

FOR LEASE CHEYENNE PLAZA

3250-3280 N. Las Vegas Boulevard, Las Vegas, NV 89115



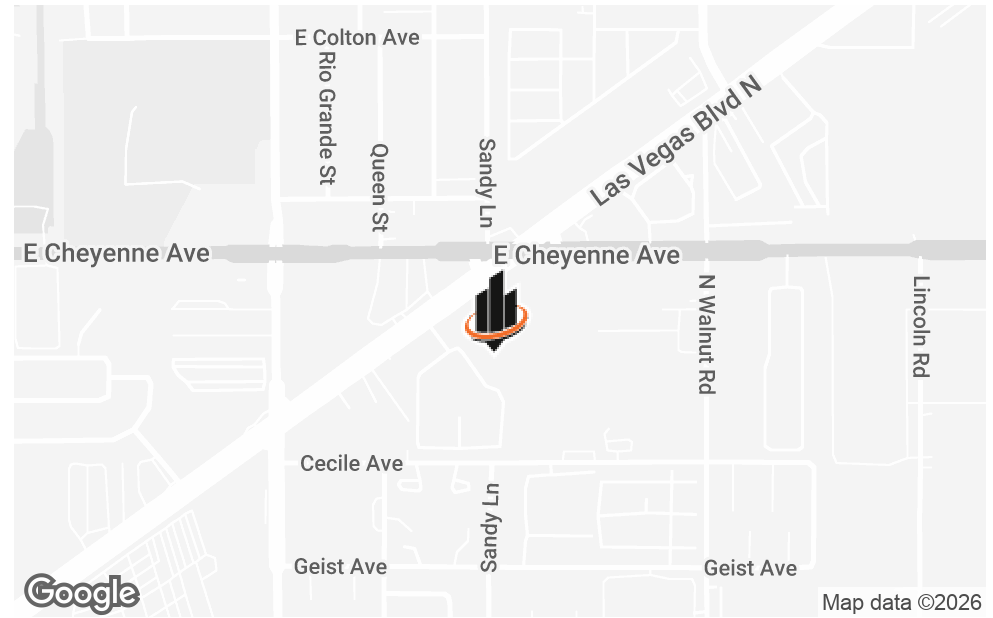
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PROPERTY SUMMARY



LEASE RATE:	\$1.10 - 1.50 SF/month (NNN)
PAD:	GL/BTS Contact Broker
NNN:	\$0.35 SF/mo
AVAILABLE SF:	±1,800 - 25,000 SF
BUILDING SIZE:	100,834 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,463	52,051	141,446
TOTAL POPULATION	21,817	172,467	439,165
AVERAGE HH INCOME	\$61,581	\$59,961	\$67,913

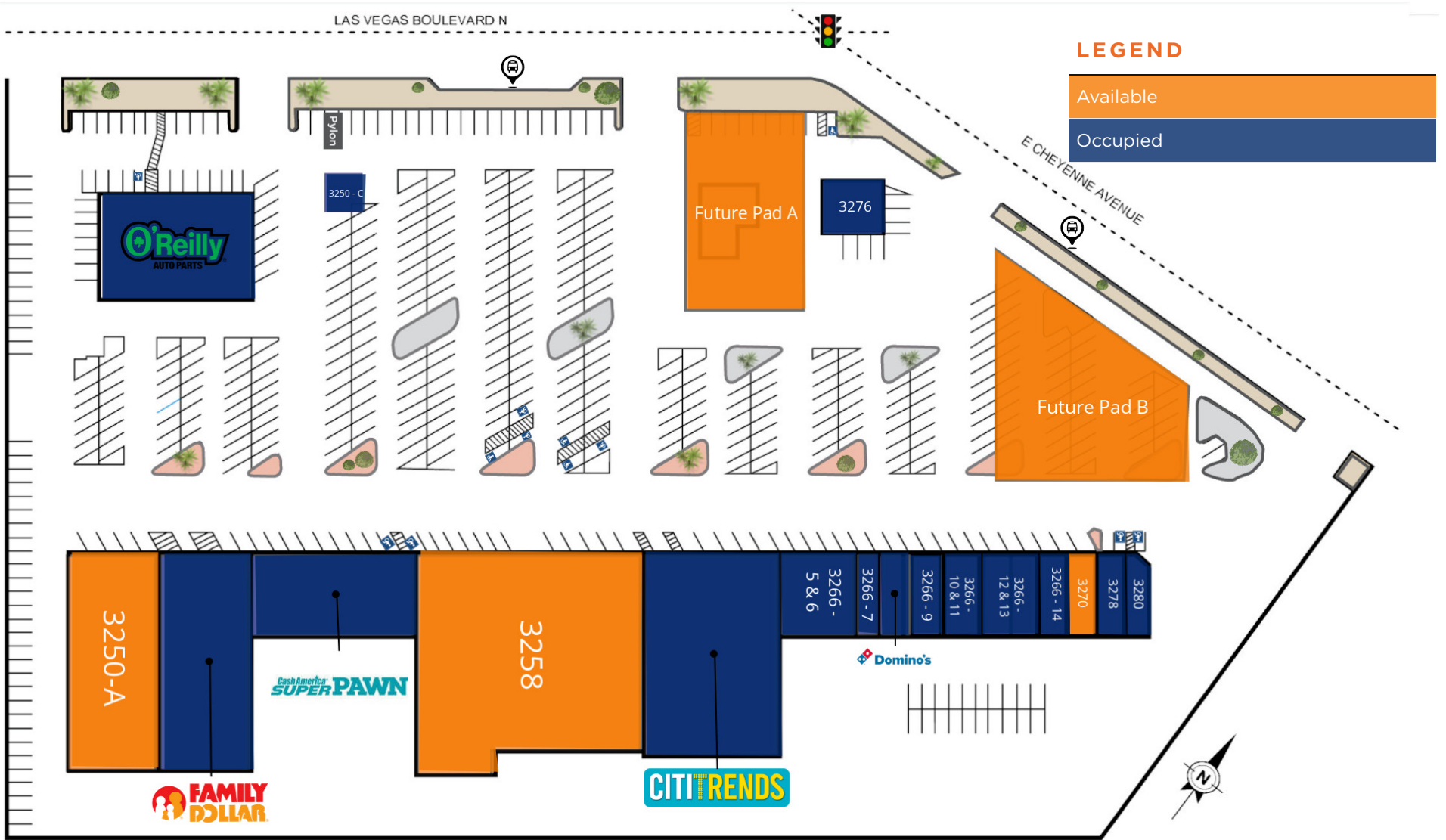
PROPERTY DESCRIPTION

SVN | The Equity Group is pleased to offer Cheyenne Plaza for lease — a well-located neighborhood retail center at 3250–3280 Las Vegas Blvd N. Positioned near the signalized intersection of Las Vegas Blvd N and Cheyenne Ave, the center enjoys high visibility, strong traffic counts, and proximity to I-15, the 215 Beltway, and CSN's North Las Vegas Campus. Surrounded by residential neighborhoods, industrial parks, and Nellis Air Force Base, Cheyenne Plaza benefits from steady daytime traffic and a diverse tenant mix.

PROPERTY HIGHLIGHTS

- Join Citi Trends, Family Dollar, Wells Fargo and many more
- Located on Las Vegas Boulevard N and E Cheyenne Avenue
- Former \$.99 Store now available
- ±43,000 VPD at intersection of N. Las Vegas Boulevard & E. Cheyenne Avenue
- Build to suit pad and ground lease opportunities available (contact broker)
- Zoned Commercial General (CG)
- Second Gen Medical Space Available

PLANS



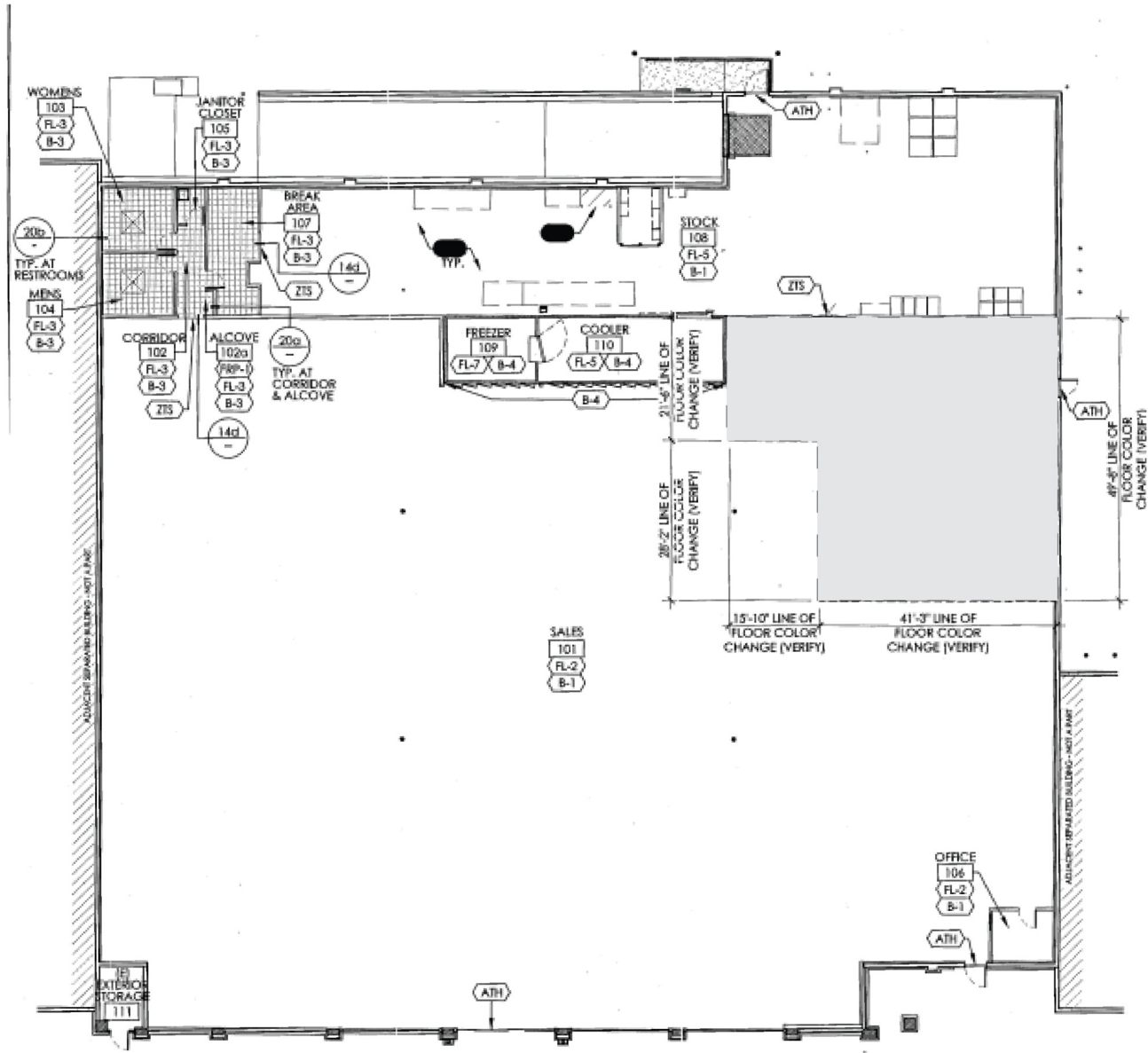
PLANS

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3248	O-Reilly Auto	7,000 SF	NNN	-	-
3250-A	Available	11,000 SF	NNN	\$1.10 SF/month	Second generation medical clinic with grade level roll up doors.
3250-B	Family Dollar	11,360 SF	NNN	-	-
3250-C	Wells Fargo	1,000 SF	NNN	-	-
3252	Super Pawn	7,458 SF	NNN	-	-
3258	Available	25,000 SF	NNN	\$1.15 SF/month	Former 99 Cent Only Store with grade level roll up door, 18 ft ceiling height
3262	Citi Trends	15,000 SF	NNN	-	-
3266 5&6	ACE Liquor	3,234 SF	NNN	-	-
3266-7	Jackson Hewitt	960 SF	NNN	-	-
3266- 8	Domino's	1,200 SF	NNN	-	-
3266-9	El Tizon	1,038 SF	NNN	-	-
3266- 10&11	Laundromat	2,232 SF	NNN	-	-
3266- 12&13	Insurance Navy	1,846 SF	NNN	-	-
3266-14	Smoke Shop	1,154 SF	NNN	-	-
3270	Available	1,800 SF	NNN	\$1.50 SF/month	Grey shell condition with two restrooms.
3276	Loan Max	1,200 SF	NNN	-	-
3278	Peking Express	1,360 SF	NNN	-	-
3280	Metro PCS	1,342 SF	NNN	-	-
Future Pad B	Available	800 - 2,500 SF	Ground Lease	Negotiable	Future Ground Lease or BTS
Future Pad A	Available	0.5 Acres	NNN	Negotiable	Ground Lease or Build to Suit opportunity (call broker for details)

SUITE 3258 - ANCHOR SPACE

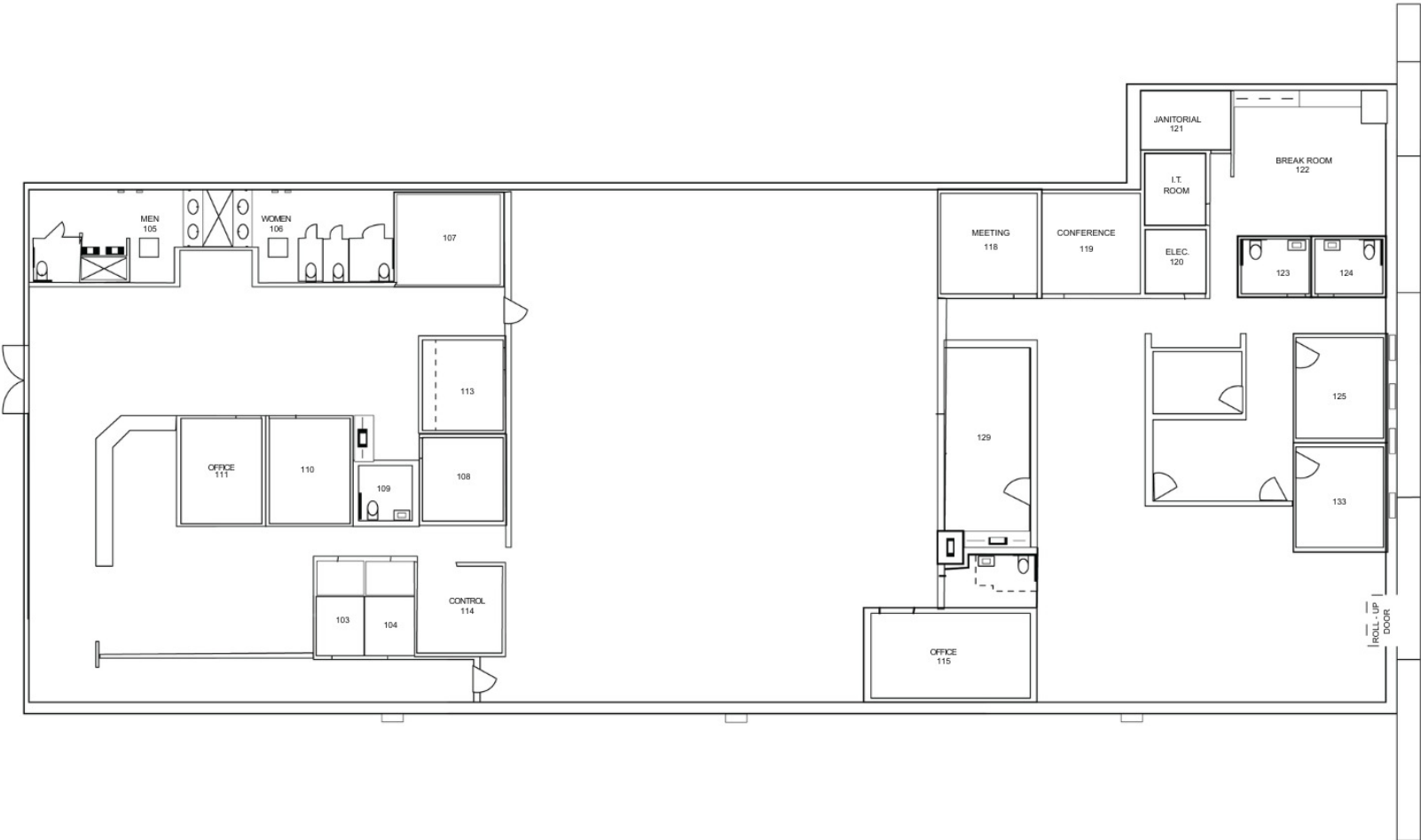
(Not to Scale)



Former \$.99 Store with loading dock

SUITE 3250-A END CAP

(Not to Scale)



Former Medical Blood and Plasma Center with multiple Restrooms and Grade-Level Roll up door in back.

ADDITIONAL PHOTOS



RETAILER MAP

