

CHEYENNE FOUNTAINS

CBRE

7440 - 7450 WEST CHEYENNE AVE



1,200 SF
FOR LEASE

PROPERTY OVERVIEW



- Located East of the NEC of the heavily trafficked North Buffalo Road and West Cheyenne Avenue intersection.
- Highly desirable location near Summerlin with immediate access to the US 95 Freeway and nearby CC 215 Beltway.
- Cross access with one of the busiest Chevron Gas Stations in the country, 69% Nationwide Ranking (via Placier.ai.)
- Services nearby Mountain View Hospital with 425 Beds and Cheyenne Corporate Centre, a 321K SF Suburban Office Complex
- All suites in Second Generation condition
- Cheyenne Fountains contains several national and strong regional/local tenants, including Capriotti's, Statefarm, Salon Centric, and Las Pupasas.

CO-TENANTS

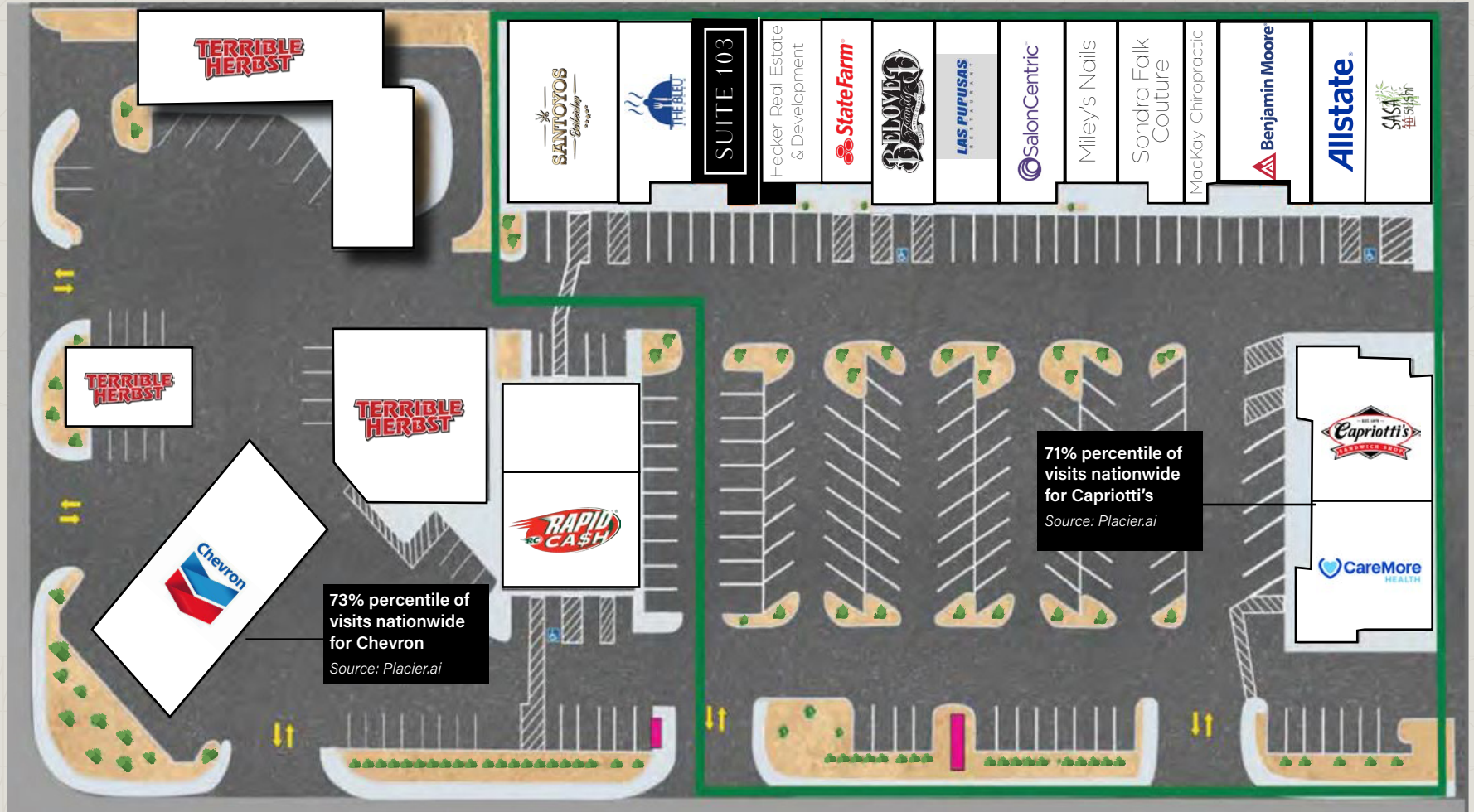


LAS PUPUSAS



SITE PLAN

N. BUFFALO DRIVE
25,400 VPD



CHEYENNE ROAD
32,500 VPD

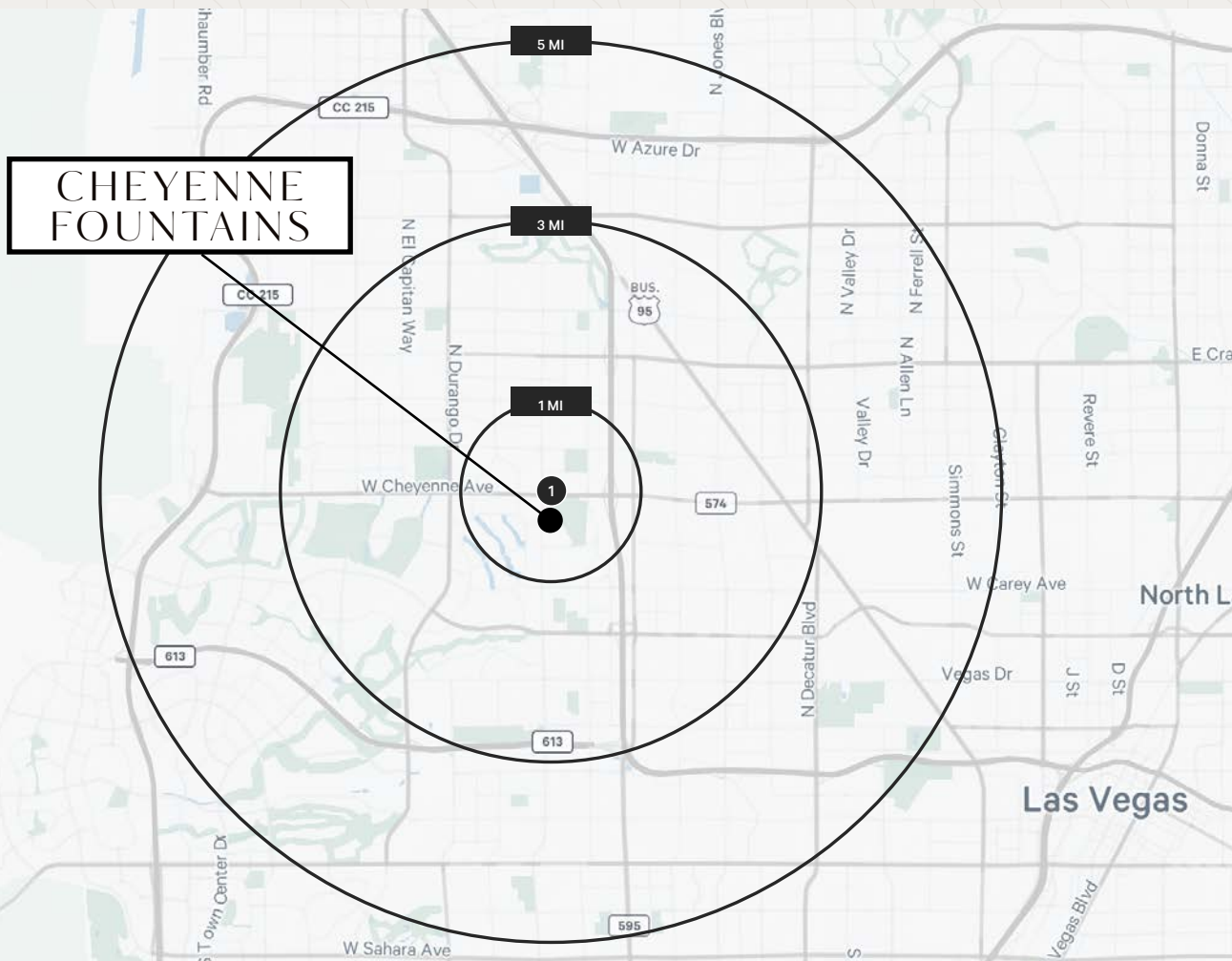
AVAILABLE

SUITE	SIZE	SUITE CONDITION
103	1,200 SF	Second Generation

NEARBY AMENITIES



2023 AREA DEMOGRAPHICS



EMPLOYEES

1 mile	12,534
3 miles	46,613
5 miles	112,375

POPULATION

1 mile	16,010
3 miles	168,574
5 miles	397,748

2023 - 2028 ANNUAL POPULATION GROWTH RATE

1 mile	.48%
3 miles	.28%
5 miles	.40%

2023 POPULATION | AGES 20-39

1 mile	21.4%
3 miles	20.5%
5 miles	20.8%

EDUCATION | SOME COLLEGE+

1 mile	76.8%
3 miles	69.5%
5 miles	67.1%

HOUSEHOLDS

1 mile	6,823
3 miles	66,639
5 miles	151,965

2023-2028 HOUSEHOLD GROWTH

1 mile	.78%
3 miles	.52%
5 miles	.62%

MEDIAN HOUSEHOLD INCOME

1 mile	\$68,874
3 miles	\$62,732
5 miles	\$65,341

More than 68% of the population earns \$50,000+ within a one-mile radius

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