



FOR LEASE

8630 W Cheyenne
Las Vegas, NV 89129

- Medical office single story building
- Minutes away from US-95 and Mountain View Hospital
- Convenient Parking

±1,577 SF AVAILABLE | OFFICE

Property Specs

LEASE RATE	\$2.25/SF/Mo
CAMS	\$0.30/SF/Mo
AVAILABLE SQFT	±1,577 SF
ZONING	C-P (Professional Medical Office)
LEASE TYPE	NNN

- Medical office single story building
- Minutes away from US-95 and Mountain View Hospital
- Convenient Parking
- Ready for occupancy.



OR TEXT 22053 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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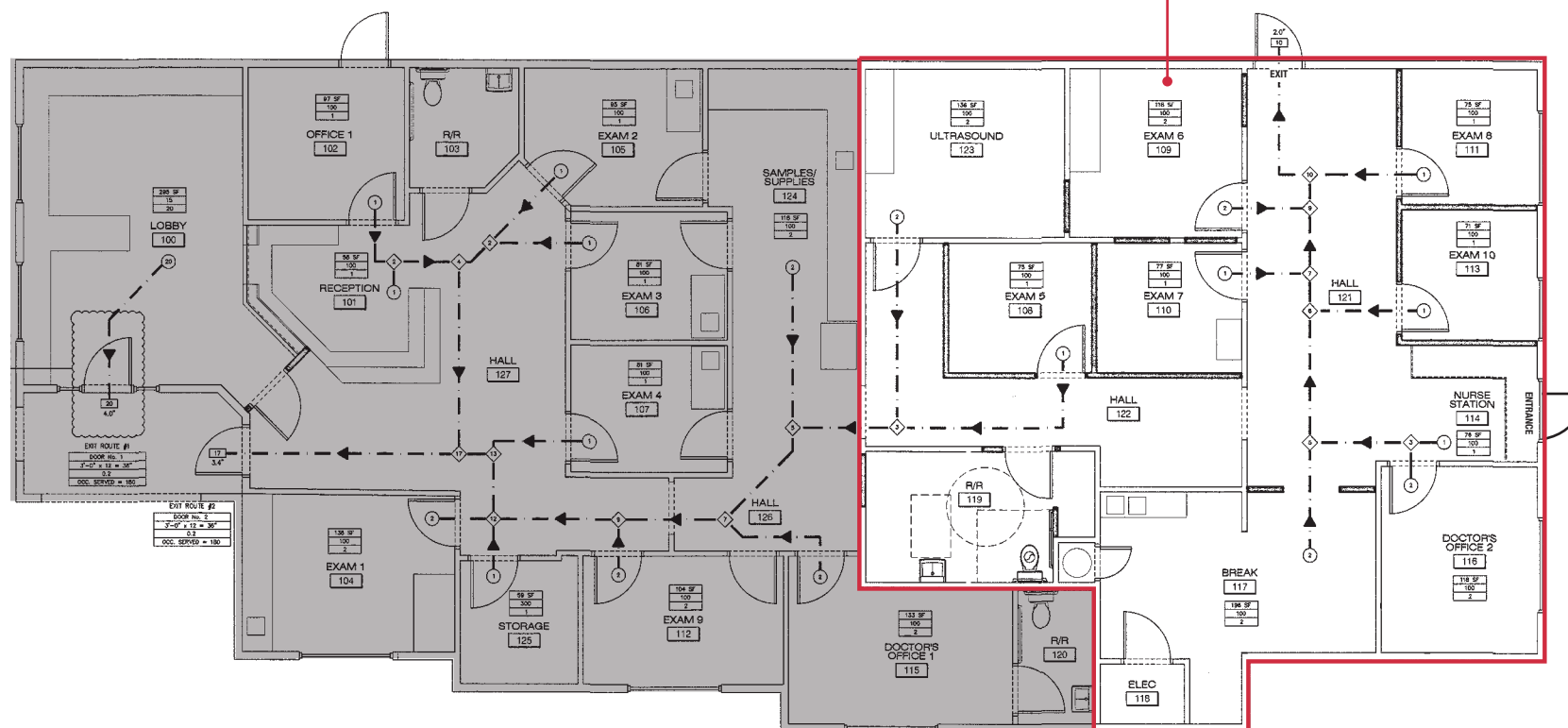


SUMMARY

FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





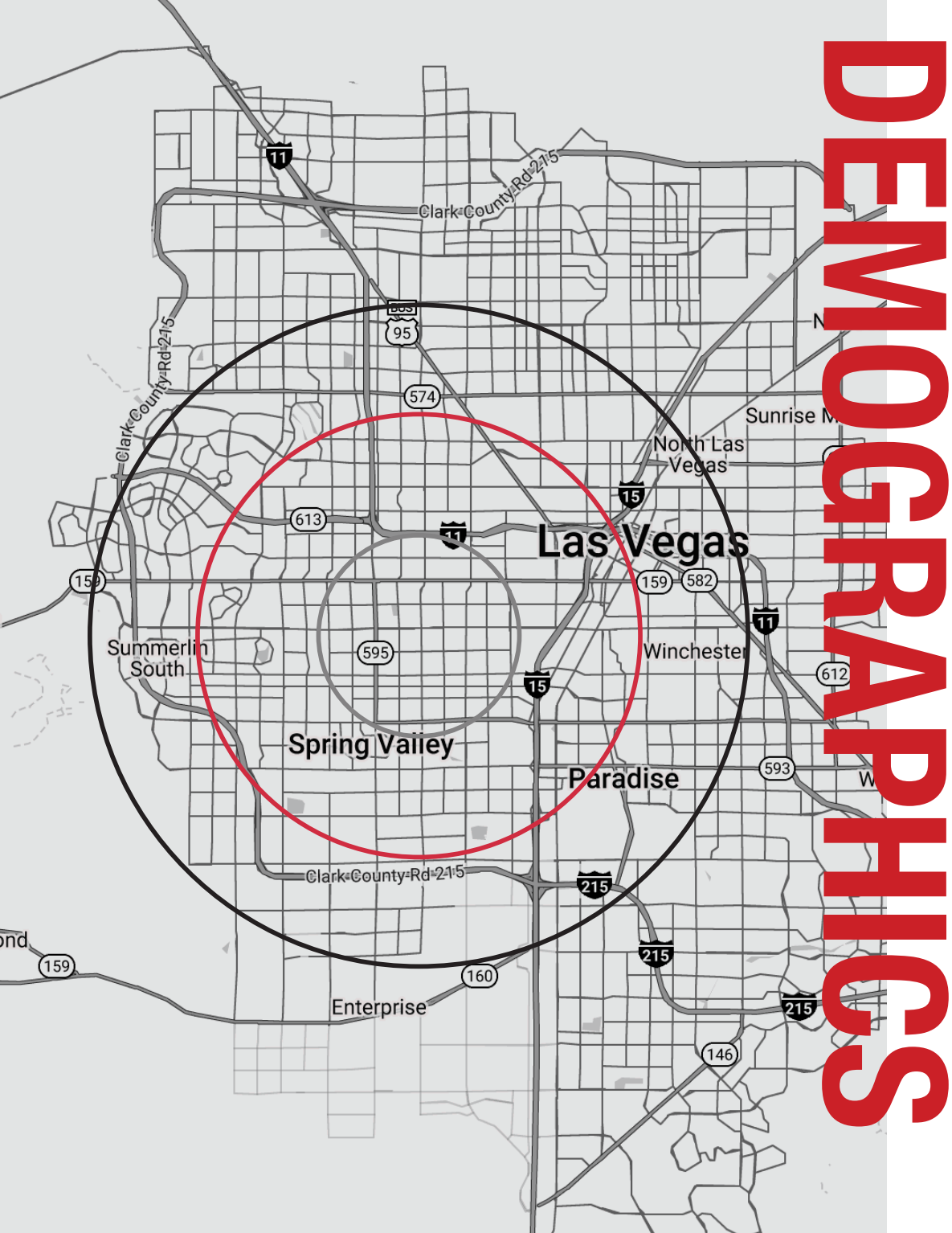
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

HOUSEHOLDS

2025 Households

INCOME

2025 Average HH Income

1-mile

15,471

1-mile

5,891

1-mile

\$87,227

3-mile

172,043

3-mile

67,320

3-mile

\$83,238

5-mile

463,196

5-mile

190,332

5-mile

\$87,714

Traffic Counts

STREET

West Sahara Avenue

Lindell Road

AADT

41,500

53,763

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

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1.1 BIL

SF MANAGED

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PROFESSIONALS

TOP 6

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