

CHEYENNE PLAZA

PAD AND SHOP SPACE AVAILABLE

Cheyenne Ave & Jones Blvd NEC
Las Vegas, NV 89108



DAN ADAMSON
702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

EDWARD LEHARDT, CCIM
702.830.1119 | edward@roicre.com
Lic # S.0180688

CHRIS WALDBURGER, CCIM
702.483.3683 | chris@roicre.com
Lic # S.0190814

ROI
Commercial Real Estate
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PROPERTY HIGHLIGHTS

± 1,120 - 2,730 SF IN-LINE SPACE

± 0.43 AC FUTURE PAD

- La Bonita anchored shopping center
- Future pad available along the west sidew entrance along Jones Blvd
- High traffic intersection with over 38,500 cars daily along Cheyenne Ave
- Located along the Cheyenne Industrial Corridor
- Area is surrounded by mature residential neighborhoods in the Northwest submarket

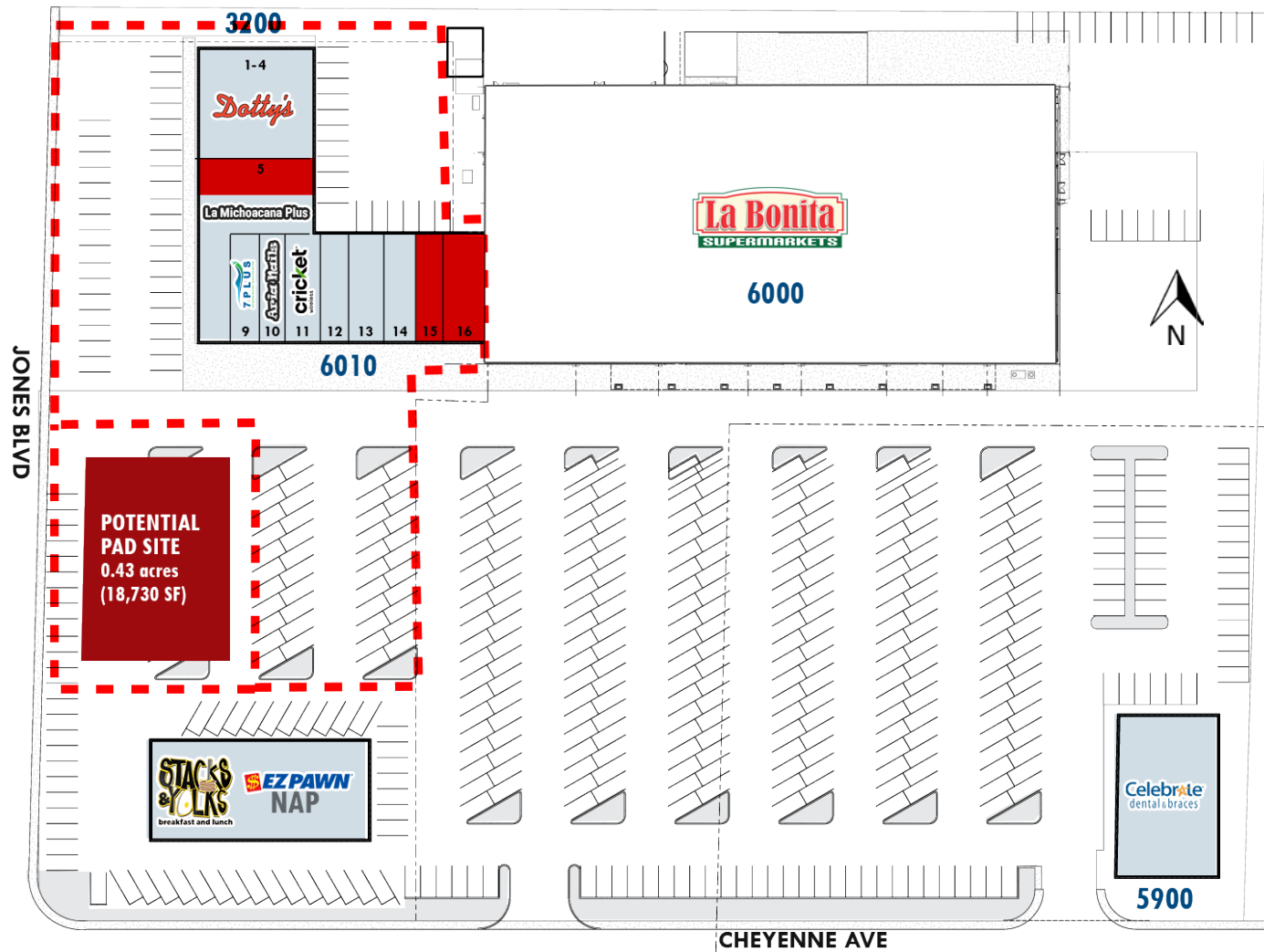
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📍 LIMITED COMMERCIAL (C-1)
ZONING



PROPERTY SITE PLAN

CHEYENNE AVE & JONES BLVD
Las Vegas, NV 89108



Suite	Tenant	Size (SF)
1 - 4	Dotty's	4,450
5	AVAILABLE	1,574
6-8	La Michoacana Plus	2,714
9	7 Plus Agua	1,118
10	Aria Nails	1,120
11	Cricket Wireless	1,400

Suite	Tenant	Size (SF)
12	Smoke Shop	1,109
13	Vanity Hair Studio	1,200
14	Mina's Eyebrow Threading	1,240
15	AVAILABLE	1,120
16	AVAILABLE	1,610
PAD	AVAILABLE	0.43 AC

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
17,497	177,201	439,513



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$92,748	\$93,311	\$100,636



TRAFFIC COUNTS

Cheyenne Ave	Jones Blvd
38,500 VPD	13,400 VPD


Source:
TRINA, NV DOT 2022
SitesUSA 2023



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www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

CALL US FOR MORE INFO


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