

# SHADOW HILLS PLAZA



10420, 10430, 10450, 10470, 10490 W Cheyenne Ave Las Vegas, NV 89129



PHD Properties Inc.  
10450 W Cheyenne Ave Suite 130 Las Vegas, NV 89129  
[www.phdpropertiesinc.com](http://www.phdpropertiesinc.com)

Brittany Davis, CCIM  
Broker-Salesperson  
[Brittany@phdpropertiesinc.com](mailto:Brittany@phdpropertiesinc.com)  
Cell: 702-858-7792



# ONE UNIT LEFT!

## **Building 10420**

- Suite 110 – Pizza Hut
- Suite 120 – Super Cuts
- Suite 130 – H&R Block

## **Building 10430**

- Single Tenant Pad - Starbucks

## **Building 10450**

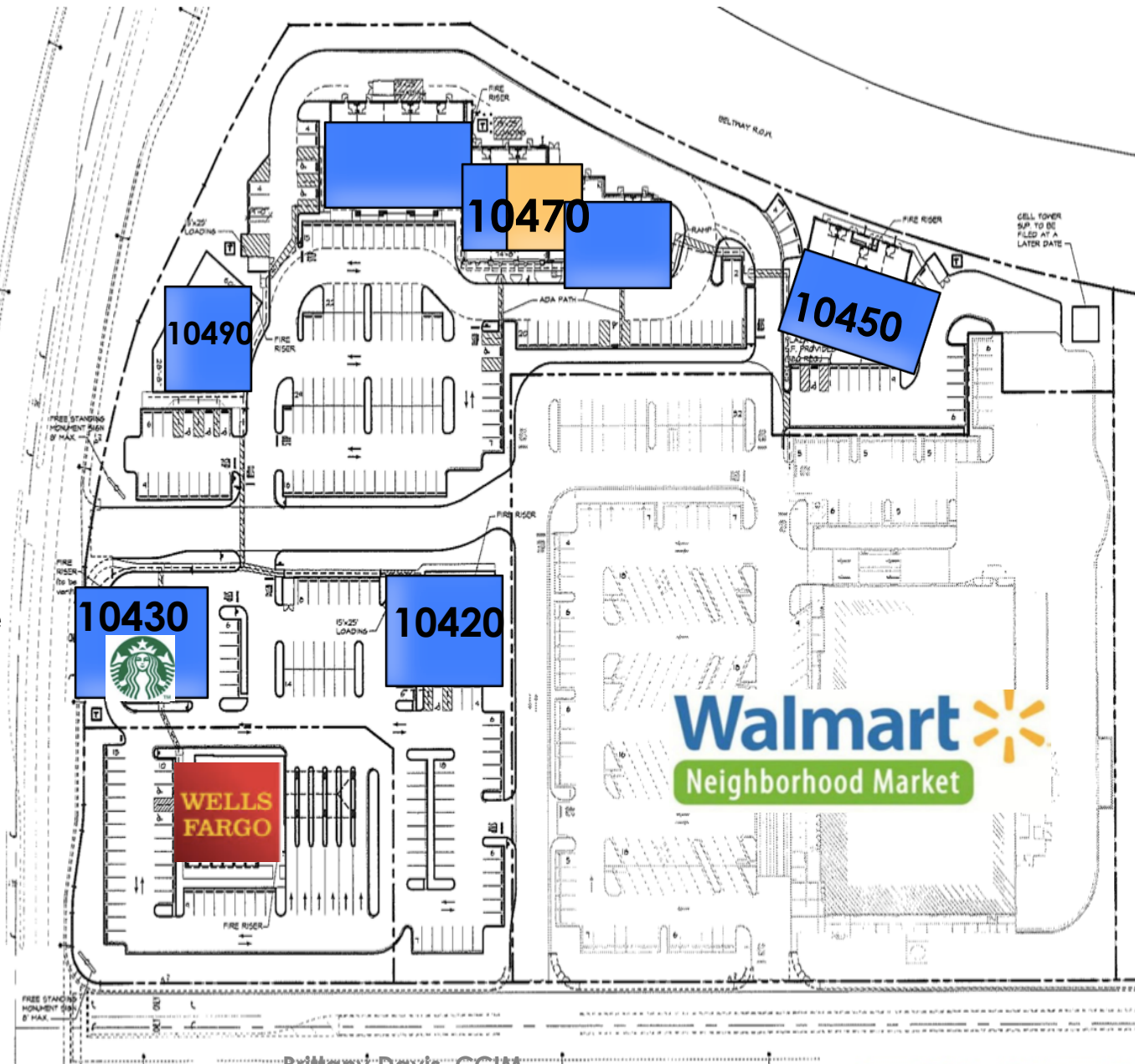
- Suite 110 – Cutie Nails
- Suite 120 – China A Go Go
- Suite 130 – PHD Properties
- Suite 140 – Green Cleaners

## **Building 10470**

- Suite 100 – Rod Works
- Suite 110 – Cheyenne Dental
- Suite 115 – Align Your Spine
- Suite 120 – Northland Hearing
- Suite 125 – Sushi Bomb
- Suite 130 – 3,966 SF AVAILABLE!**
- Suite 140 – Victory Marshall Arts
- Suite 150 – Budget Smoke
- Suite 155 – Subway

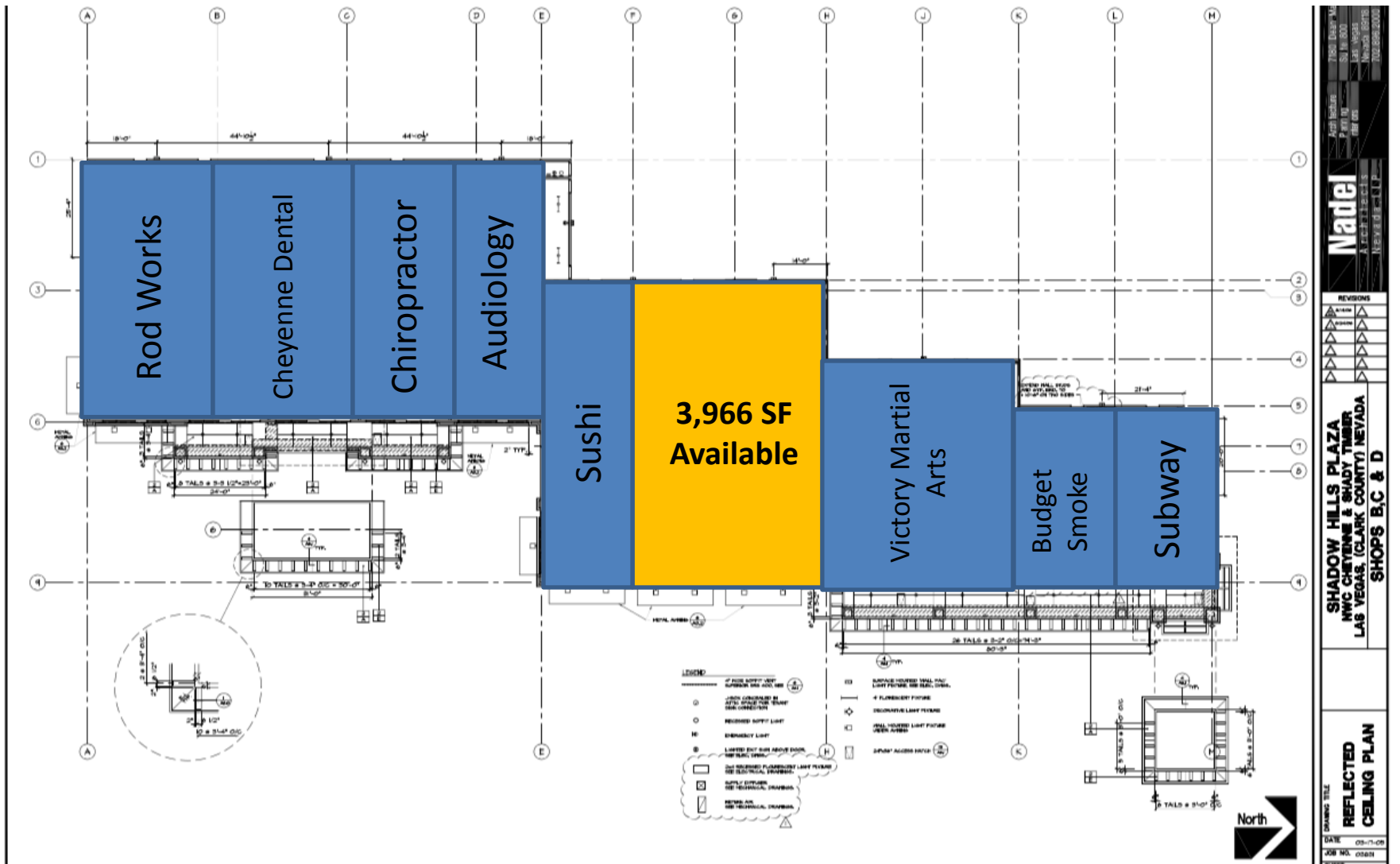
## **Building 10490**

- Edge of Town Bar & Grill





# Building 10470 W Cheyenne Ave Las Vegas, NV 89129



**Nadel**  
ARCHITECTS  
NEWARK, NJ

SHADOW HILLS PLAZA  
NVC CHEYENNE & SHADY TIMBER  
LAS VEGAS, (CLARK COUNTY) NEVADA  
SHOPS B, C & D

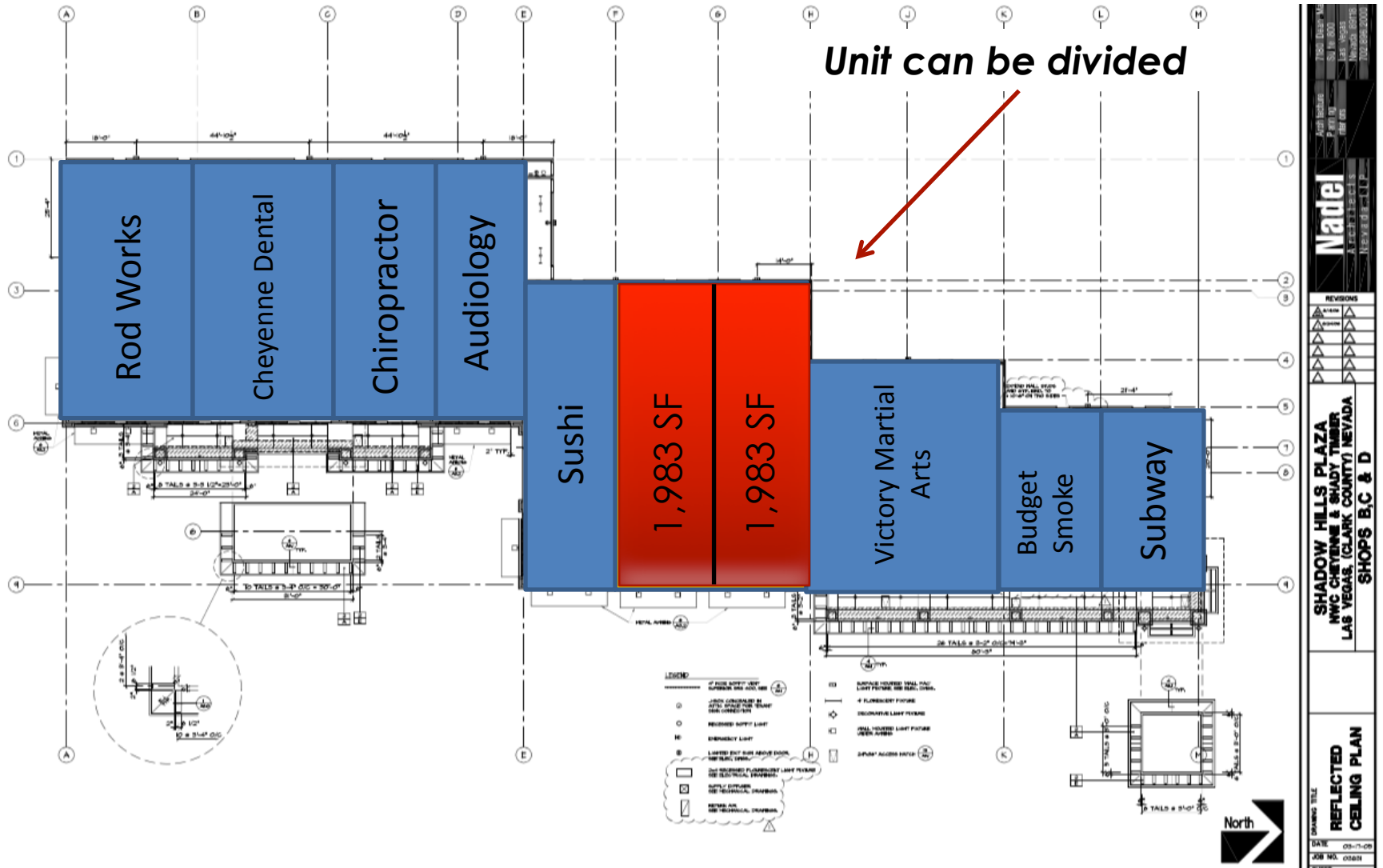
DATE: 09-11-09  
JOB NO. 05621

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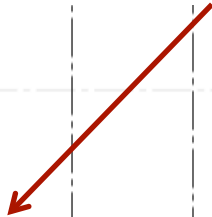
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Building 10470 W Cheyenne Ave Las Vegas, NV 89129



Unit can be divided



<b>Nadel</b> ARCHITECTS 1500 S. RAY BLVD LAS VEGAS, NV 89102 PHONE: 702.506.4444 FAX: 702.506.4445 WWW.NADELARCHITECTS.COM	
REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
SHADOW HILLS PLAZA NWC CHEYENNE & SHADY TIMBER LAS VEGAS, (CLARK COUNTY) NEVADA SHOPS B, C & D	
DRAWING TITLE <b>REFLECTED CEILING PLAN</b>	
DATE	09-11-09
JOB NO.	03033





Interior View: 10470 W Cheyenne Ave Suite 130 – 135 Las Vegas, NV 89129



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Located directly off the I-215 at W Cheyenne Ave, surrounded by residential



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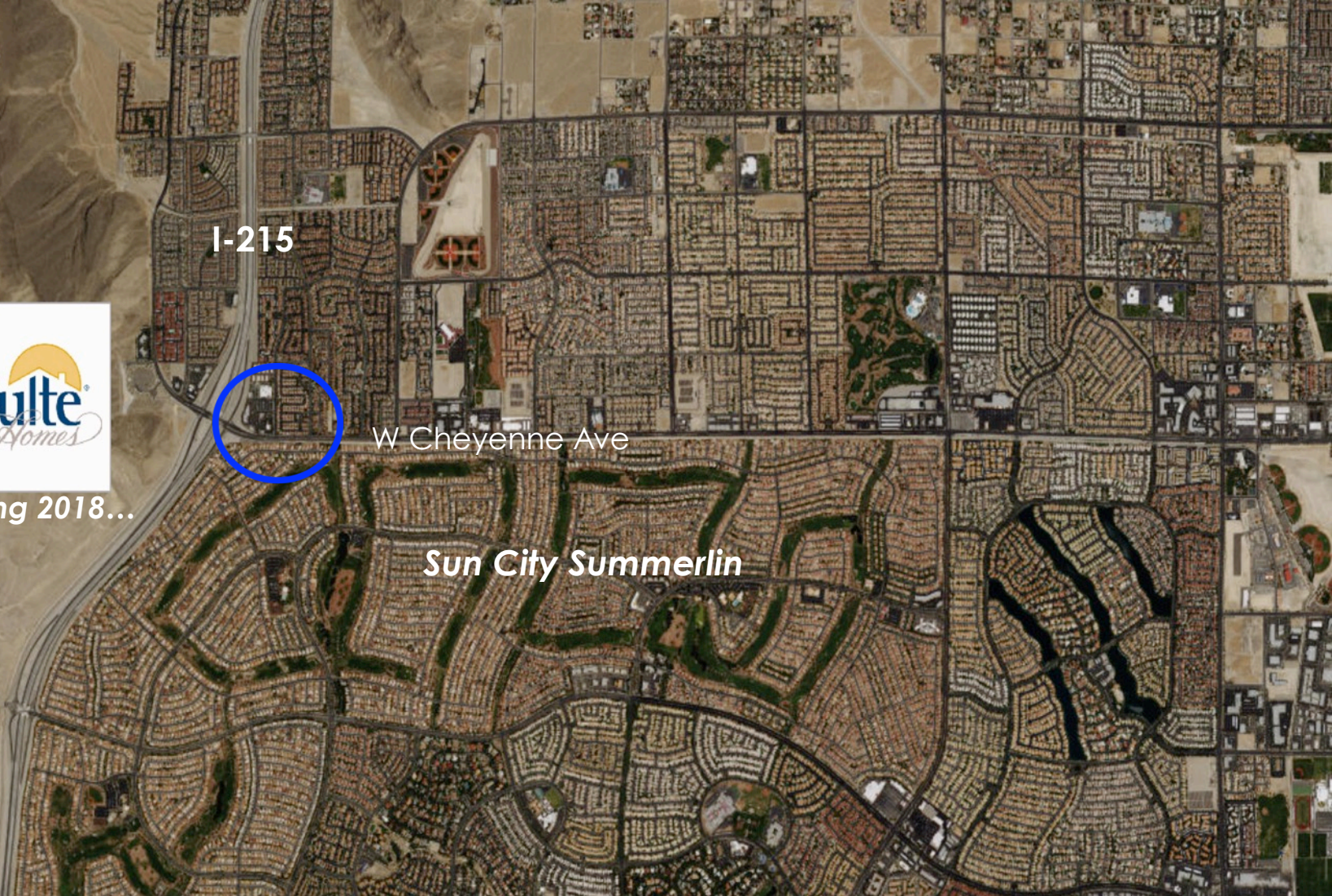




Reverence Community is under construction with **655** homes planned...



Coming 2018...



I-215

W Cheyenne Ave

Sun City Summerlin

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## Demographics & Income:

*\*Site is against Lone Mountain creating a 180 degree analysis*

2017	5 Minute	10 Minute	15 Minute
Population	24,190	163,550	519,785
Average Household Income	\$75,079	\$97,331	\$80,566

## Traffic: Average Daily Volume

W Cheyenne at I-215 (Shady Timber)	20,000
W Cheyenne at N Durango	28,000
I-215 at Lake Mead Blvd	40,313

GLA: 35,769 SF

Occupied: 88.9%