

**FOR LEASE**

±2,984 SF | PUD Zoning

3050 W Cheyenne  
North Las Vegas, NV 89032



# Property Summary

LEASE RATE	<b>\$1.30/SF/NNN</b>
CAM RATE	<b>\$0.20/SF</b>
TOTAL BUILDING SQFT	<b>±2,984 SF</b>
LOT SIZE	<b>±0.46 AC</b>
YEAR BUILT	<b>2006</b>
ZONING	<b>PUD</b>
TOTAL RENT	<b>\$4,476.00/Mo</b>

- 3050 Building is an office and warehouse type building with +/-1,000 SF of office and the balance is warehouse
- One (1) Grade Level Roll Up Door
- Well Maintained buildings with proactive maintenance practices
- New Evaporative Cooler
- Wood and Stucco Construction
- Proximity to the North Las Vegas Airport and the I-15 Interstate
- In an expanding commercial submarket
- Tenant Responsibilities: Power, Trash, Internet and Gas
- Will only accommodate General Commercial Uses
- Will NOT support storage, warehouse, wholesale or distribution uses.



OR TEXT 22716 TO 39200

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

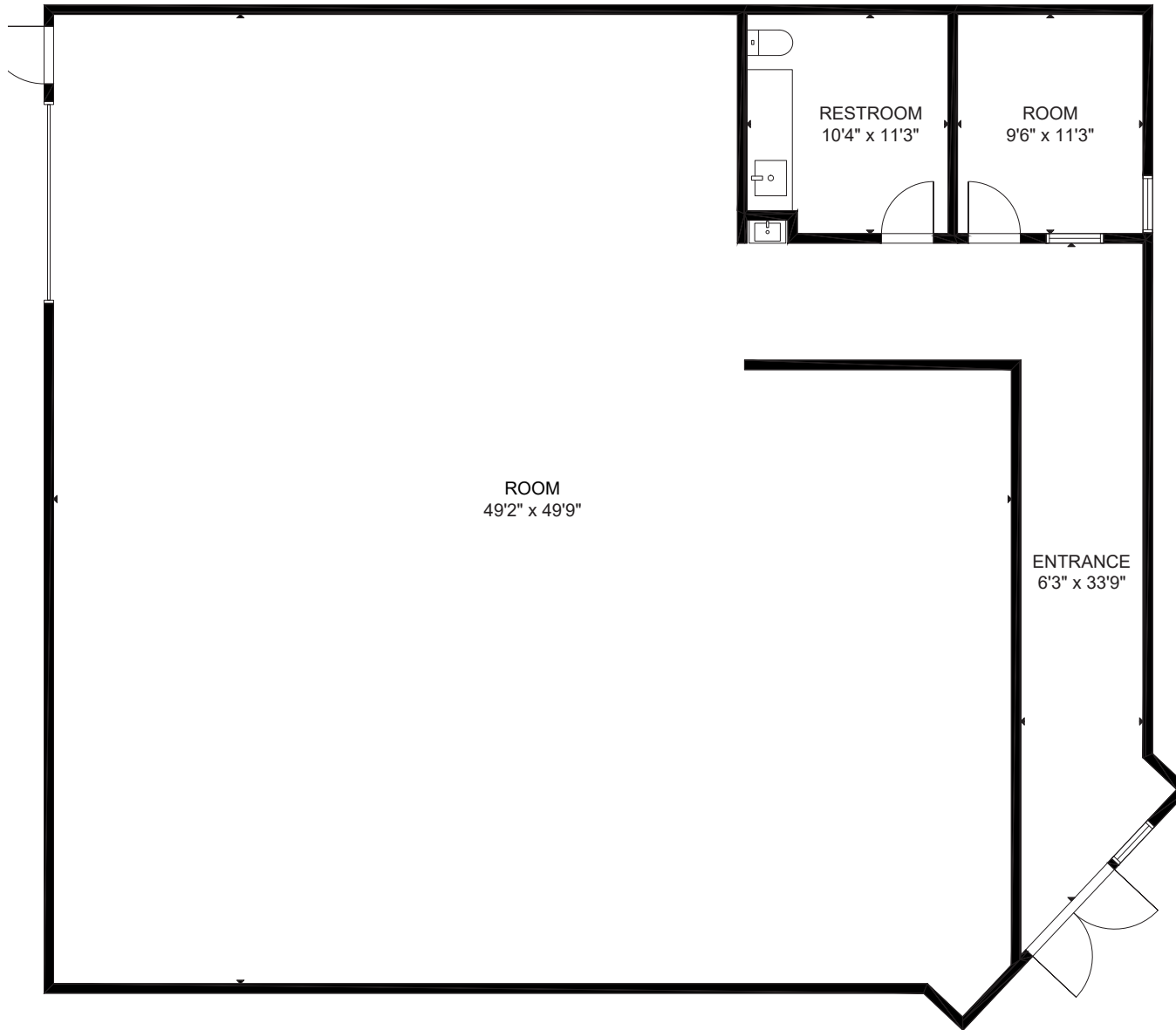
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# Floorplan



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FOR 3D TOUR



FLOOR PLANS ARE NOT TO SCALE.







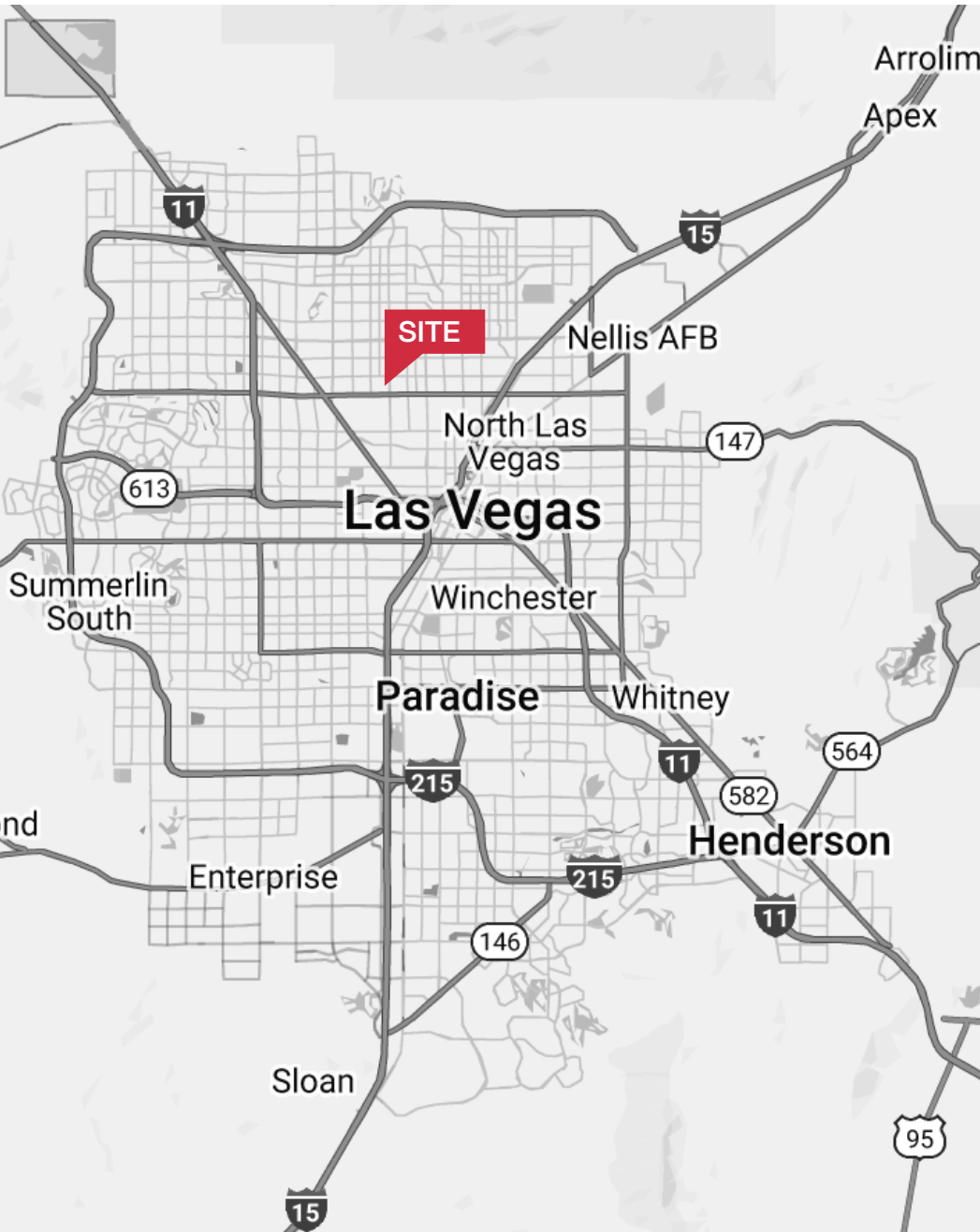
# Area Map

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





# Area Map

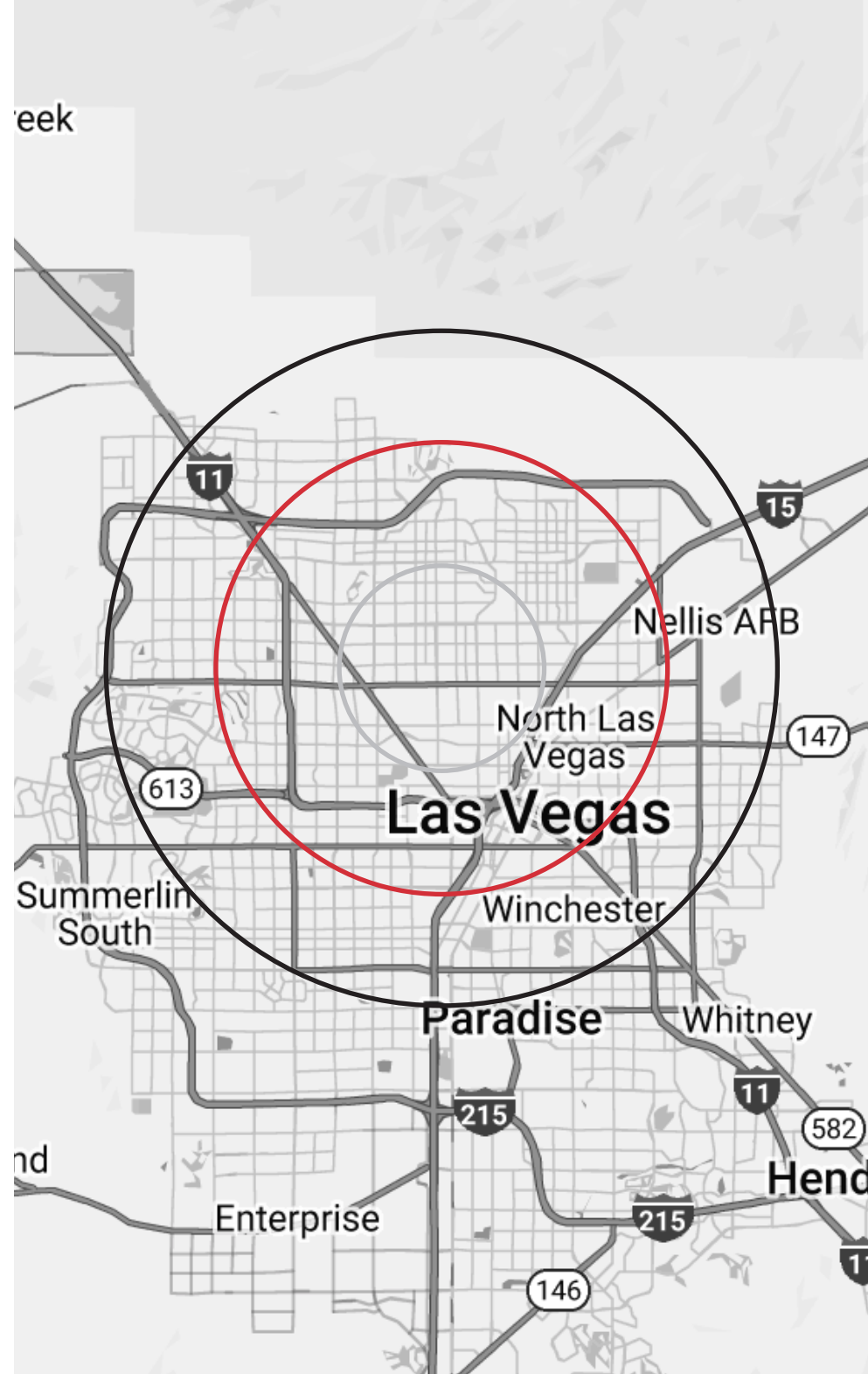


# Demographics

POPULATION	1-mile	3-mile	5-mile
2024 Population	15,123	164,562	494,981
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	5,082	55,135	171,714
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$88,114	\$82,918	\$85,344

## Traffic Counts

STREET	CPD
Cheyenne Ave / Simmons St	38,000
Simmons St / Cole Ave	12,200







## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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# NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,  
Las Vegas, NV 89113

702.383.3383 | [naiexcel.com](http://naiexcel.com)

**Bryan Houser**

LIC#S.0038030

702.277.9207

[bhouser@naiexcel.com](mailto:bhouser@naiexcel.com)

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