



POINT NORTH

7312 W. CHEYENNE AVE
LAS VEGAS, NV 89129

Chris Godino

Senior Advisor / Real Estate Manager

702.369.4300 x528

chris.godino@svn.com

NV #BS.0017588

Property Summary



OFFERING SUMMARY

Available SF:	864 - 1,180 SF
Lease Rate:	\$1.45 SF/month (NNN)
Lot Size:	2.31 Acres
Year Built:	1998
Building Size:	26,000 SF
Renovated:	2017
Zoning:	C-1
Market:	Las Vegas
Submarket:	Northwest Las Vegas

PROPERTY OVERVIEW

Triple Net Office Professional Tenants

PROPERTY HIGHLIGHTS

- Front Glass Entry Signage
- Courtyard Between Buildings
- Ample Parking with Covered Reserved Available
- Cheyenne Avenue connects with US-95 to I-215 Beltway West

Available Spaces

LEASE RATE: \$1.45 SF/MONTH

LEASE TYPE: NNN

TOTAL SPACE: 864 - 1,180 SF

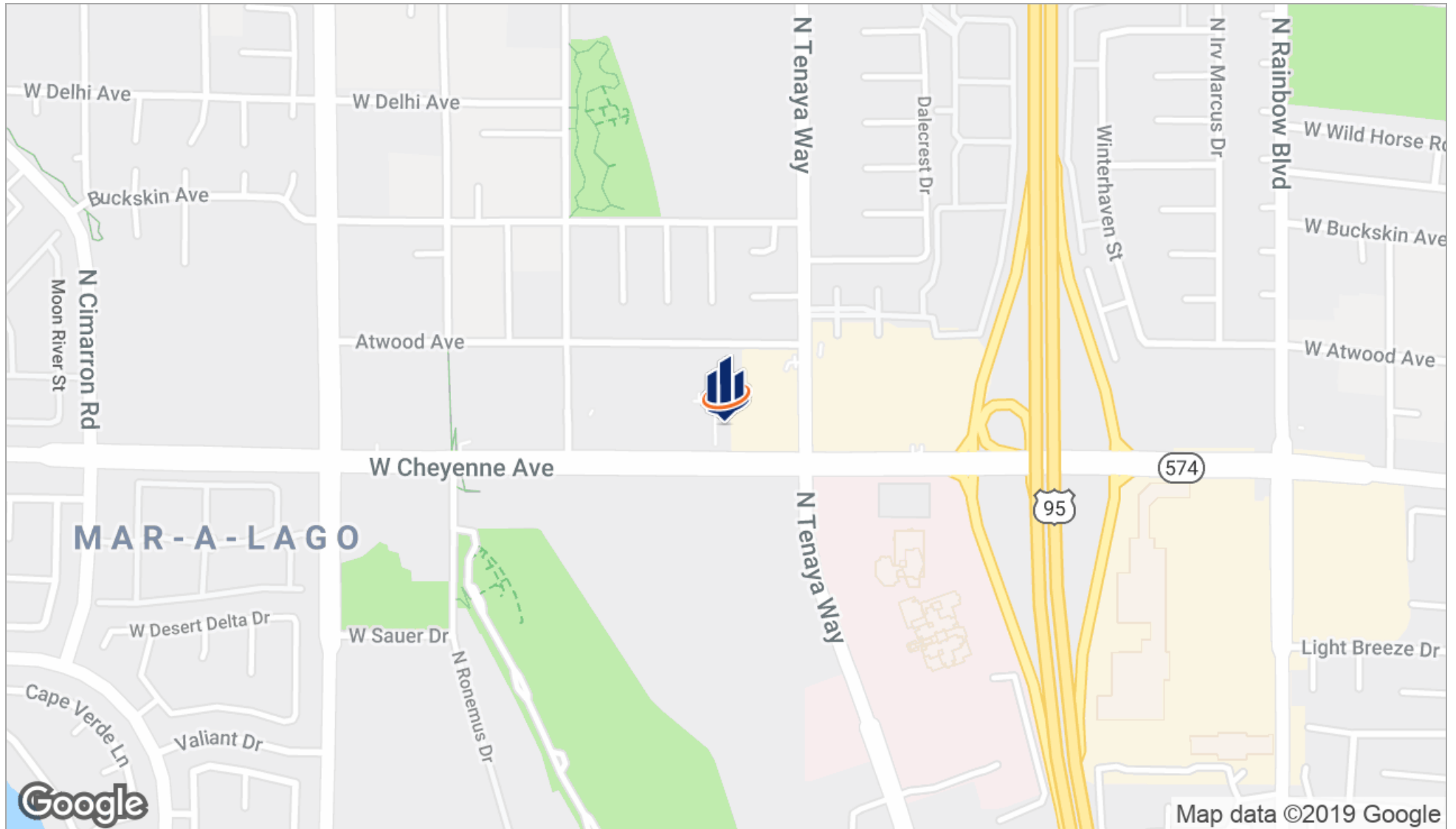
LEASE TERM: 36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
7312-7 W. Cheyenne Ave.		\$1.45 SF/month	NNN	1,180 SF	36 months	Suite 7 is an end cap Suite located in back that offers convenient access to drive up parking and restrooms, Layout of Suite 7 reception area, conference room, and four spacious offices and a break-room.
7312-4 W. Cheyenne		\$1.45 SF/month	NNN	864 SF	Negotiable	Suite 4 faces East very convenient access to drive up parking. Suite lays out with a service counter waiting area an open reception area, conference room, two large offices, and a phone/server room.

Additional Photos



Location Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,496	165,144	391,449
Median age	35.2	38.1	38.0
Median age (Male)	34.5	37.1	37.0
Median age (Female)	36.2	38.8	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,610	62,897	146,520
# of persons per HH	2.5	2.6	2.7
Average HH income	\$66,281	\$72,681	\$75,422
Average house value	\$243,428	\$274,784	\$287,225
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	22.6%	24.4%	25.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	69.3%	73.6%	72.2%
Black	12.8%	9.6%	10.3%
Asian	4.5%	4.9%	5.9%
Hawaiian	0.4%	0.6%	0.5%
American Indian	0.4%	0.5%	0.6%
Other	5.4%	4.8%	5.5%

* Demographic data derived from 2010 US Census