

# CHEYENNE FAIRWAYS

8670 W Cheyenne Ave  
Las Vegas, NV 89129

±1,700 - 3,804 SF OFFICE SPACE



FOR MORE INFORMATION  
CONTACT

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9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

# PROPERTY **HIGHLIGHTS**

**±1,700 - 3,804 SF**

## OFFICE SPACE AVAILABLE

ROI Commercial Real Estate is pleased to present the opportunity to lease two turn-key office spaces at Cheyenne Fairways.

- ✓ Easily accessible and within two miles of three major freeways - US 95, CC-215 and Summerlin Pkwy
- ✓ Exposure to 27,600 VPD along Cheyenne Ave - a major east-west arterial
- ✓ Property is located adjacent to Durango Hills Golf Course on the northern boundary of Summerlin
- ✓ Close to Mountain View Hospital, Cheyenne Medical Mile, Las Vegas Technology Center

138-08-801-019

APN

**\$ 1.95/SF/MO**  
ASKING RENT

**\$ 0.45/SF/MO**  
NNN

## LIMITED COMMERCIAL DISTRICT (C-1) ZONING

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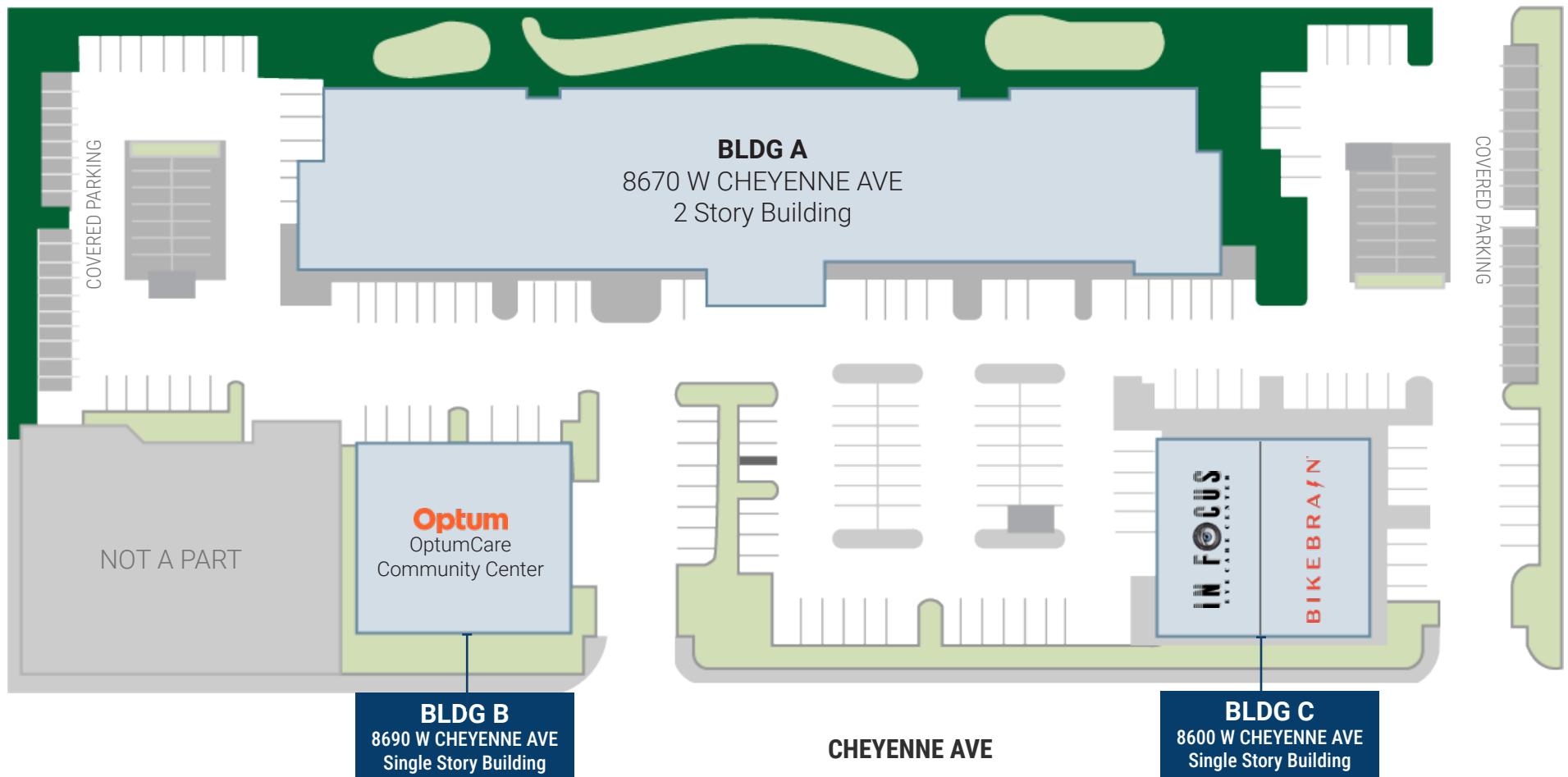
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate.  
[roicre.com](http://roicre.com)

**ROI**  
Commercial Real Estate

# SITE PLAN

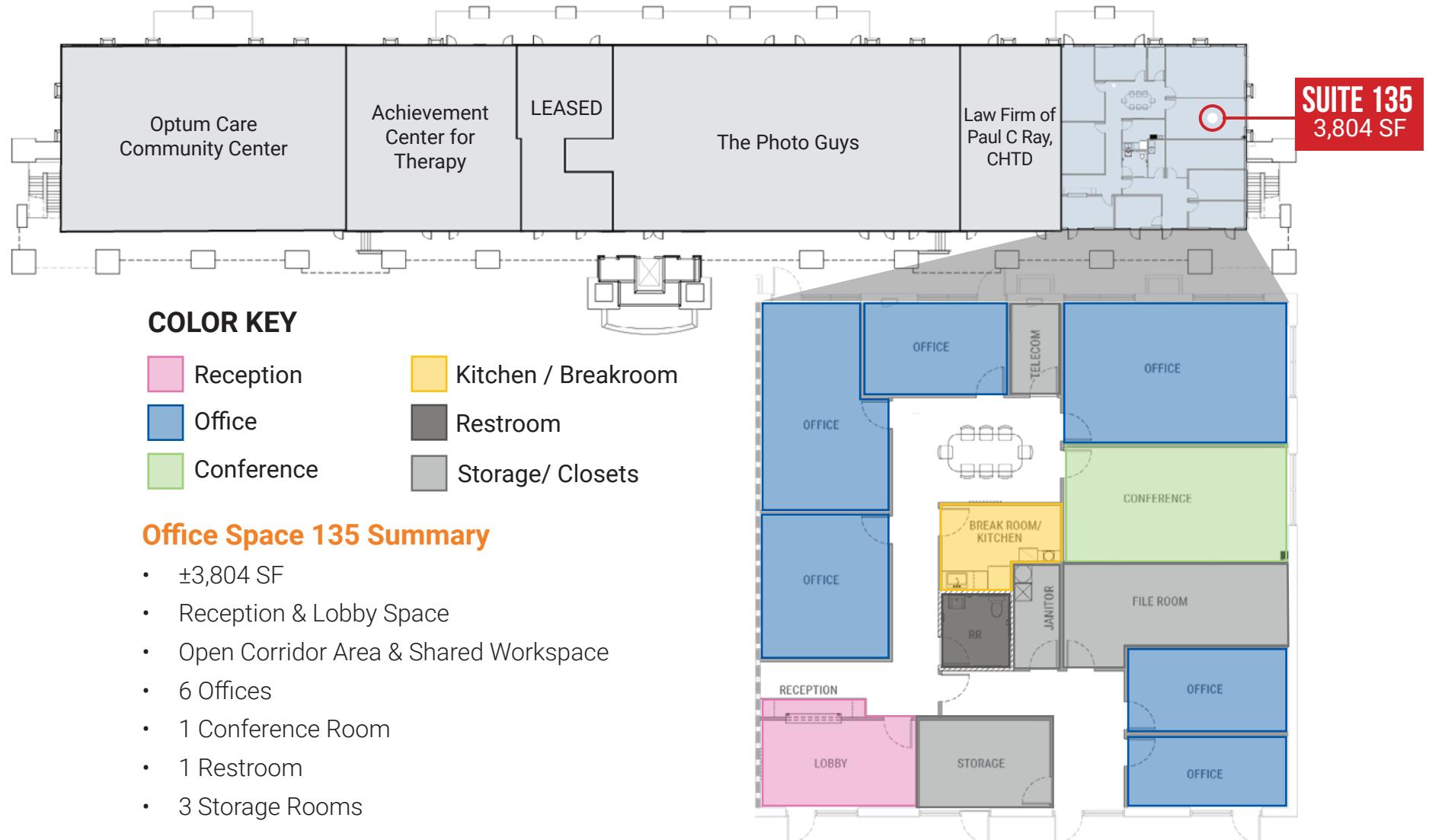
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# BUILDING A

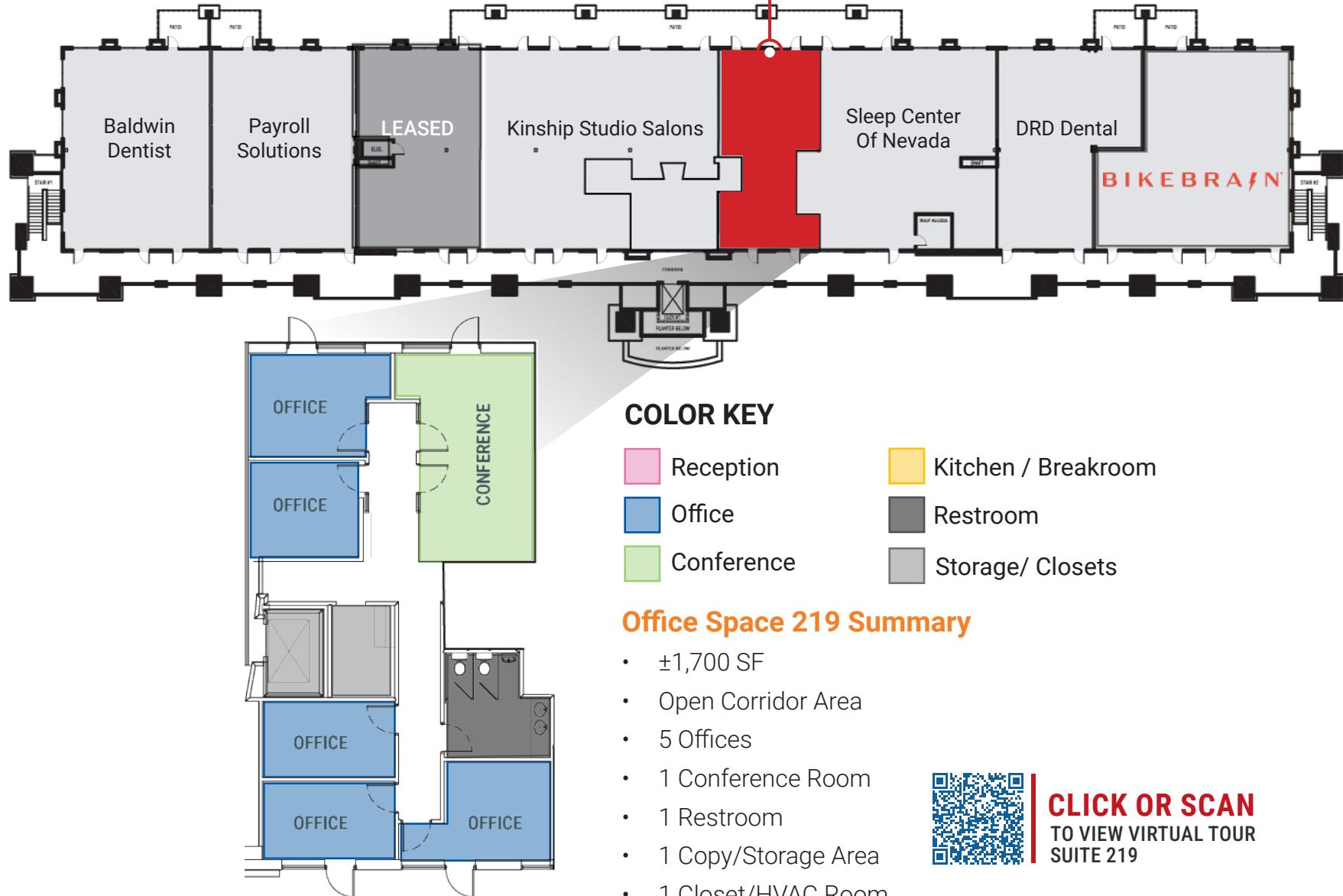
## GROUND FLOOR

CHEYENNE FAIRWAYS  
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# BUILDING A SECOND FLOOR

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# DETAILED AERIAL

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# TRADE AREA AERIAL

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# AREA DEMOGRAPHICS

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## POPULATION

1 MILE	20,368
3 MILES	137,962
5 MILES	352,723



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$111,522
3 MILES	\$121,909
5 MILES	\$117,005



## TRAFFIC COUNTS

CHEYENNE AVE	27,600 VPD
RAMPART BLVD	26,400 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024

