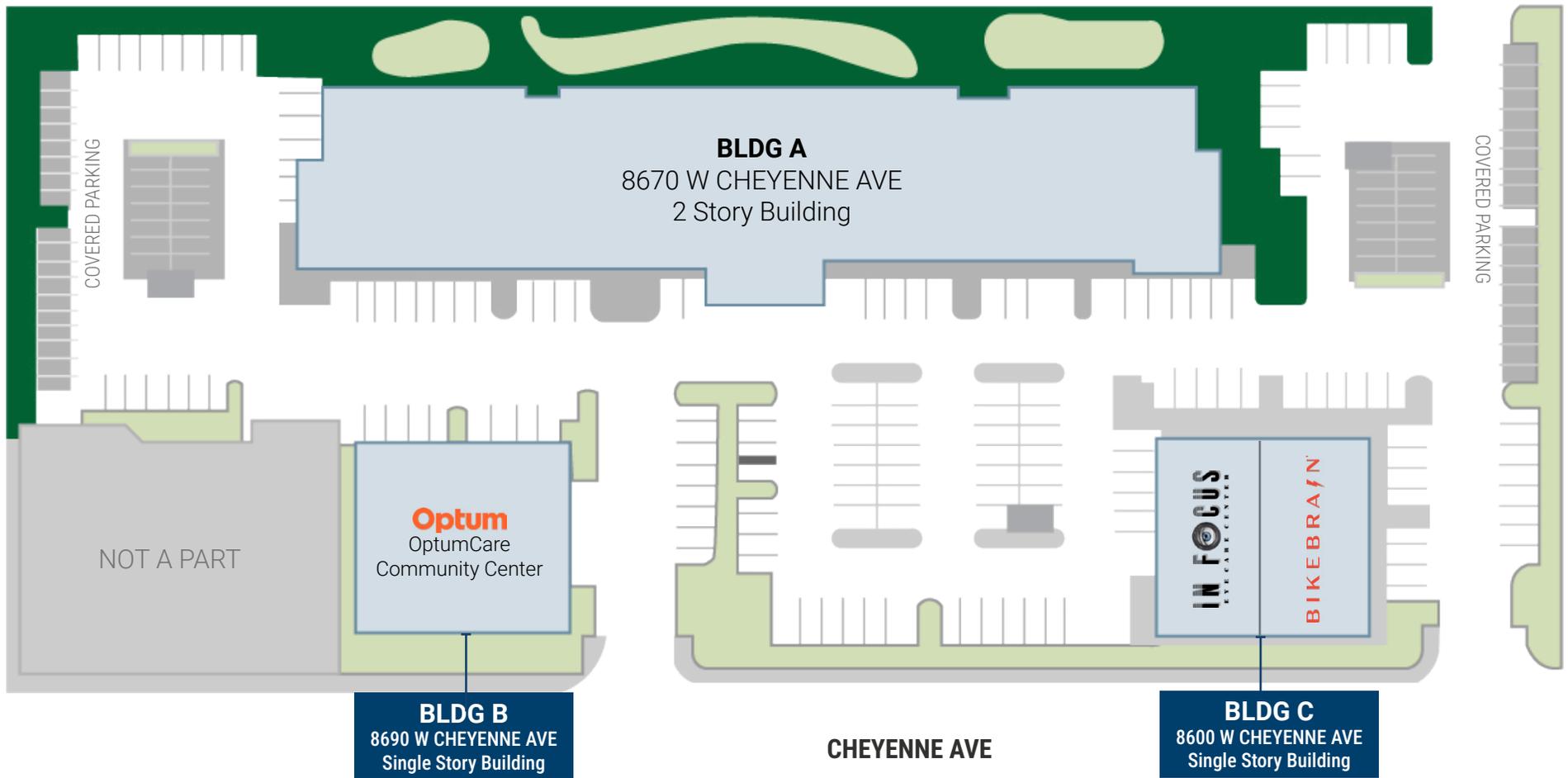
 **LIMITED COMMERCIAL DISTRICT (C-1)**
ZONING



SITE PLAN

CHEYENNE FAIRWAYS

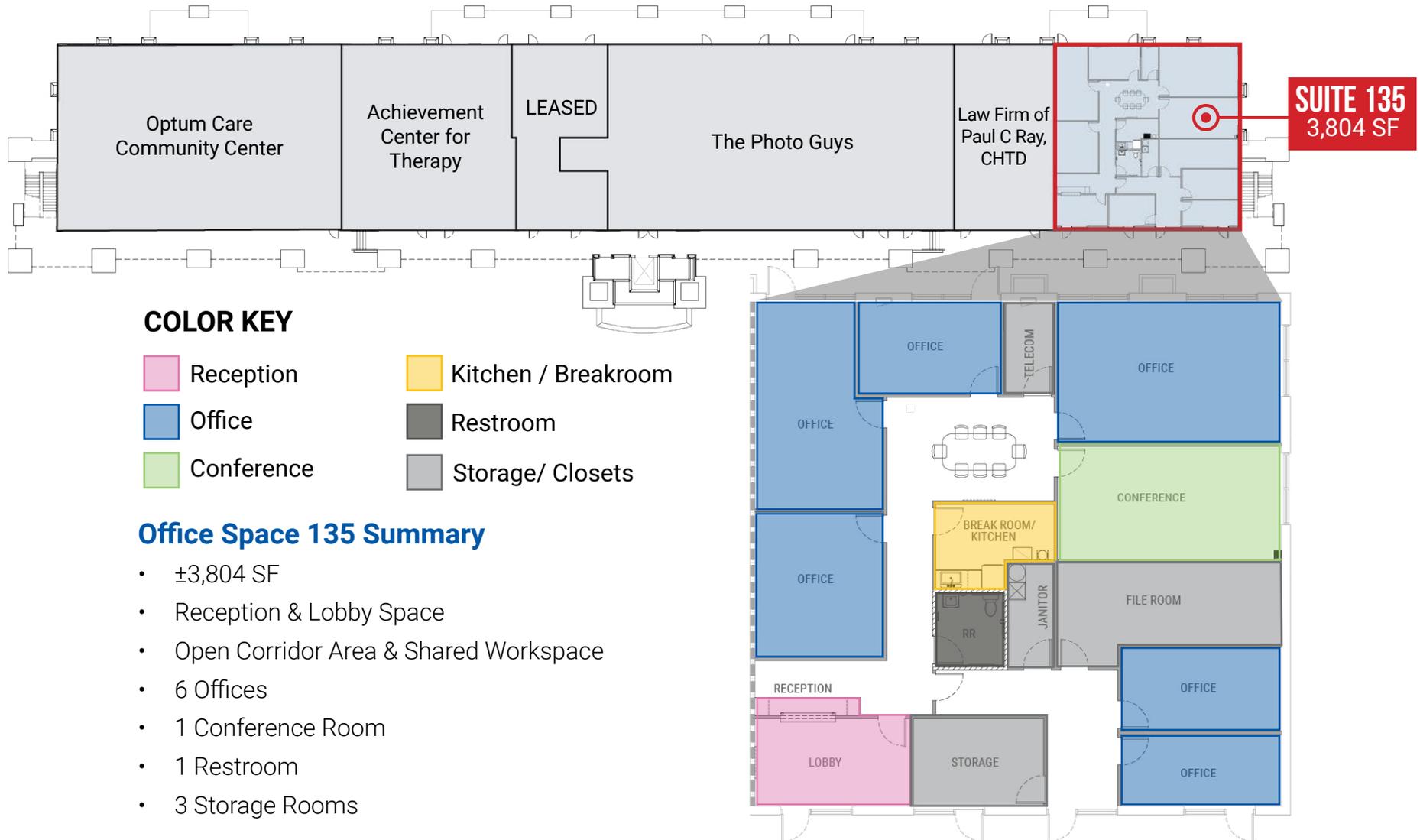
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BUILDING A

GROUND FLOOR

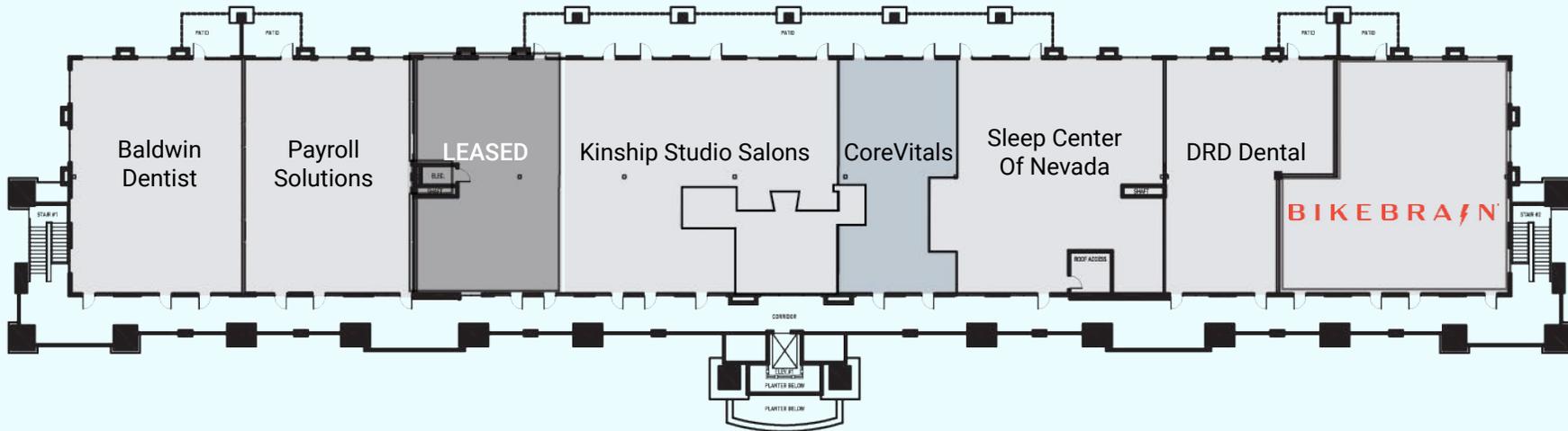
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BUILDING A

SECOND FLOOR

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DETAILED AERIAL

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TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 MILE	20,368
3 MILES	137,962
5 MILES	352,723



AVERAGE HOUSEHOLD INCOME

1 MILE	\$111,522
3 MILES	\$121,909
5 MILES	\$117,005



TRAFFIC COUNTS

CHEYENNE AVE	27,600 VPD
RAMPART BLVD	26,400 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

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