

± 0.99 AC AVAILABLE

GROUND LEASE | SALE

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



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Cheyenne Technology Corridor Opportunity

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

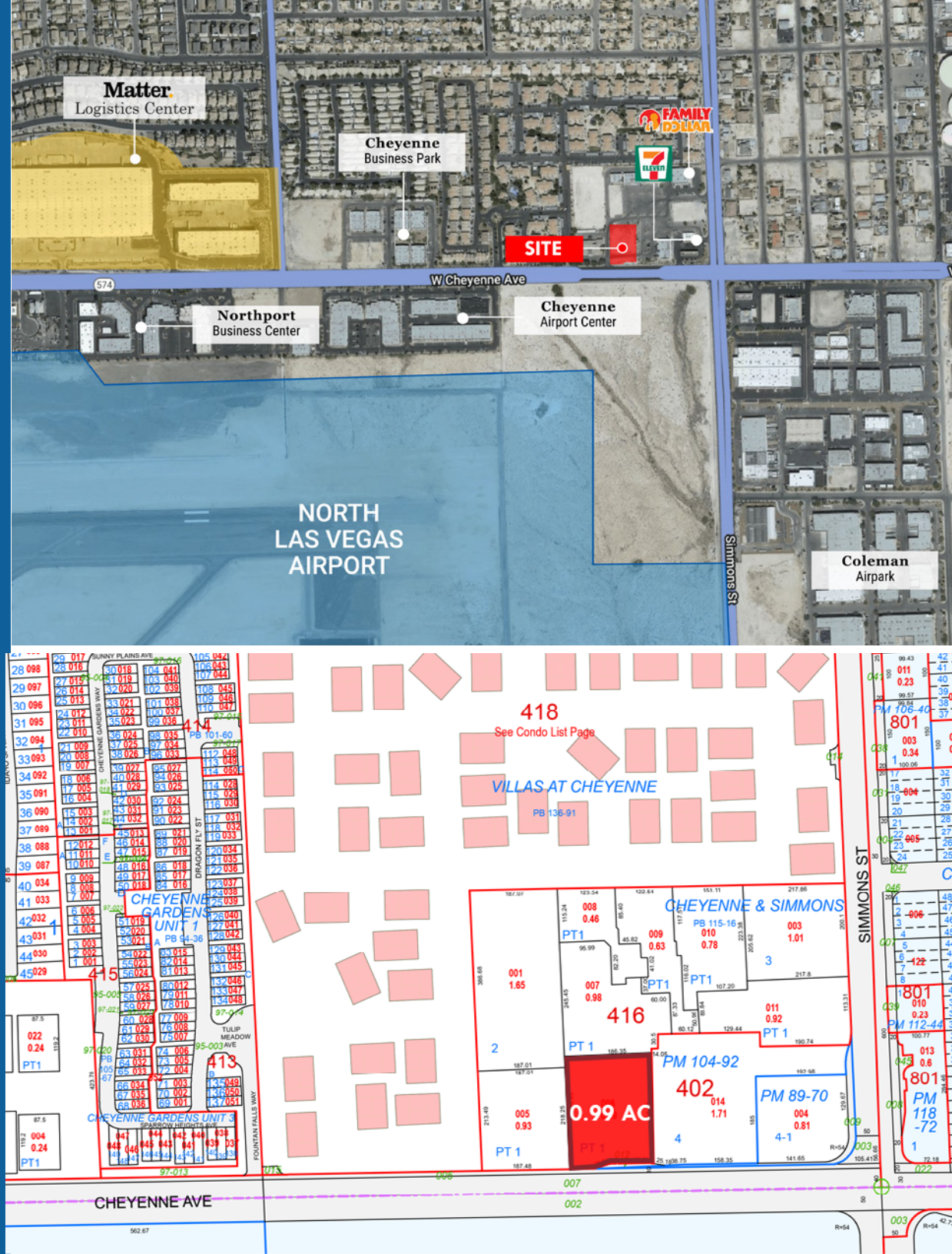


**±0.99 AC
LAND AREA**

139-08-416-011
APN



Planned Unit Development ZONING



AREA DEMOGRAPHICS

NWC Cheyenne Ave & Simmons St
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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

MATTER LOGISTICS PARK

700,000 SF BUSINESS PARK NOW COMPLETED

US 95 FREEWAY

130,000 CARS PER DAY, 4 MILES WEST



TRAFFIC COUNTS

Cheyenne Ave 32,000 VPD

Simmons St 15,400 VPD



POPULATION

1 Mile 3 Miles 5 Miles

13,201 158,604 506,078



DAYTIME POPULATION

1 Mile 3 Miles 5 Miles

6,595 45,183 185,023

Sources:
ESRI 2022
SitesUSA 2023
TRINA, NV DOT 2022

