

CHEYENNE FOUNTAINS

CBRE

7440 - 7450 WEST CHEYENNE AVE



1,200-1,600 SF
FOR LEASE

PROPERTY OVERVIEW



- Located East of the NEC of the heavily trafficked North Buffalo Road and West Cheyenne Avenue intersection.
- Highly desirable location near Summerlin with immediate access to the US 95 Freeway and nearby CC 215 Beltway.
- Cross access with one of the busiest Chevron Gas Stations in the country, 69% Nationwide Ranking (*via Placier.ai*)
- Services nearby Mountain View Hospital with 425 Beds and Cheyenne Corporate Centre, a 321K SF Suburban Office Complex
- All suites in Second Generation condition
- Cheyenne Fountains contains several national and strong regional/local tenants, including Capriotti's, Statefarm, Salon Centric, and Las Pupusas.

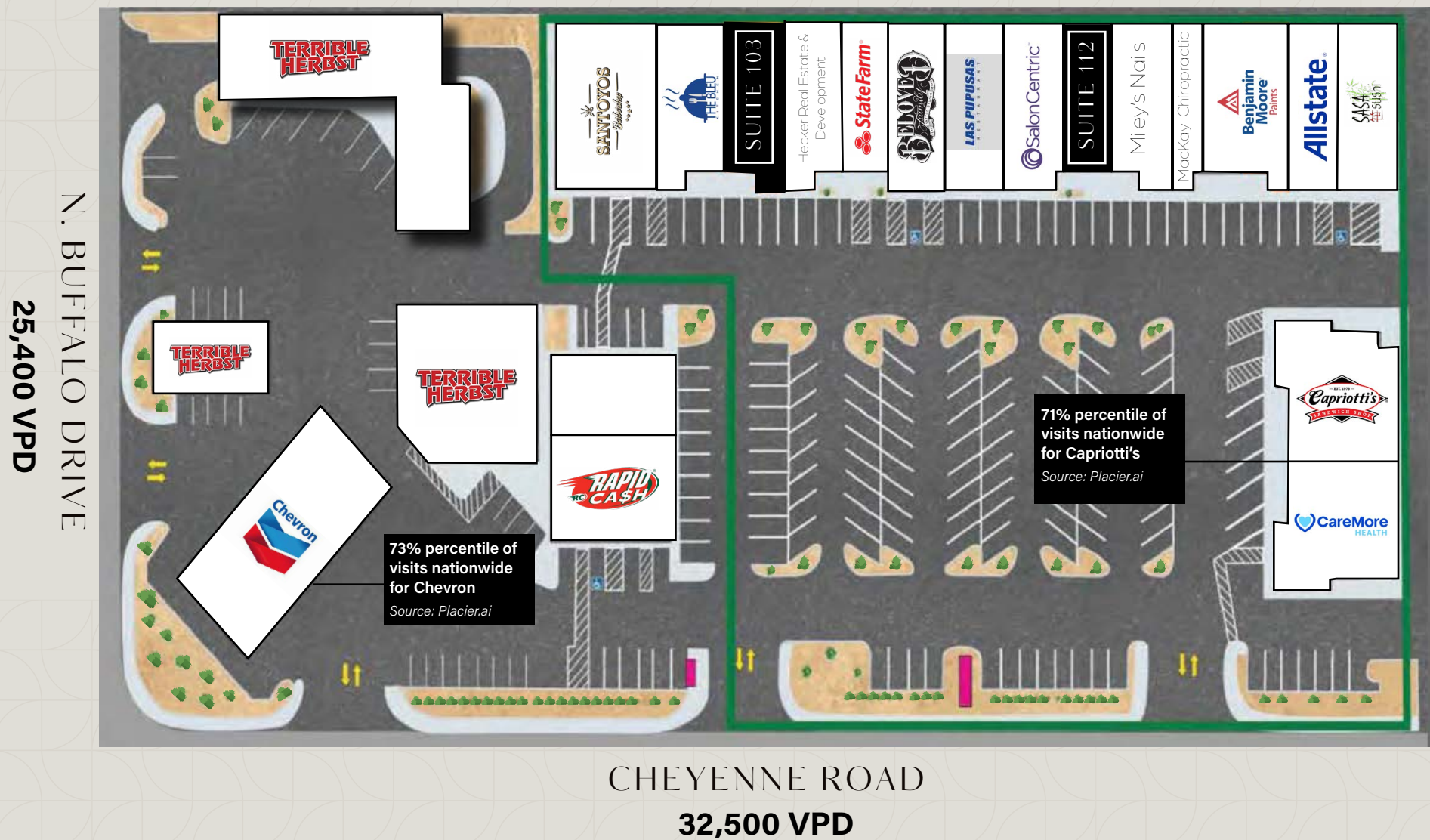
CO-TENANTS



LAS PUPUSAS



SITE PLAN



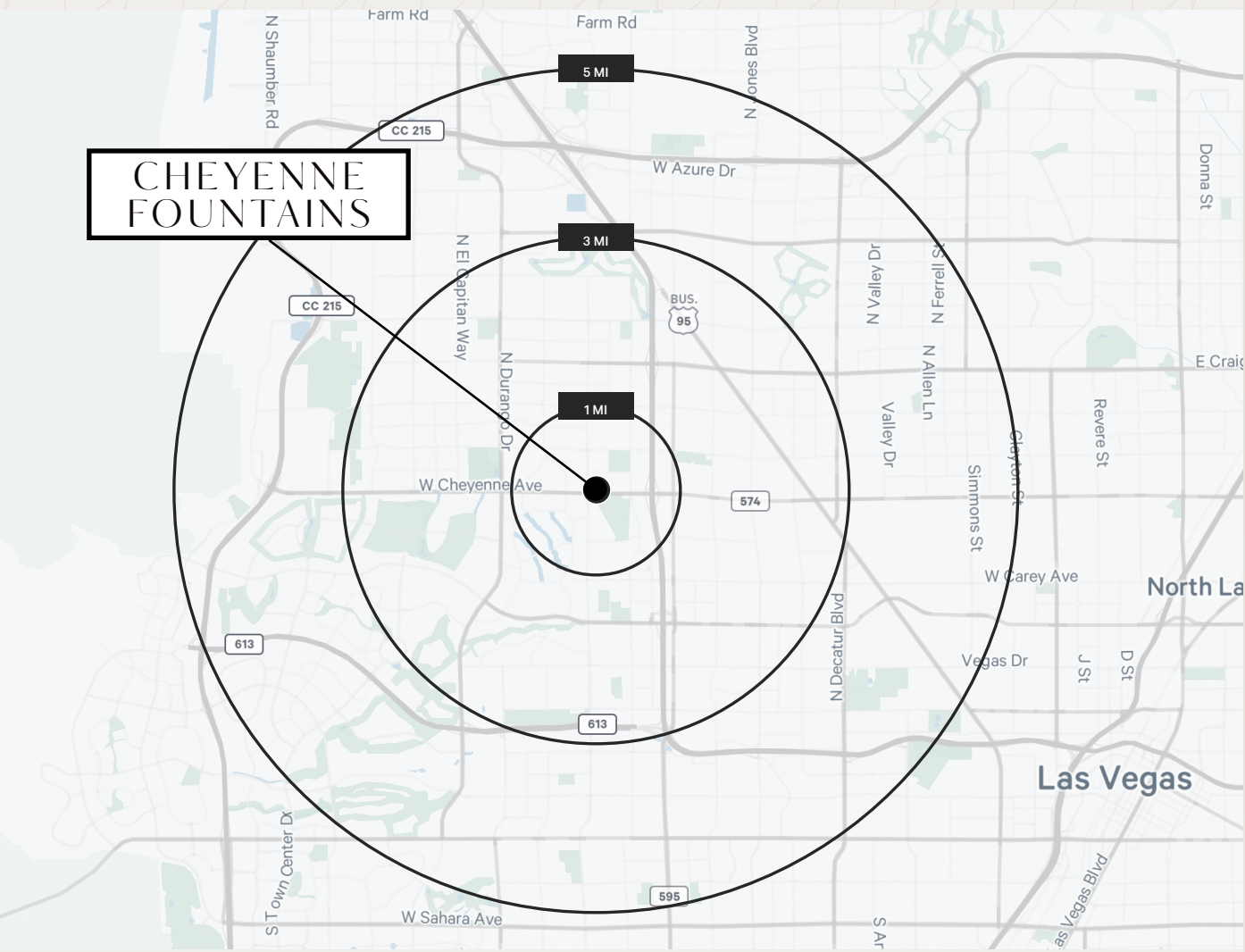
AVAILABLE

SUITE	SIZE	SUITE CONDITION
103	1,200 SF	Second Generation
112	1,600 SF	Second Generation

NEARBY AMENITIES



2025 AREA DEMOGRAPHICS



HOUSEHOLDS	
1 mile	6,401
3 miles	66,639
5 miles	151,965

2025-2030 HOUSEHOLD GROWTH	
1 mile	.77%
3 miles	.53%
5 miles	.68%

MEDIAN HOUSEHOLD INCOME	
1 mile	\$107,701
3 miles	\$103,967
5 miles	\$108,111

EMPLOYEES

1 mile	11,932
3 miles	42,370
5 miles	110,793

POPULATION

1 mile	15,031
3 miles	169,870
5 miles	402,492

2025 - 2030 ANNUAL POPULATION GROWTH RATE

1 mile	.49%
3 miles	.37%
5 miles	.51%

2025 POPULATION | AGES 20-39

1 mile	29.3%
3 miles	26.6%
5 miles	26.5%

EDUCATION | SOME COLLEGE+

1 mile	65.0%
3 miles	61.2%
5 miles	60.3%

More than 70% of the population earns \$50,000+ within a one-mile radius

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