



Suite 114 & 115



CHEYENNE
CORPORATE
CENTER



SUITE 124

FOOD COURT

For Lease

Cheyenne Corporate Center-Retail

7660 West Cheyenne Avenue, Las Vegas NV 89129

HILLARY STEINBERG

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**AVISON
YOUNG**

Property Highlights

7660 West Cheyenne Avenue, Las Vegas, NV 89129

- **Suite 114:** ±4,437 sf available
- **Suite 115:** ±4,098 sf available
- Suites can be combined for ±8,535 sf
- **Suite 124:** 1,340 sf 2nd generation restaurant space available with grease interceptor and hood
- Adjacent to communal patio with umbrellas
- Food Court facing Cheyenne Ave, servicing ±321,041sf landmark development
- Co-tenants include office, medical, retail and data centers with over 900 employees
- Neighboring tenants are The Cracked Egg, Sabatino's Pizzeria, Tropical Smoothie Cafe, Las Vegas Jiu-Jitsu and Naan & Curry
- Highly visible property on West Cheyenne Avenue & Buffalo Drive
- On-site property management
- Asking Rate for Suite 114 & 115: \$2.50 PSF NNN
- Asking Rate for Suite 124: \$3.25 PSF NNN
- \$0.62 PSF Estimated CAM's

Demographics (2023 Estimates with 2028 Projections)

	1-mile	3-miles	5-miles
 Total Population	18,184	171,130	400,185
 Median HH Income	\$70,370	\$72,682	\$75,169
 Median Home Value	\$386,353	\$391,198	\$393,765
 Total Households	7,602	68,049	155,573
 Average Size Household	3.0	3.2	3.2

For more information

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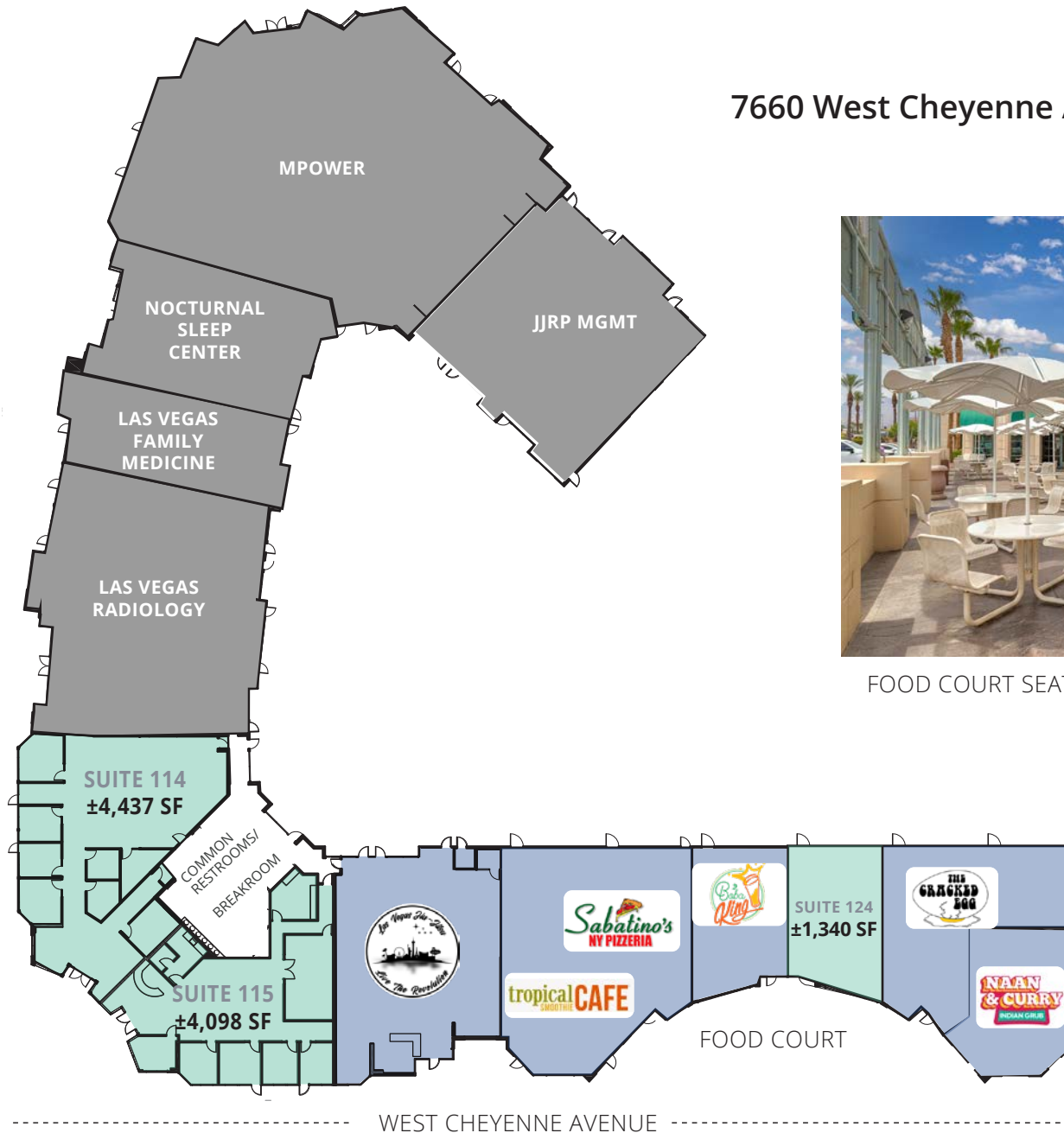
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FOOD COURT SEATING AREA

-  AVAILABLE
-  RETAIL
-  OFFICE

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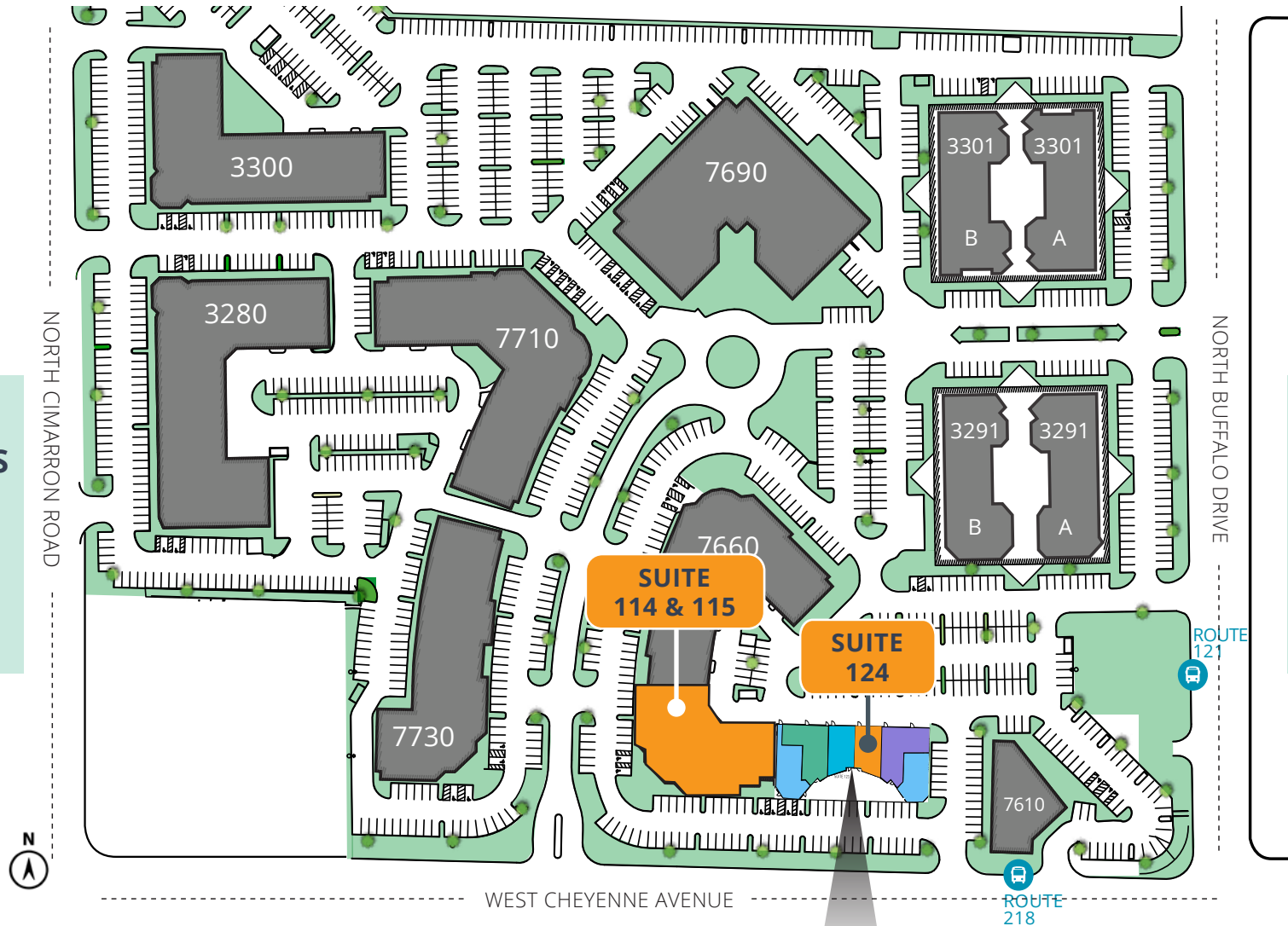
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Site Plan

OVER 900 EMPLOYEES
WITHIN CHEYENNE
CORPORATE CENTER



For more
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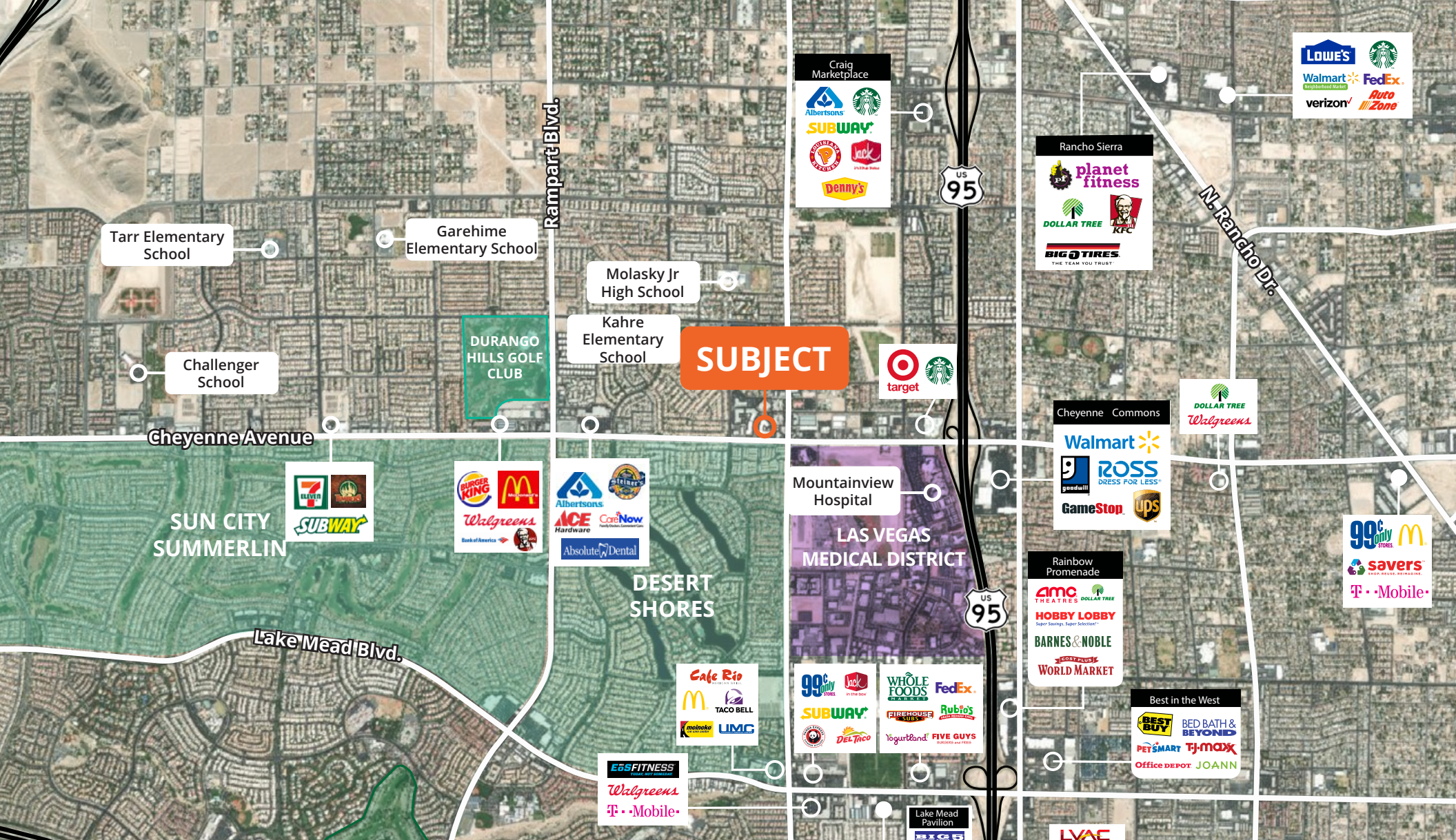
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