

CHEYENNE SQUARE

\$1,000,000 | BTS: \$1.25 PSF NNN



UP TO ± 27,300 SF OF RETAIL ZONED C2
2400 E CHEYENNE AVE, NORTH LAS VEGAS, NV 89030

BRETT RATHER
+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

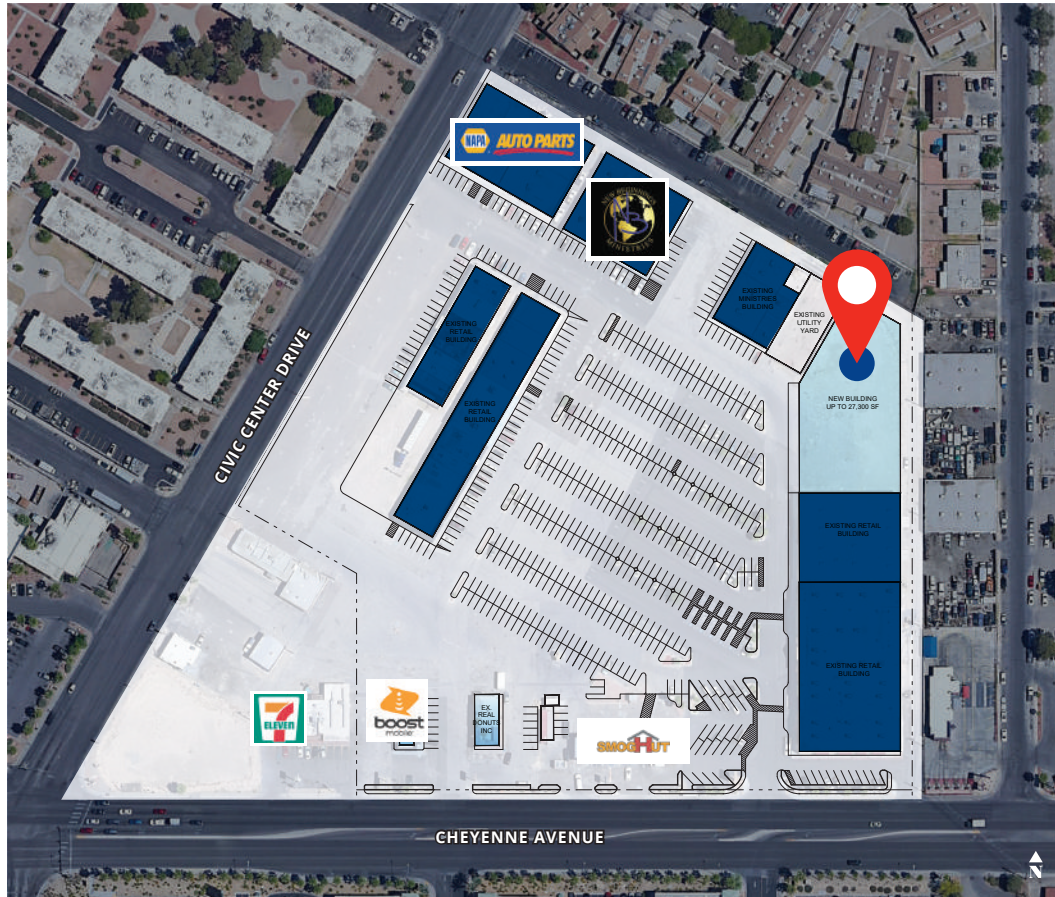
CHRIS CLIFFORD
+1 702 277 0390
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

DYLAN HEROY
+1 702 580 4301
dylan.heroy@cast-cap.com
License # NV-S.0185856

CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



DEMOGRAPHICS

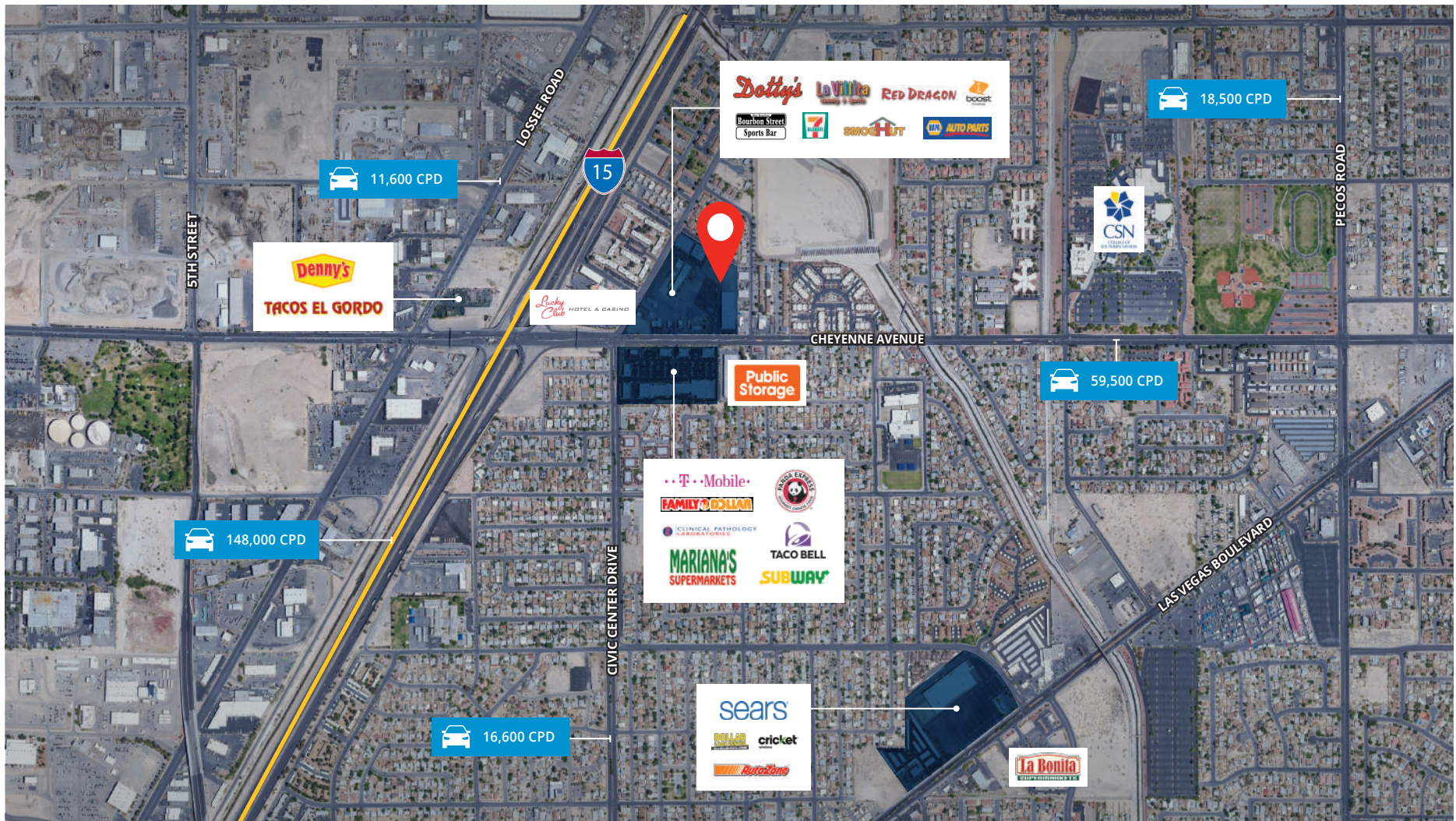
	1 MILE	3 MILES	5 MILES
2020 POPULATION	18,893	177,117	455,392
AVG. HH INCOME	\$44,030	\$51,959	\$56,856
2020 HOUSEHOLDS	4,533	48,976	137,004

Source: American Community Survey (ACS), Esri, U.S. Census

FOR SALE \$1,000,000
BTS: \$1.25 PSF NNN



AERIAL MAP



CHEYENNE SQUARE

2400 E CHEYENNE AVE, NORTH LAS VEGAS, NV 89030

CAST

CAPITAL PARTNERS



+1 702-592-7187
3560 Wynn Road
Las Vegas, NV 89102
www.Cast-Cap.com

FOR MORE INFORMATION, PLEASE CONTACT

BRETT RATHER

+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

CHRIS CLIFFORD

+1 702 277 0390
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

STEVE NEIGER, CCIM

+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

DYLAN HEROY

+1 702 580 4301
dylan.heroy@cast-cap.com
License # NV-S.0185856

Copyright ©2026 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.