



FOR LEASE

9196 W Cheyenne Ave

Las Vegas, Nevada 89129

ERIC ROGOSCH

Vice President

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NV #S.0052003

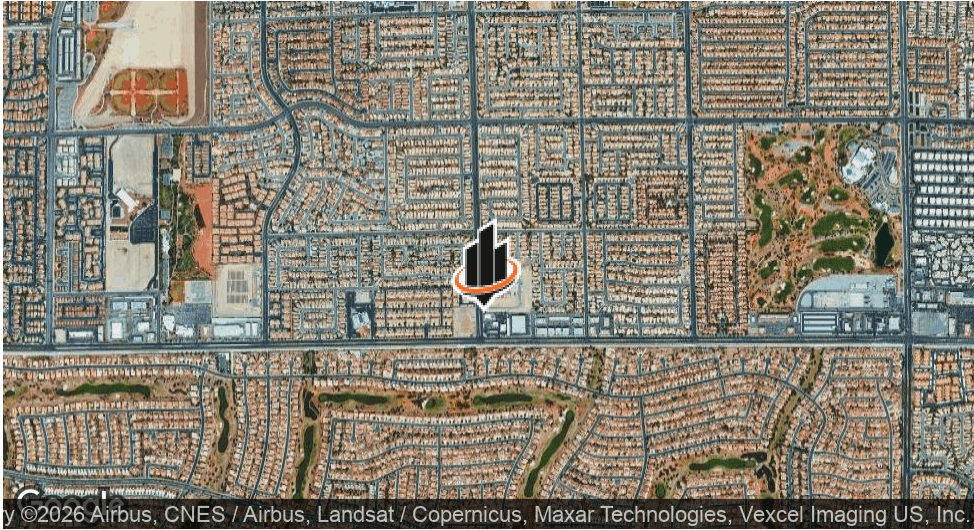
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.75 - \$2.25 SF/month (NNN)
AVAILABLE SF:	±1,100 - 1,250 SF
NNN:	\$0.80 sf/mo

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PROPERTY DESCRIPTION

Former Subway & End cap unit now available at this high-traffic neighborhood strip center in the Northwest sub-market of Las Vegas! Situated North of Summerlin/Sun City and adjacent to Shadow Hills Golf Course with easy access to CC-215 and US 95 via W. Cheyenne Ave. The property provides a great end-cap retail opportunity with recently remodeled neighboring Timbers Bar and Grill and 7 Eleven!

PROPERTY HIGHLIGHTS

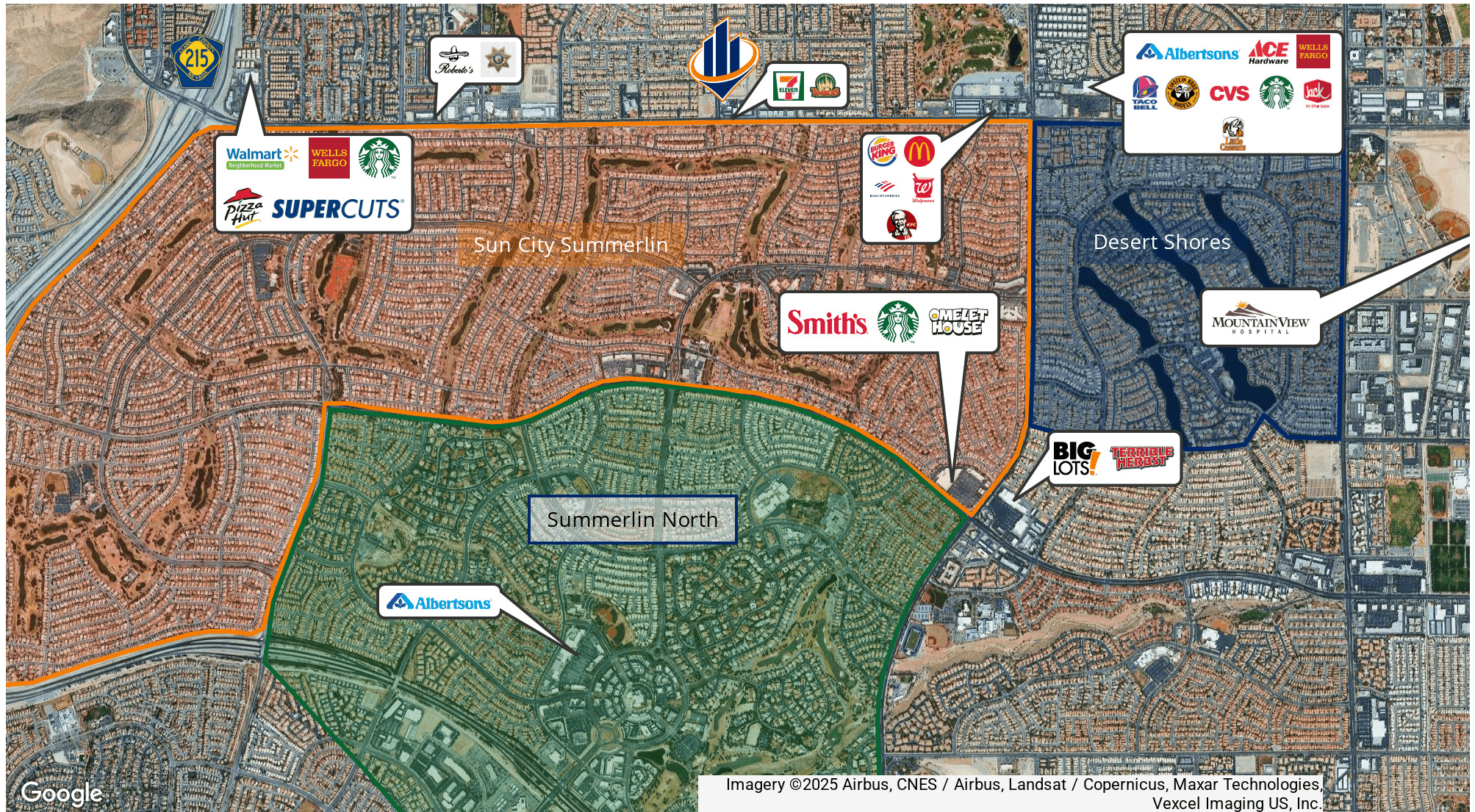
- Former Subway available with excellent street visibility (±1,250 SF)
- End Cap Second gen retail or office currently available
- Great for Nail Salon, Lash Lounge, Barbershop, or Boutique Salon
- Quick access to US-95 and CC-215 Freeways Via W. Cheyenne

ADDITIONAL PHOTOS



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RETAILER MAP



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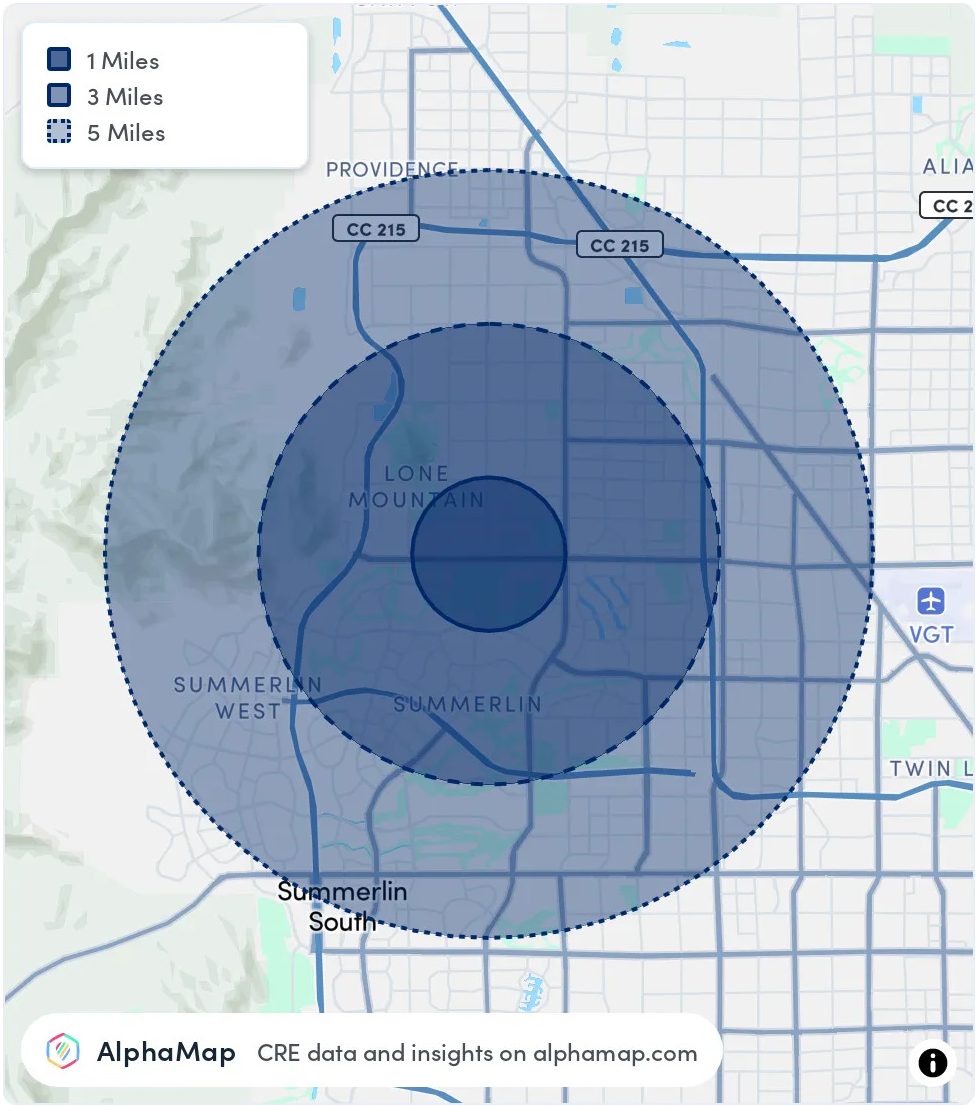
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,700	119,626	353,646
AVERAGE AGE	49	45	42
AVERAGE AGE (MALE)	48	44	41
AVERAGE AGE (FEMALE)	50	46	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,197	49,578	139,670
PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$106,879	\$115,898	\$105,862
AVERAGE HOUSE VALUE	\$481,958	\$573,394	\$518,998
PER CAPITA INCOME	\$46,469	\$48,290	\$42,344

Map and demographics data derived from AlphaMap



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