

±1,820 - 3,640 SF Medical Office Space

Las Vegas Medical District

FOR LEASE

8630 W Cheyenne
Las Vegas, NV 89129

Property Summary

PROPERTY ADDRESS	8630 W Cheyenne Las Vegas, NV 89129
LEASE RATE	\$2.00/SF/Mo
CAMS	\$0.30/SF/Mo
AVAILABLE SQFT	±1,820 - 3,640 SF
ZONING	C-P (Professional Medical Office)
LEASE TYPE	NNN

- Medical office single story building
- Minutes away from US-95 and Mountain View Hospital
- Convenient Parking
- Ready for occupancy.

FOR MORE INFORMATION

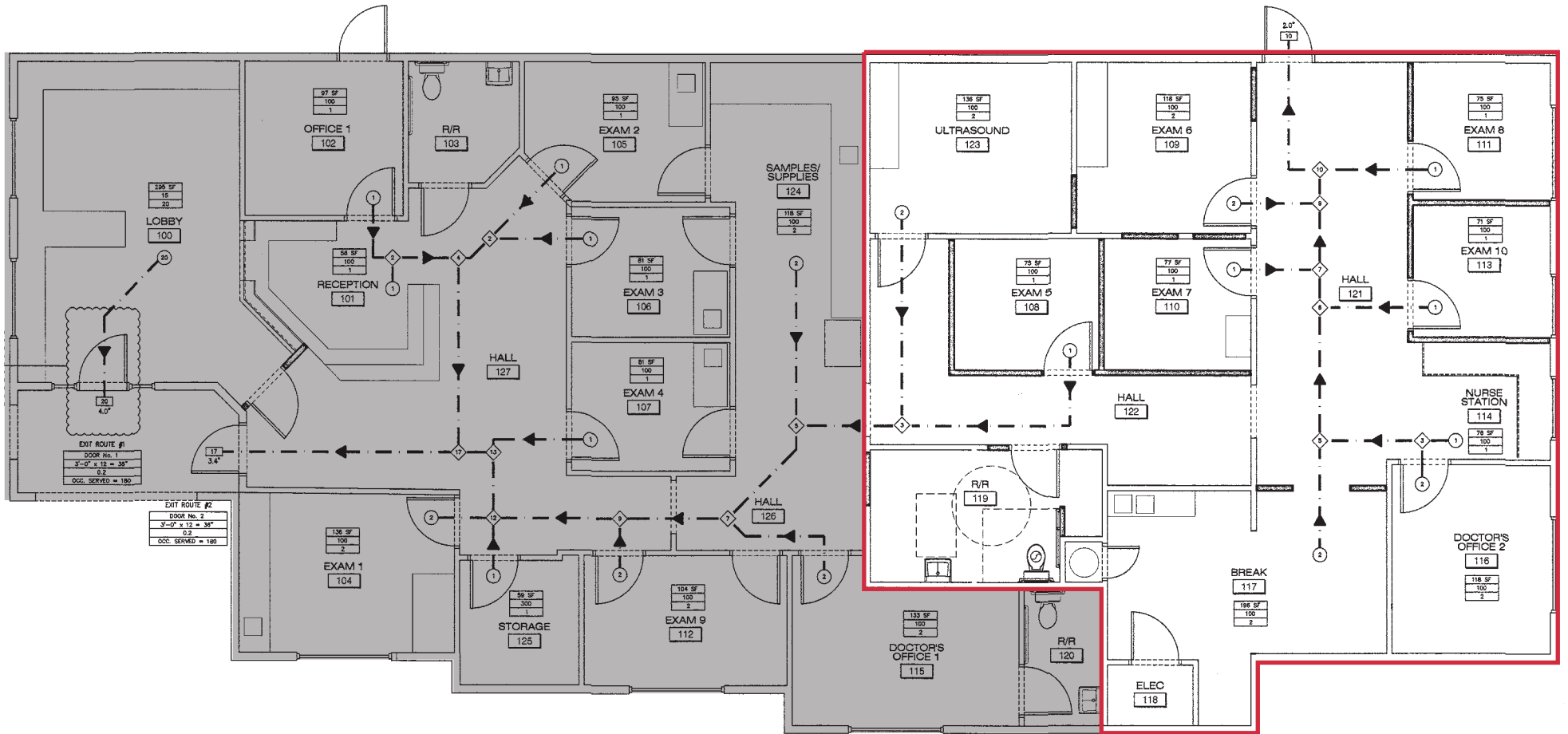


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OR TEXT 22053 TO 39200



Floor Plan







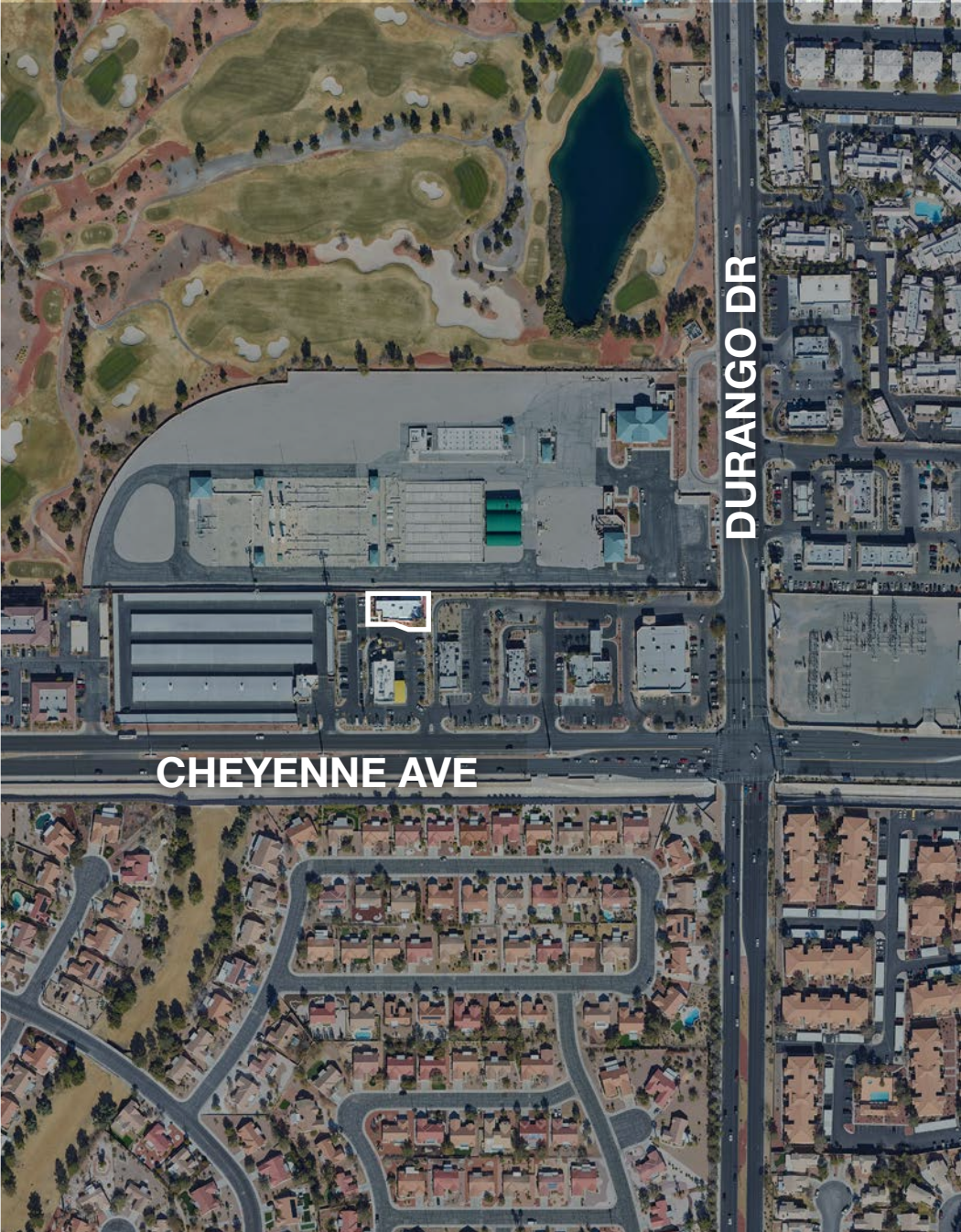


Area Map

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



Area Map

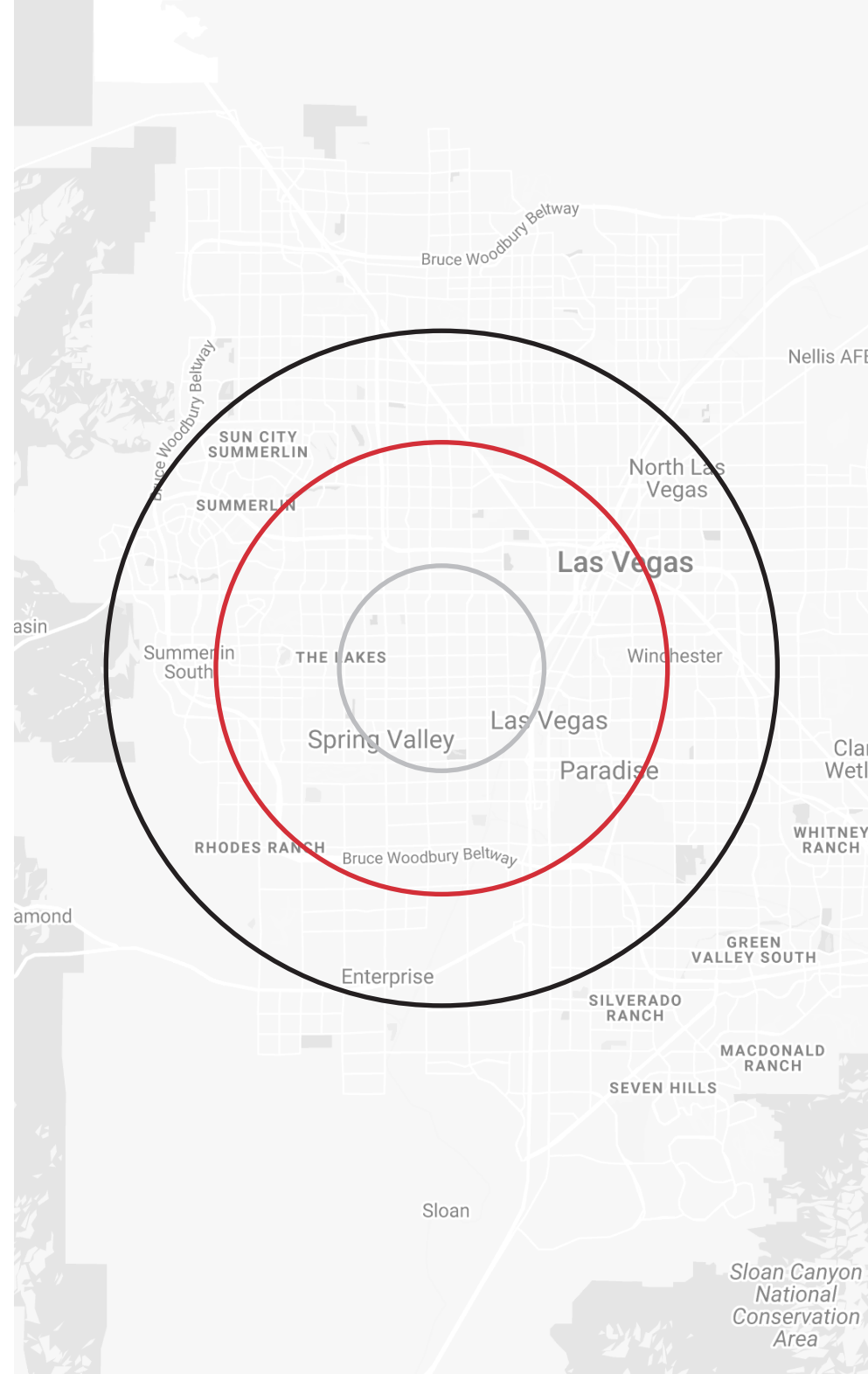


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	21,333	143,794	362,759
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	8,757	58,462	141,775
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$103,771	\$103,652	\$98,653

Traffic Counts

STREET	CPD
W Cheyenne Ave	37,500
N Rampart	30,188





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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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naixelcel.com

Asim Mehmood

LIC#S.01897000
702.677.1954
amehmood@naixelcel.com

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