



# CHEYENNE POINTE

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*ANCHORED BY MARIANA'S SUPERMARKETS*

**2045 - 2175 E CHEYENNE AVE NORTH LAS VEGAS, NV 89030  
SEC CHEYENNE AVE & CIVIC CENTER DR**

4,400 SF & UP

# FOR LEASE

We are pleased to present the opportunity to lease space in the Cheyenne Pointe shopping center! This center is located on the southeast corner of Cheyenne Avenue and Civic Center Drive in North Las Vegas, NV and is less than a ¼ mile east of the I-15 highway and just over a ½ mile West of the main campus for the College of Southern Nevada.

Cheyenne Pointe is anchored by Mariana's Supermarkets and features tenants such as Family Dollar, Intermountain Healthcare, Panda Express, Subway, Taco Bell and T-Mobile.

- Anchored by Mariana's Supermarkets
- Excellent access & visibility to Cheyenne Avenue
- Convenient access to I-15 (less than a ¼ mile to the west)
- Just over a ½ mile West of the main campus for the College of Southern Nevada.



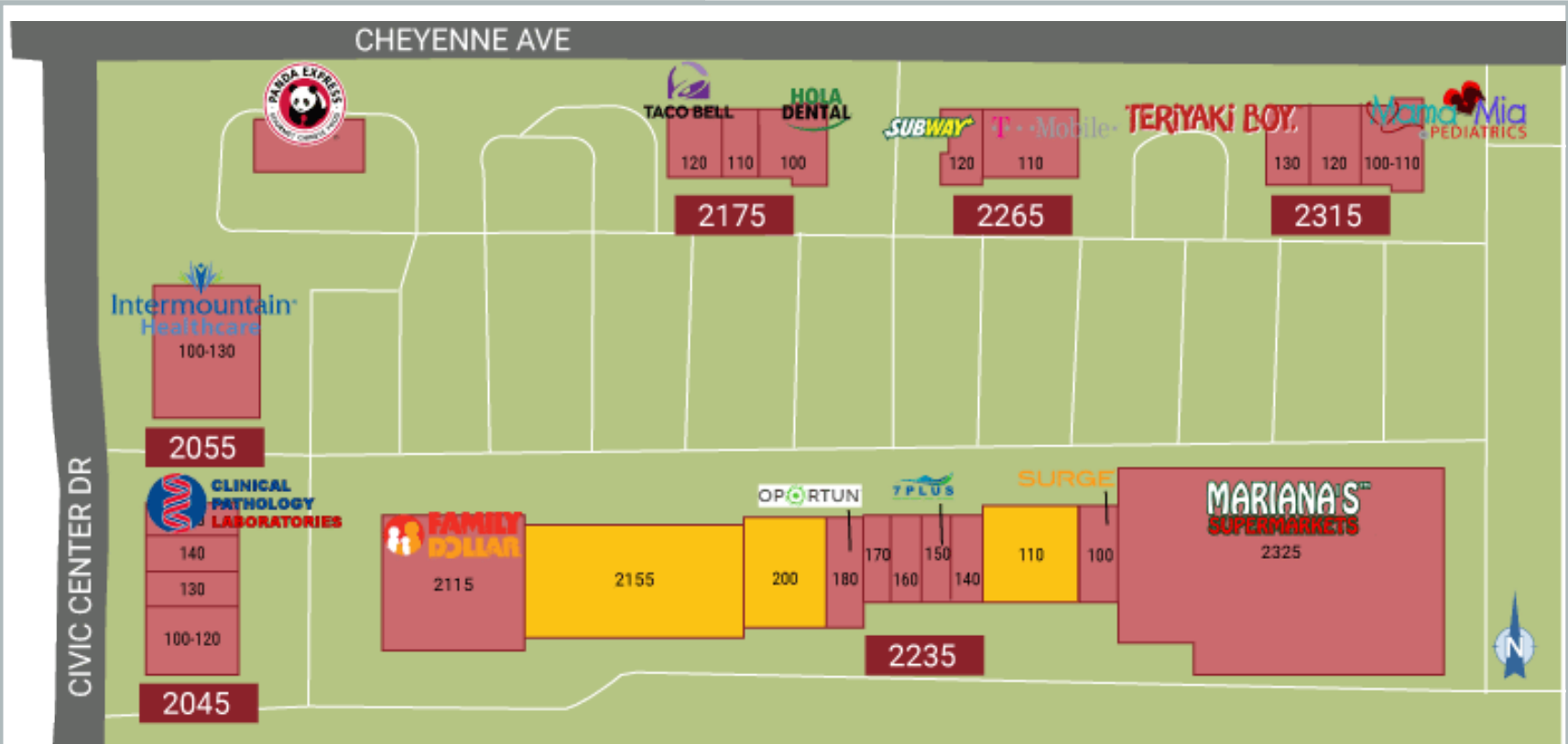
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	17,775	177,498	461,689
<b>Ave HH Income</b>	\$48,790	\$54,645	\$59,277
<b>Households</b>	4,280	48,997	139,591

## TRAFFIC COUNTS

Cheyenne Ave: 53,500 VPD  
Civic Center Dr: 14,900 VPD

# SITE PLAN



### 2045 E Cheyenne Ave

100-120	Laundromat	3,384 SF
130	Libreria Shalom	1,200 SF
140	Liberty Tax	1,200 SF
150	CPL Labs	1,200 SF

### 2055 E Cheyenne Ave

100-130	Intermountain Healthcare	4,738 SF
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### 2115 E Cheyenne Ave

Family Dollar	9,180 SF
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### 2155 E Cheyenne Ave

AVAILABLE	11,495 SF	\$13.00 sf./yr.
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### 2175 E Cheyenne Ave

100	Hola Dental	1,942 SF
110	L.A. Insurance	1,000 SF
120	Taco Bell	1,881 SF

### 2235 E Cheyenne Ave

100	Surge Staffing	1,505 SF
110	AVAILABLE	4,492 SF \$1.50 sf./mo.
140	Smoke Shop	1,324 SF
150	7 Plus Agua	1,324 SF
160	Beauty Salon	1,303 SF
170	Nails & Spa	1,303 SF
180	Oportun	1,284 SF
200	AVAILABLE	4,417 SF \$1.75 sf./mo.

### 2265 E Cheyenne Ave

110	T-Mobile	2,782 SF
120	Subway	1,162 SF

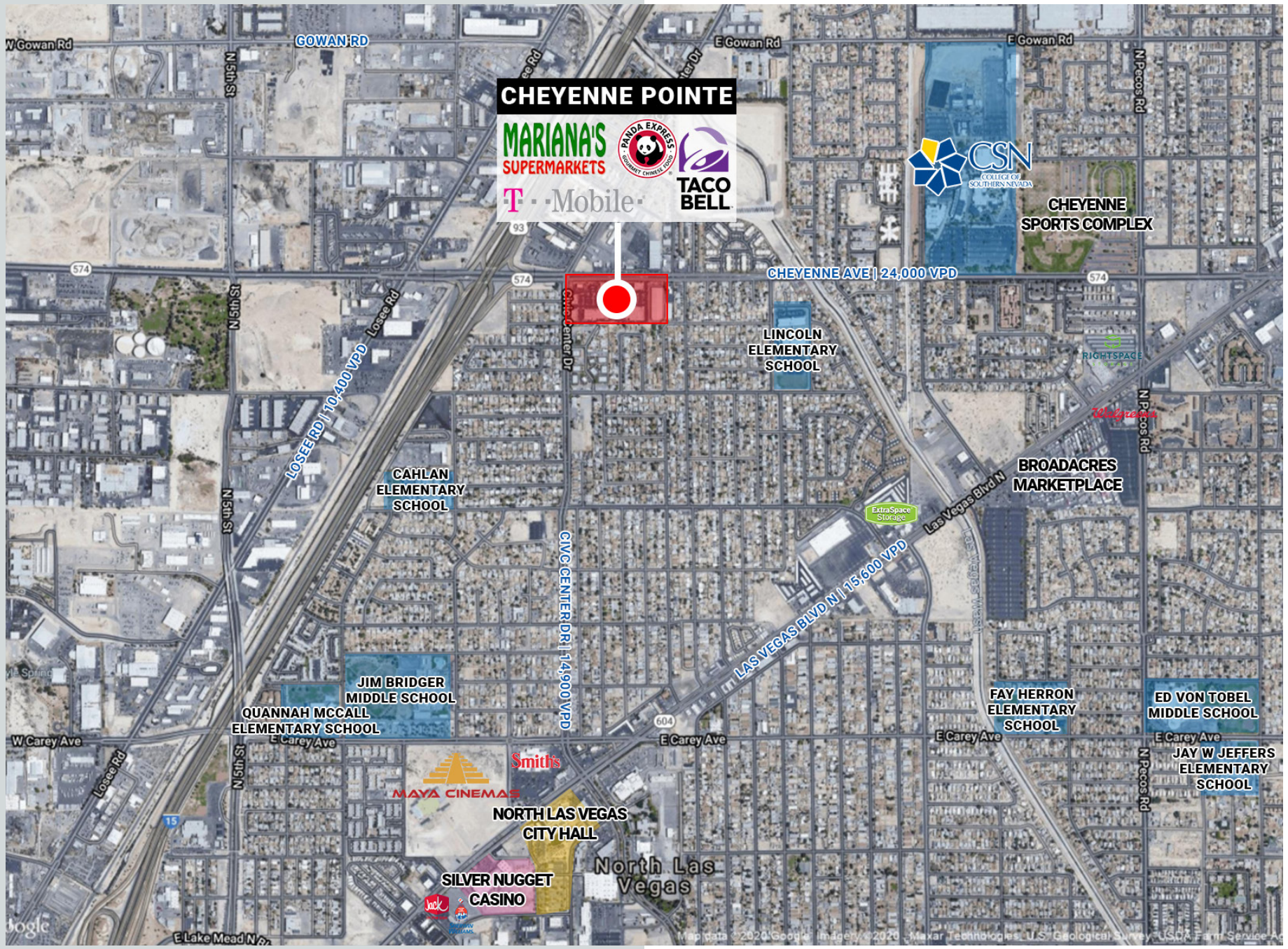
### 2315 E Cheyenne Ave

100-110	Mama Mia Pedatrics	3,269 SF
120	Gadget Experts	1,016 SF
130	Teriyaki Boy	1,500 SF

### 2325 E Cheyenne Ave

Mariana's	30,000 SF
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**NNN Estimate: \$0.48 sf./mo.**



**CHEYENNE POINTE**

- MARIANA'S SUPERMARKETS
- PANDA EXPRESS
- T-Mobile
- TACO BELL



CHEYENNE AVE | 24,000 VPD

LOSEE RD | 10,400 VPD

CIVIC CENTER DR | 14,900 VPD

LAS VEGAS BLVD N | 15,600 VPD

CHEYENNE SPORTS COMPLEX

LINCOLN ELEMENTARY SCHOOL

CAHLAN ELEMENTARY SCHOOL

BROADACRES MARKETPLACE

JIM BRIDGER MIDDLE SCHOOL

QUANNAH MCCALL ELEMENTARY SCHOOL

FAY HERRON ELEMENTARY SCHOOL

ED VON TOBEL MIDDLE SCHOOL

MAYA CINEMAS

NORTH LAS VEGAS CITY HALL

SILVER NUGGET CASINO

North Las Vegas

JAY W JEFFERS ELEMENTARY SCHOOL



ROI COMMERCIAL REAL ESTATE, INC.  
 9121 W Russell Rd., Suite 111, Las Vegas, NV 89148  
 702.363.3100 | FAX: 702.363.0450

**KIT GRASKI**  
**DIRECTOR**

Lic #BS.0015934.LLC  
 702.570.5377  
 kgraski@roicre.com

**GEORGE OKINAKA**  
**EXECUTIVE VICE PRESIDENT**

Lic #S.0045747  
 702.570.5376  
 gokinaka@roicre.com

**MAUREEN WATERS**  
**SENIOR ASSOCIATE**

Lic #S.0169395  
 702.570.5127  
 mwaters@roicre.com

**JONATHAN SERRANO**  
**ASSOCIATE**

Lic #S.0183243  
 702.570.5099  
 jonathan@roicre.com

**JEREMY VITALE**  
**ASSOCIATE**

Lic #S.0189651  
 702.550.4951  
 jvitale@roicre.com



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