

Cheyenne Plaza

6010 West Cheyenne Avenue
Las Vegas, NV 89108



Pad with drive thru Available for Build to Suit or Ground Lease

Pad For Lease

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**AVISON
YOUNG**

The property

Positioned within the well-established **Cheyenne Plaza** at the northeast corner of Cheyenne Avenue and Jones Boulevard, the 0.43-acre pad offers an exceptional opportunity for retailers, restaurants, or service-oriented users seeking a high-visibility site in a thriving trade area. The center is anchored by La Bonita Supermarket and benefits from strong traffic as well as a growing local population driven by ongoing residential and commercial development.

This pad is available for ground lease or build-to-suit and is strategically located near the US-95 freeway and the North Las Vegas Airport, making it ideal for concepts such as fast food, medical, or other drive-thru-friendly uses.

±0.43

acre pad



Wide range of
tenant mix



TBD



Easy ingress / egress
with multiple access
points



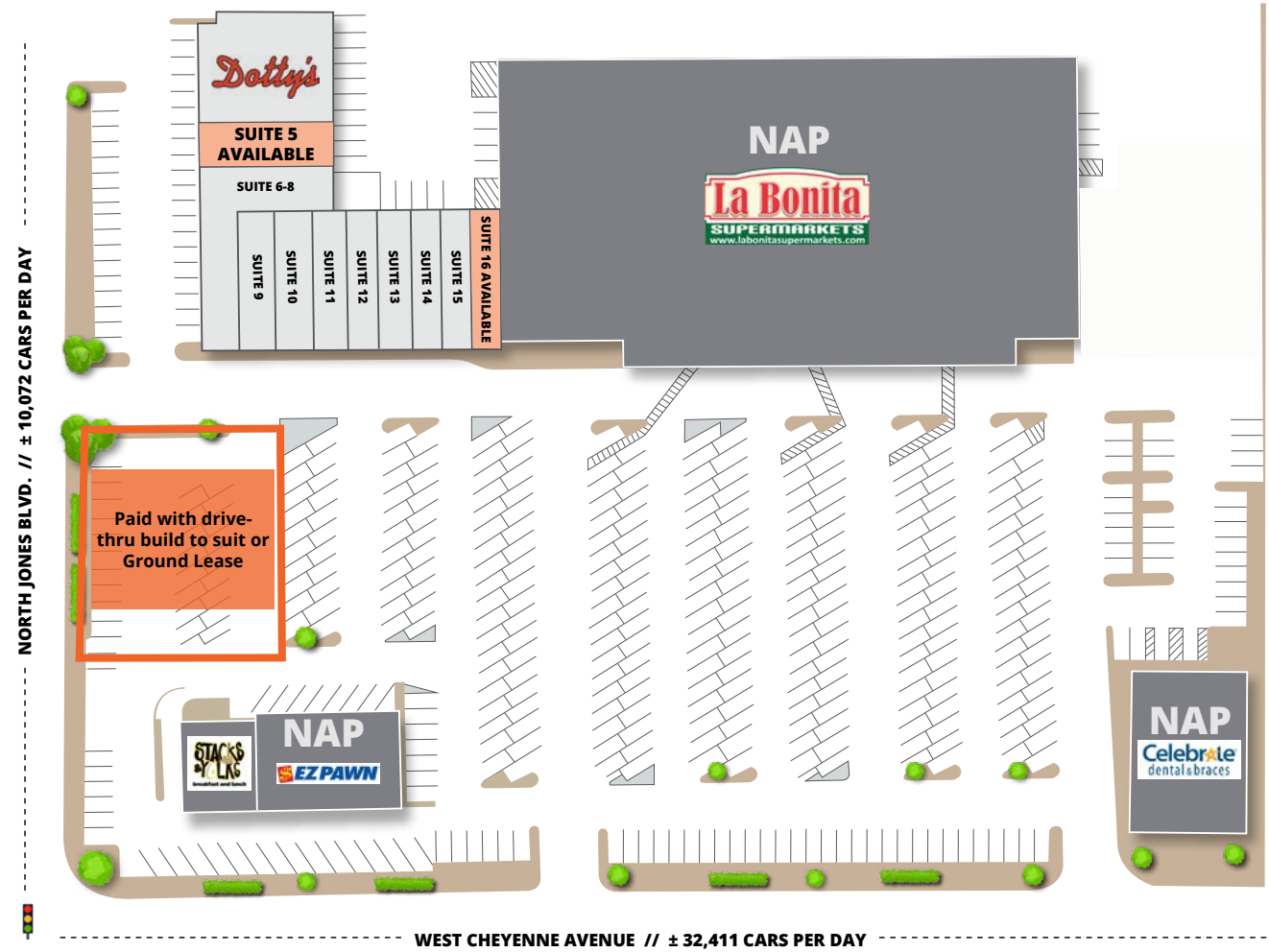
\$39.00 psf



Site plan

Cheyenne Plaza 6010 West Cheyenne Avenue
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Suite	Tenant	SF	Rate
1 - 4	Dotty's	4,450	
5	AVAILABLE	1,574	\$1.99 psf
6 - 8	La Michoacana Plus	2,714	
9	7 Plus Agua	1,118	
10	Aria Nails	1,120	
11	Cricket Wireless	1,400	
12	LV Smoke & Vape	1,109	
13	Vanity Hair Studio	1,200	
14	Mina Eyebrows	1,200	
15	Total Wireless	1,120	
16	AVAILABLE	1,600	\$1.99 psf
Pad	BTS or Ground Lease	2,700 - 4,400 sf	



CONCEPTUAL
SITE DEVELOPMENT
SCENARIOS

SCENARIO 1



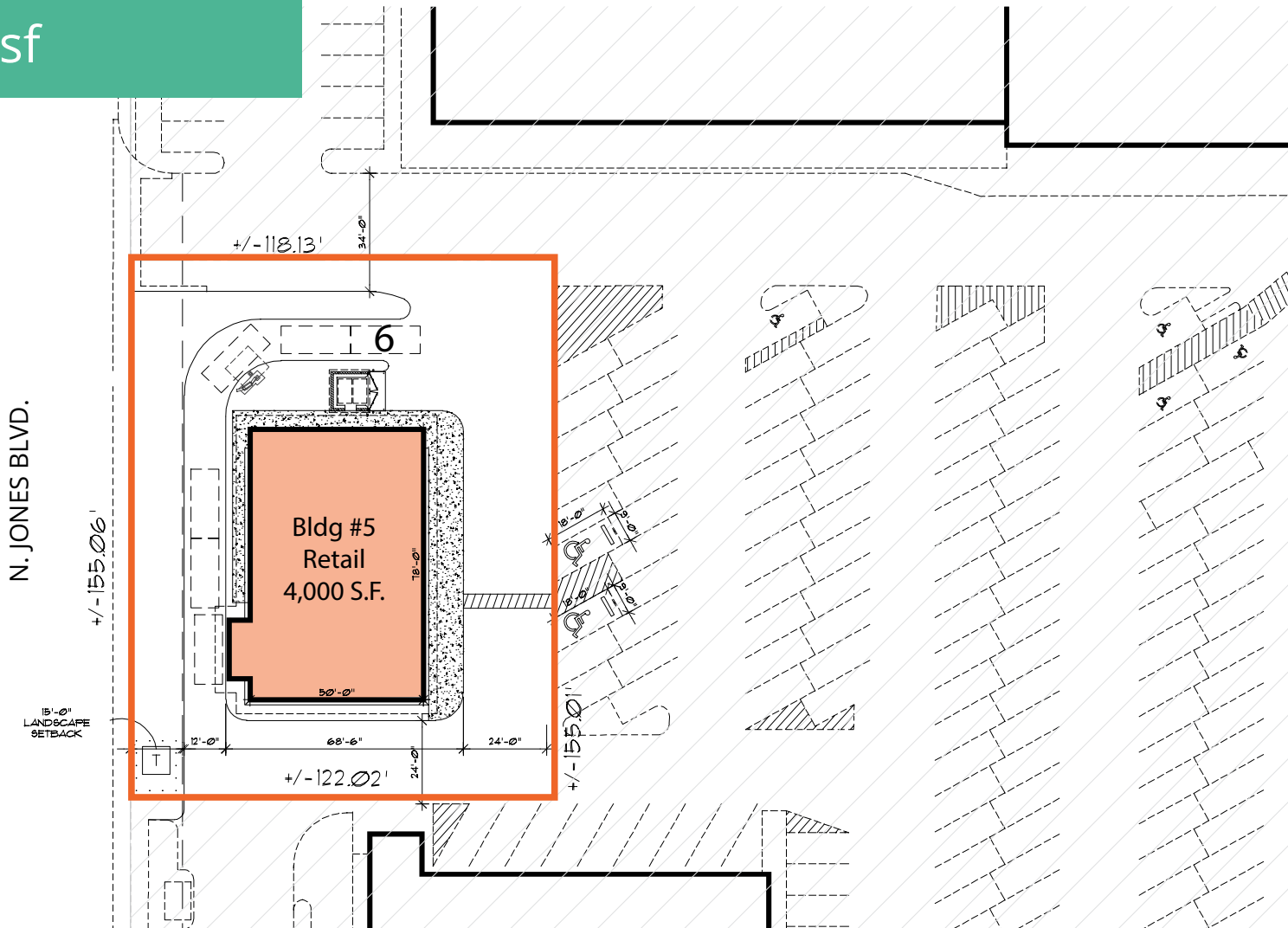
SCENARIO 2



Site plan

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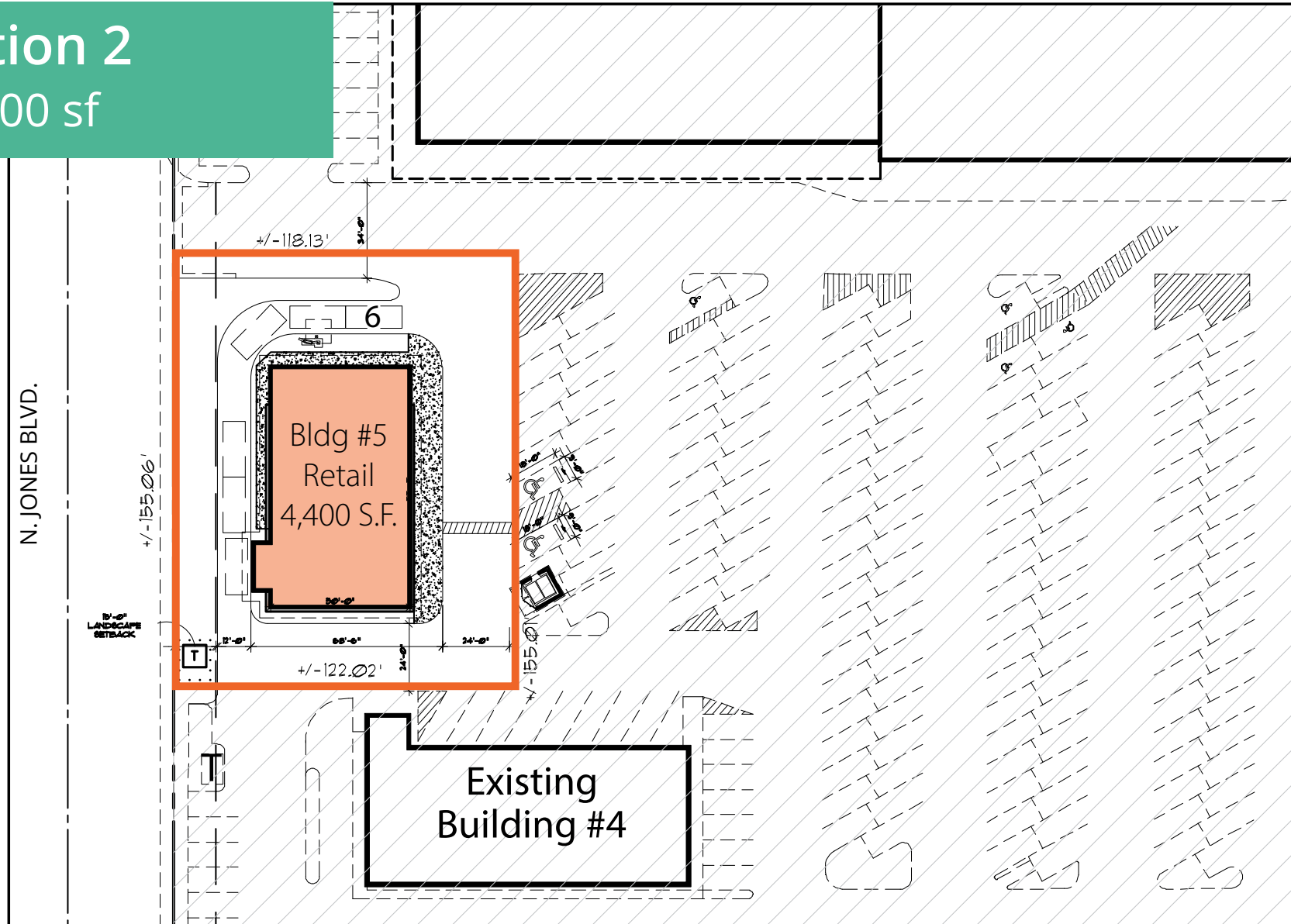
Option 1 ±4,000 sf



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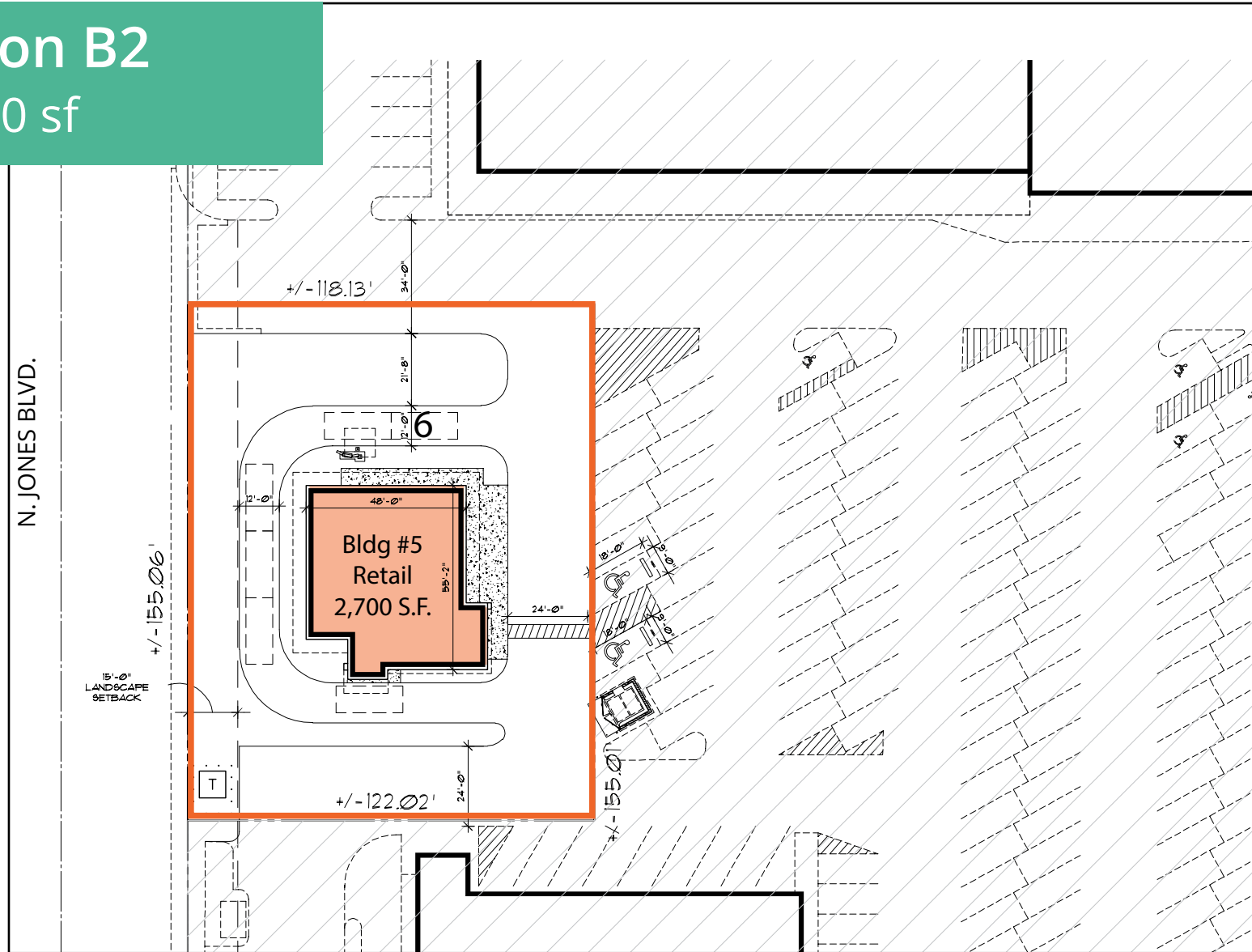
Option 2
±4,400 sf



Site plan

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Option B2 ±2,700 sf



Property photos

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Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	16,953	176,456	442,863
2030 Projected Population	16,848	175,075	447,705
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	0.2%
2025 Estimated Households	6,143	66,358	164,194
2030 Projected Households	6,185	66,715	167,969
Projected Annual Growth 2025 to 2030	0.1%	0.1%	0.5%
2025 Est. Median Age	38.0	37.6	38.2

Household Income

2025 Est. Average Household Income	\$84,312	\$93,141	\$101,278
2025 Est. Median Household Income	\$68,039	\$73,788	\$78,774

Education

2025 Est. Some College	24.7%	23.6%	23.5%
2025 Est. Bachelor Degree Only	12.6%	13.8%	15.5%

Workforce

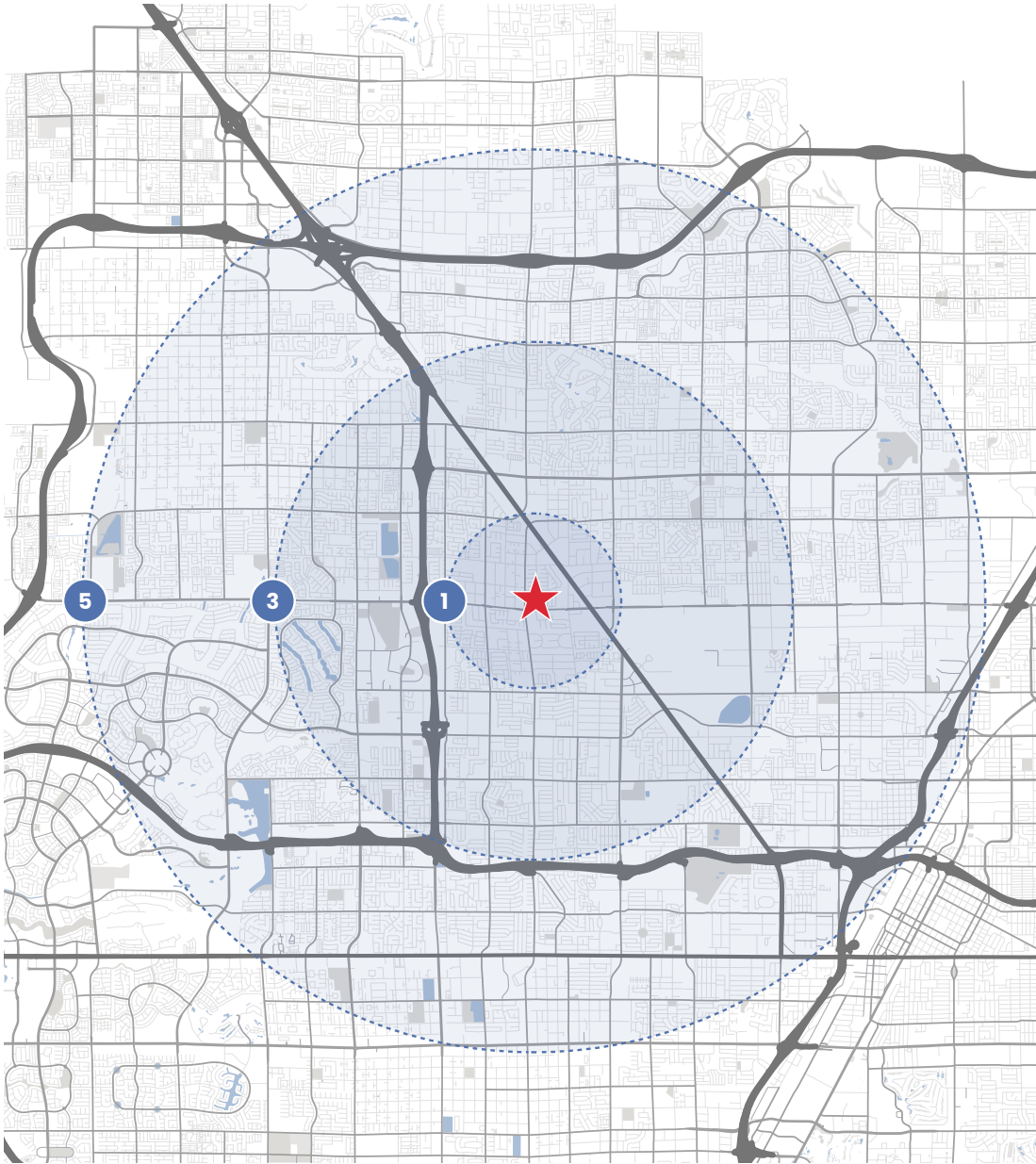
2025 White Collar Workers	48.3%	52.0%	53.5%
2025 Blue Collar Workers	51.7%	48.0%	46.5%

Traffic counts



West Cheyenne Ave.
±32,619 vpd

North Jones Blvd.
±10,256 vpd





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Contact us



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