

Available For Lease

CHEYENNE COMMONS

3001 N. Rainbow Blvd., Las Vegas, NV 89108

Listed By:

Colliers



RETAIL POWER CENTER

CHEYENNE COMMONS

Listed By:



LISTING SNAPSHOT

Shop Space Lease Rate

\$2.50+ PSF NNN

Shop Space Available

±1,020 SF – ±2,824 SF



PROPERTY HIGHLIGHTS

- In-Line second generation retail spaces available
- New construction Starbucks drive-thru is now open!
- Join several national and retail tenants including Walmart, Floor & Décor, Ross, Carl's Jr, and Jollibee
- Excellent location along the US-95 Freeway and Cheyenne Ave. with strong traffic counts
 - US-95 Freeway // ±167,000 VPD
 - W. Cheyenne Ave. // ±52,000 VPD
 - N. Rainbow Blvd. // ±23,300 VPD
- Strong day-time population of ±365,151 within 5-miles
- Located adjacent to Mountain View Hospital (452 beds/2,150 employees)

Trade Area Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|--------------------------------------|----------|----------|----------|
| 2024 Population | 16,680 | 180,161 | 421,200 |
| 2024 Average Household Income | \$78,618 | \$91,007 | \$98,277 |
| 2024 Total Households | 6,318 | 69,199 | 158,445 |

Leasing Experts

AREEBA MOTEN

Senior Associate

+ 1 702 727 3780

areeba.moten@colliers.com

License # NV-S.0194559

TREVOR OLKOWSKI

Associate

+ 1 702 836 3766

trevor.olkowski@colliers.com

License # NV-BS.0145996

DEANA MARCELLO

Executive Vice President

+ 1 702 727 3779

deana.marcello@colliers.com

License # NV-S.174174

CHEYENNE COMMONS

TRADE AREA MAP



CHEYENNE COMMONS

NORTH FACING AERIAL



CHEYENNE COMMONS

SOUTHWEST FACING AERIAL



SITE PLAN



| Suite | Tenant | Size |
|-------------|----------------------------|---------|
| 3003 | Dotty's | 4,800 |
| 3007 | Hibbett Sports | 5,000 |
| 3009 | Pro Club Zone | 2,456 |
| 3011 | H&R Block | 2,456 |
| 3021 | Ross | 24,000 |
| 3031 | Super 99 Center | 4,500 |
| 3033-3039 | Aaron's Furniture | 11,222 |
| 3041 | Walmart | 114,513 |
| 3051-3059 | AutoZone | 7,712 |
| 3061 | Rainbow Shops | 9,100 |
| 3065 | Available | 2,824 |
| 3067 | Scrubs & Beyond | 2,800 |
| 3069 | Sally Beauty | 1,800 |
| 3071-3075 | Floor & Decor | 70,738 |
| 3081 | Marie Callender's | 2,502 |
| 3085 | PT's Pub | 3,998 |
| 3101 | Great Clips | 1,265 |
| 3103 | Smoke Shop | 1,162 |
| 3105 | Metro PCS | 1,020 |
| 3107 | Available | 1,020 |
| 3109 | LA Insurance Agency NV 30 | 1,080 |
| 3111 | Weekend Nails | 1,920 |
| 3115 | Available* | 1,800 |
| 3117 | EyeBrow Threading | 1,200 |
| 3141 | Goodwill | 24,510 |
| 3145 / 3149 | Plato's Closet | 3,300 |
| 3151 | Alka PH9 | 1,200 |
| 3153 | Total Wireless by Verizon | 1,020 |
| 3155 | Goodwill Donation Drop-off | 960 |
| 3157 | The UPS Store | 1,320 |
| 3159 | Vegas Specialty Pharmacy | 900 |
| 3163 | Boca Dental | 2,409 |
| 3165 | Wally Wombats | 10,067 |
| 3181 | Jollibee | 2,558 |
| 3189 | Carl's Jr. | 3,516 |
| NAP | Rebel Oil | NAP |
| 3119 | Pacific Dental | 3,000 |
| 3121 | Cricket Wireless | 1,412 |
| 3123 | Humana | 7,078 |
| 3131 | Starbucks | 2,378 |

*Do not disturb current tenant.



PLANS & AERIALS

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Malan + Marcello Investment Team

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Executive Vice President
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License # NV-S.174174