



FOR LEASE

CHEYENNE PLAZA

6010 W. Cheyenne Avenue, Las Vegas, NV 89108

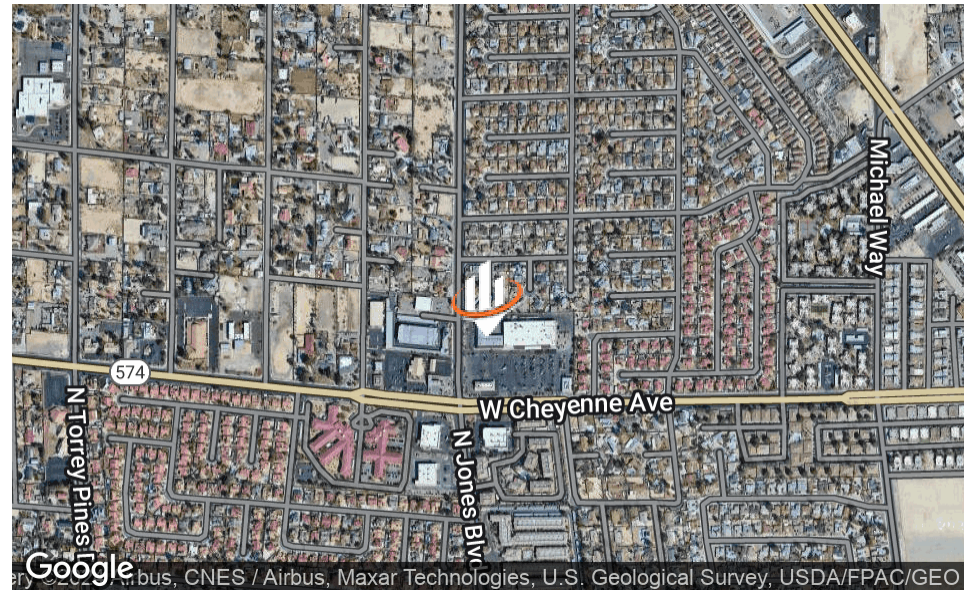
ERIC ROGOSCH

Vice President
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

JASON PARK

Senior Advisor
O: 702.527.5188
jason.park@svn.com
NV #S.0177705.LLC





PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, Cheyenne Plaza. Anchored by La Bonita Supermarket, this high traffic shopping center is located at the major intersection of Cheyenne Ave and Jones Blvd in the mature Northwest submarket of Las Vegas.

PROPERTY HIGHLIGHTS

- Shadow anchored by La Bonita Supermarket
- Strong national co-tenancy
- High traffic center
- Over 63,000 CPD
- Signalized intersection
- Pad Suitable for Drive-Thru and other users
- Last remaining inline space!

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

ZECHARIAH LEVI, CCIM

O: 702.527.6280

zech.levi@svn.com

NV #S.0189634.LLC

NOLAN JULSETH-WHITE, CCIM

O: 702.527.7562

nolan.jwhite@svn.com

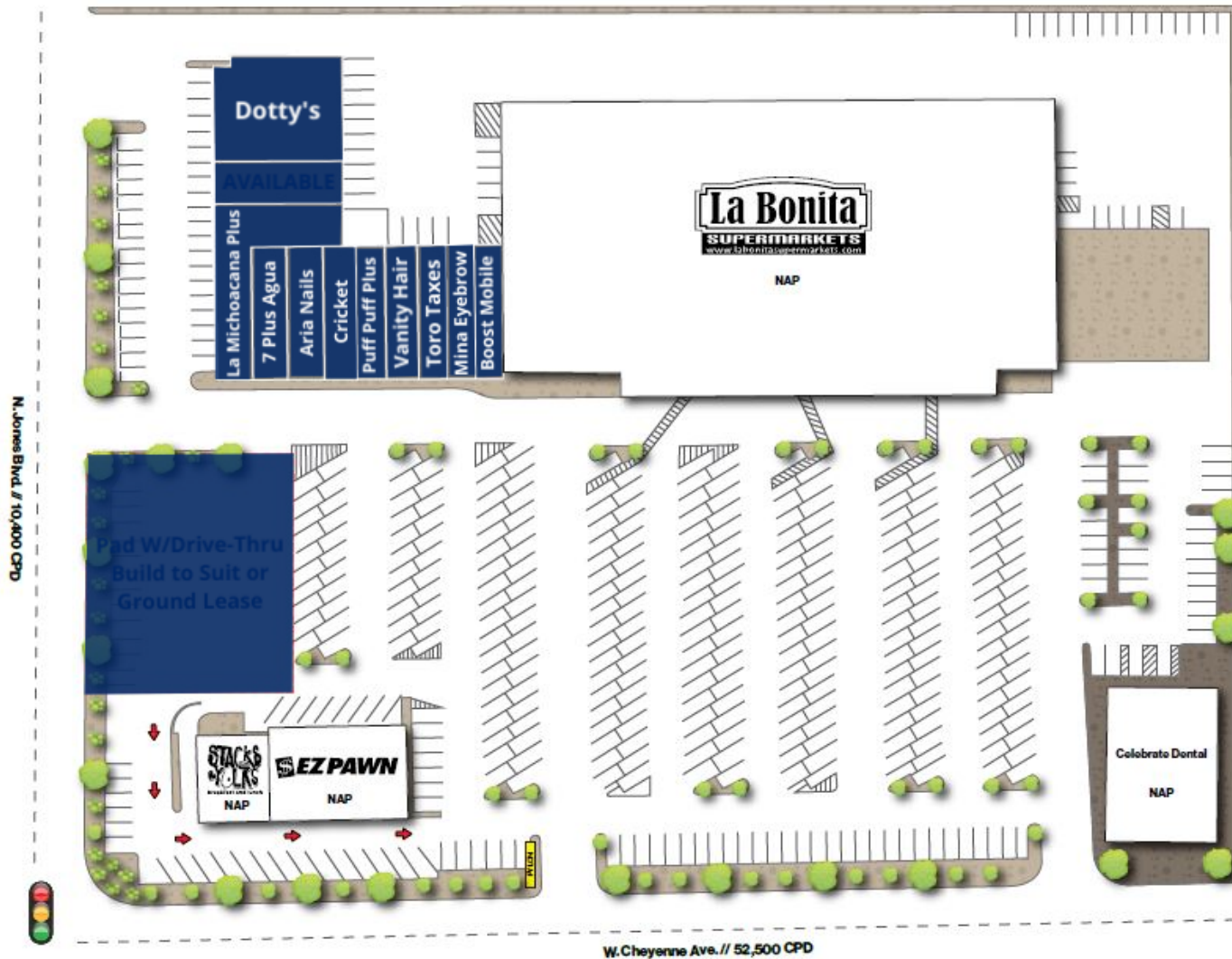
NV #BS.0146060.LLC

OFFERING SUMMARY

LEASE RATE:	Build-to-Suit or Ground Lease [2,500 - 5,000 SF]
AVAILABLE INLINE SF:	+/- 1,574 SF
PAD (BTS OR GL):	Up to +/- 5,000 SF
ESTIMATED CAMS:	\$0.38/SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,806	61,284	149,839
TOTAL POPULATION	16,905	167,145	416,171
AVERAGE HH INCOME	\$67,976	\$64,381	\$69,700



LEGEND

Occupied

ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

ZECHARIAH LEVI, CCIM

O: 702.527.6280

zech.levi@svn.com

NV #S.0189634.LLC

NOLAN JULSETH-WHITE, CCIM

O: 702.527.7562

nolan.jwhite@svn.com

NV #BS.0146060.LLC

LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	-	LEASE RATE:	Build-to-Suit or Ground Lease [2,500 - \$5,000 SF]

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
PAD W/Drive Thru	AVAILABLE W/Drive Thru	18,730 SF		Build-to-Suit or Ground Lease [2,500 - 5,000 SF]
1-4	Dotty's	4,450 SF	NNN	-
5	AVAILABLE	1,574 SF	NNN	\$1.50 - 1.75 SF/month
6-8	La Michoacana Plus	2,714 SF	NNN	-
9	7 Plus Agua	1,118 SF	NNN	-
10	Aria Nails	1,120 SF	NNN	-
11	Cricket Wireless	1,400 SF	NNN	-
12	Puff Puff Pluss	1,109 SF	NNN	-
13	Vanity Hair Studio	1,200 SF	NNN	-
15	Toro Taxes	1,120 SF	NNN	-
14	Mina Eyebrow	1,200 SF	NNN	-
16	Boost Mobile	1,610 SF	NNN	-

ERIC ROGOSCH	ZECHARIAH LEVI, CCIM	NOLAN JULSETH-WHITE, CCIM
O: 702.527.5313	O: 702.527.6280	O: 702.527.7562
eric.rogosch@svn.com	zech.levi@svn.com	nolan.jwhite@svn.com
NV #S.0052003	NV #S.0189634.LLC	NV #BS.0146060.LLC



ERIC ROGOSCH
 O: 702.527.5313
 eric.rogosch@svn.com
 NV #S.0052003

ZECHARIAH LEVI, CCIM
 O: 702.527.6280
 zech.levi@svn.com
 NV #S.0189634.LLC

NOLAN JULSETH-WHITE, CCIM
 O: 702.527.7562
 nolan.jwhite@svn.com
 NV #BS.0146060.LLC