

# CHEYENNE CROSSING

±2,100 SF AVAILABLE

3250 N Tenaya Way  
Las Vegas, NV 89129

**1.4 MILLION  
ANNUAL VISITS**  
SOURCE | Placer.ai 2024



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**ROI**  
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roicre.com



# PROPERTY HIGHLIGHTS

## ±2,100 SF AVAILABLE

- Target anchored shopping center
- Property is located directly across from Mountain View Hospital
- Located along the northern section of the Tenaya Medical Mile and the Cheyenne Industrial Corridor
- Just off of US 95 Cheyenne Interchange



↗ ± 2.23 AC  
LAND AREA

📍 LIMITED COMMERCIAL (C-1)  
ZONING

# 138-10-815-001  
APN



# PROPERTY SITE PLAN

3250 N Tenaya Way  
Las Vegas, NV 89129



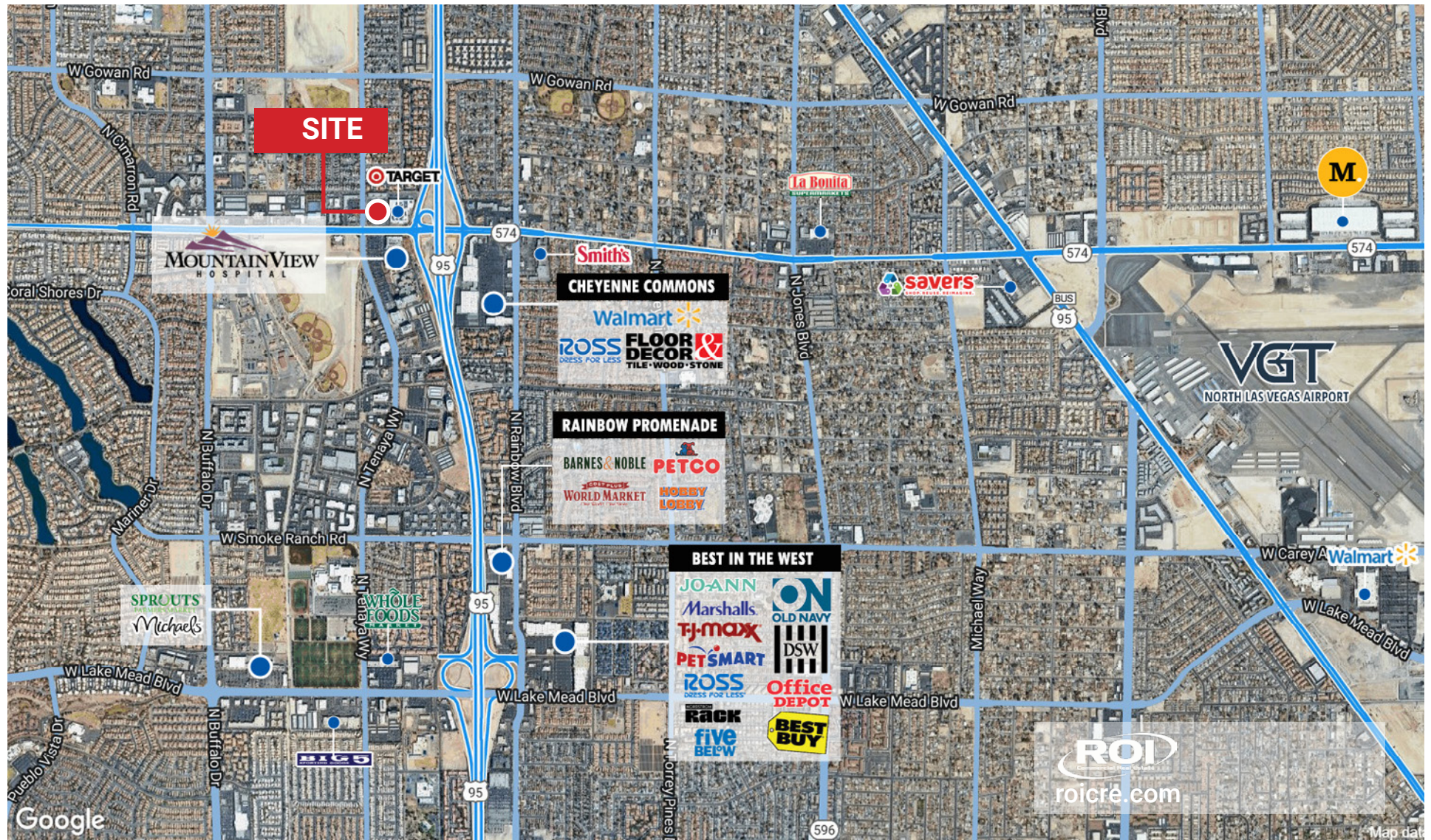
Suite	Tenant	± SF
99	Sushi & Bowl	1,400
100	Molly's Tavern	1,400
101	Smoke Shop	1,260
102	Eye Brows	1,200
103	Salon Indigo	1,260
104	La Cantine Cafe	1,190
105	Balii Nails	1,260

Suite	Tenant	± SF
106	Sharetea	1,050
107	Game Reparis	1,050
108	Northwest Dental	1,740
109	LV Martial Arts Academy	1,750
110-111	Emiliano's Mexican Food	2,450
<b>112-113</b>	<b>AVAILABLE</b>	<b>2,100</b>
114	Leslie's Pool Supply	3,850



# TRADE AREA AERIAL

3250 N Tenaya Way  
Las Vegas, NV 89129





# AREA DEMOGRAPHICS

3250 N Tenaya Way  
Las Vegas, NV 89129



## POPULATION

1 Mile	3 Miles	5 Miles
17,506	175,423	416,274



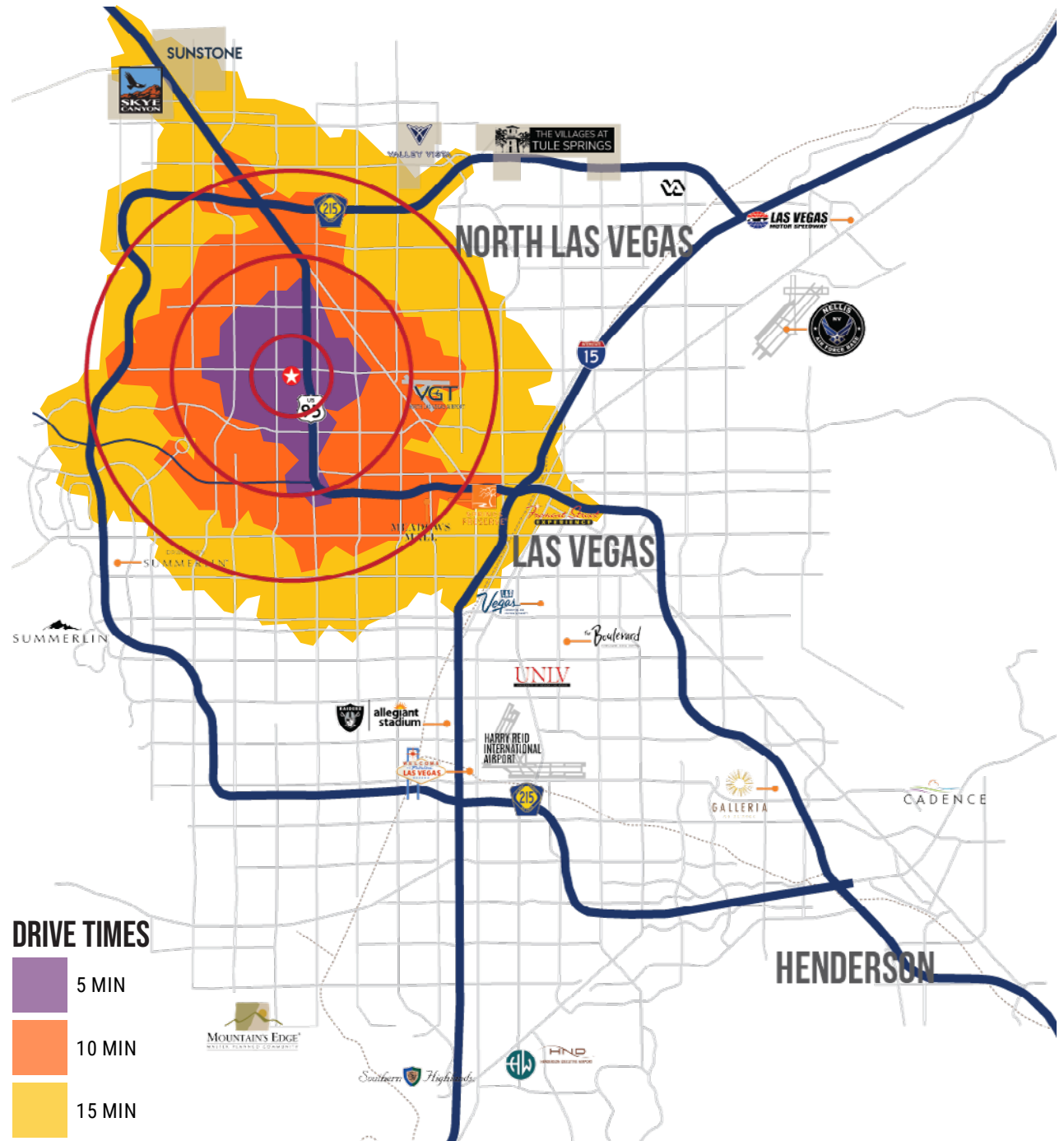
## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$63,254	\$73,194	\$76,095



## TRAFFIC COUNTS

Cheyenne Ave	US 95
26,200 VPD	143,000 VPD



Source:  
SitesUSA 2024  
TRINA, NV DOT 2023

# CHEYENNE CROSSING

3250 N TENAYA WAY  
NORTH LAS VEGAS, NV 89129



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## CALL US FOR MORE INFO

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