

±8,000 SF OFFICE/WAREHOUSE

2545 WEST CHEYENNE AVENUE, NORTH LAS VEGAS NV 89032

» INDUSTRIAL SPACE FOR LEASE OR SALE



AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



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PROPERTY DESCRIPTION

PROPERTY FEATURES

2545 West Cheyenne Avenue in North Las Vegas was built in 2004 and is located just east of the intersection of West Cheyenne Avenue and North Simmons Street, and is less than three miles from the I-15 Freeway. The building includes ±5,500 SF of office space and ±2,500 SF of warehouse space.

- Total Building Area: ±8,000 SF
 - Office Area: ±5,500 SF
 - Warehouse Area: ±2,500 SF
 - Site Size: ±0.60 acres
 - Year Built: 2004
 - Number of Floors: Single-Story
 - Grade Level Doors: One (1) - 14 feet
 - Clear Height: 18'
 - Parking: 32 Striped Spaces
 - Zoning: M2
 - Building Exterior: Concrete Tilt-up
 - Fire Sprinklers: Yes
 - Daily Traffic Count: ±40,000+ cars per day
-
- **Lease Rate:** **\$0.79/SF (NNN)**
 - **Sale Price:** **\$760,000.00**

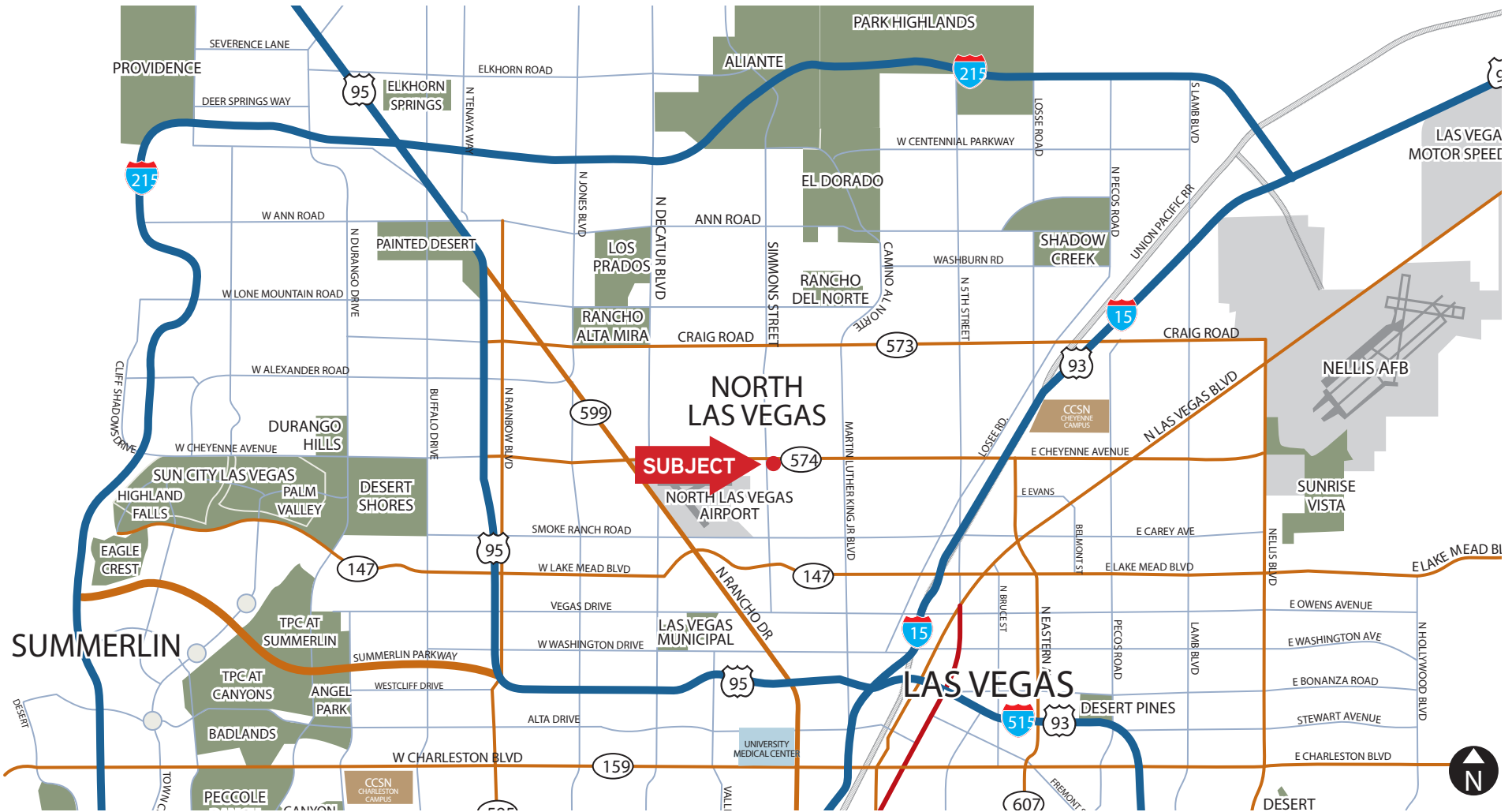


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±8,000 SF OFFICE/WAREHOUSE FOR LEASE OR SALE SEC WEST CHEYENNE AVENUE & NORTH SIMMONS STREET



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DEMOGRAPHICS & POPULATION

POPULATION AND INCOME				
	2016 ESTIMATED POPULATION	2016 AVERAGE HOUSEHOLD INCOME	2021 ESTIMATED POPULATION	2021 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	12,425	\$59,520	13,720	\$66,394
3 MILE RADIUS	148,063	\$56,838	157,802	\$62,395
5 MILE RADIUS	480,993	\$57,947	513,829	\$63,614

POPULATION BY RACE (2016)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	4,414	3,838	4,659	764
3 MILE RADIUS	59,940	39,266	59,132	7,221
5 MILE RADIUS	228,056	86,583	207,937	26,471

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

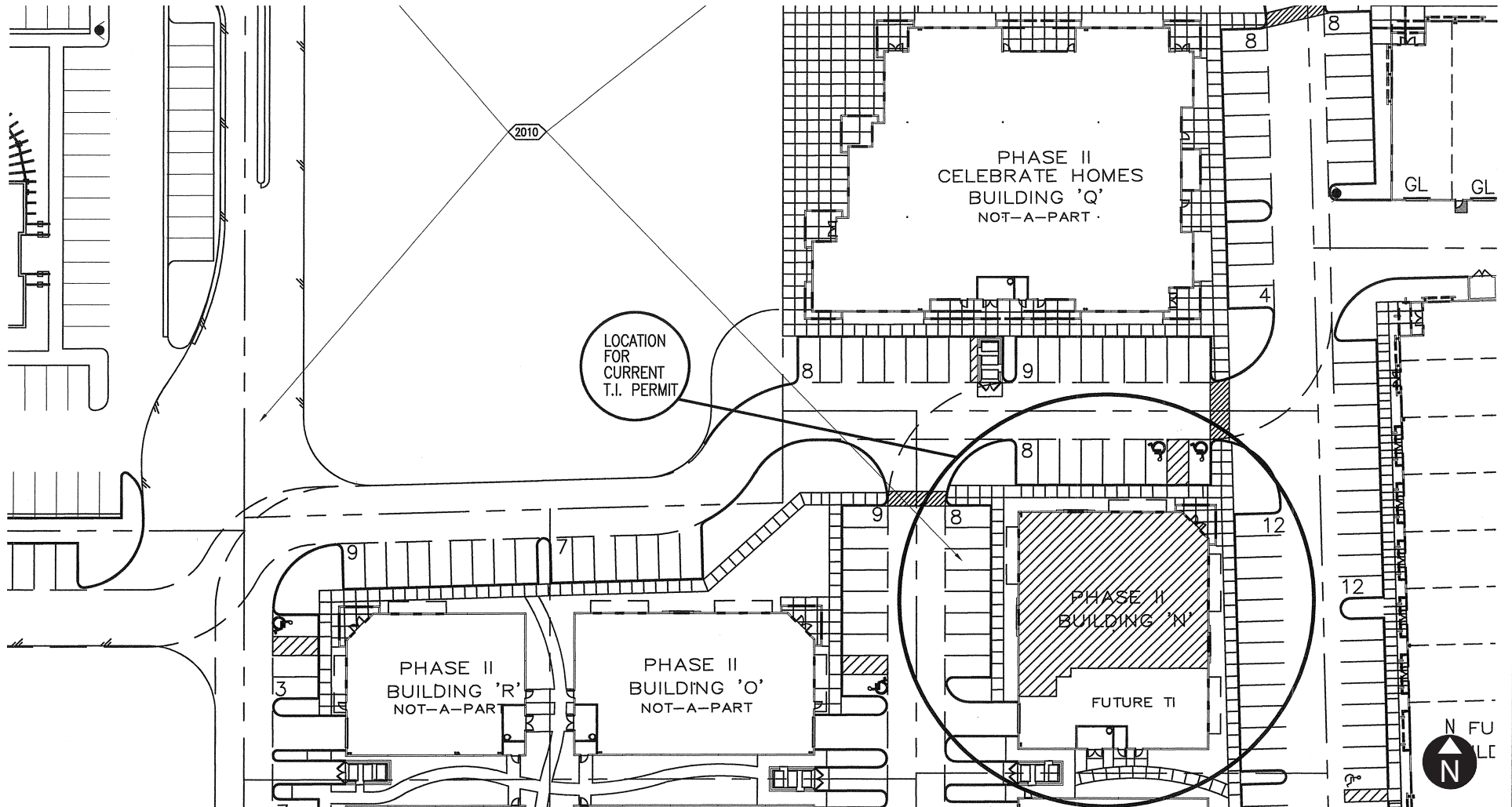
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SITE PLAN



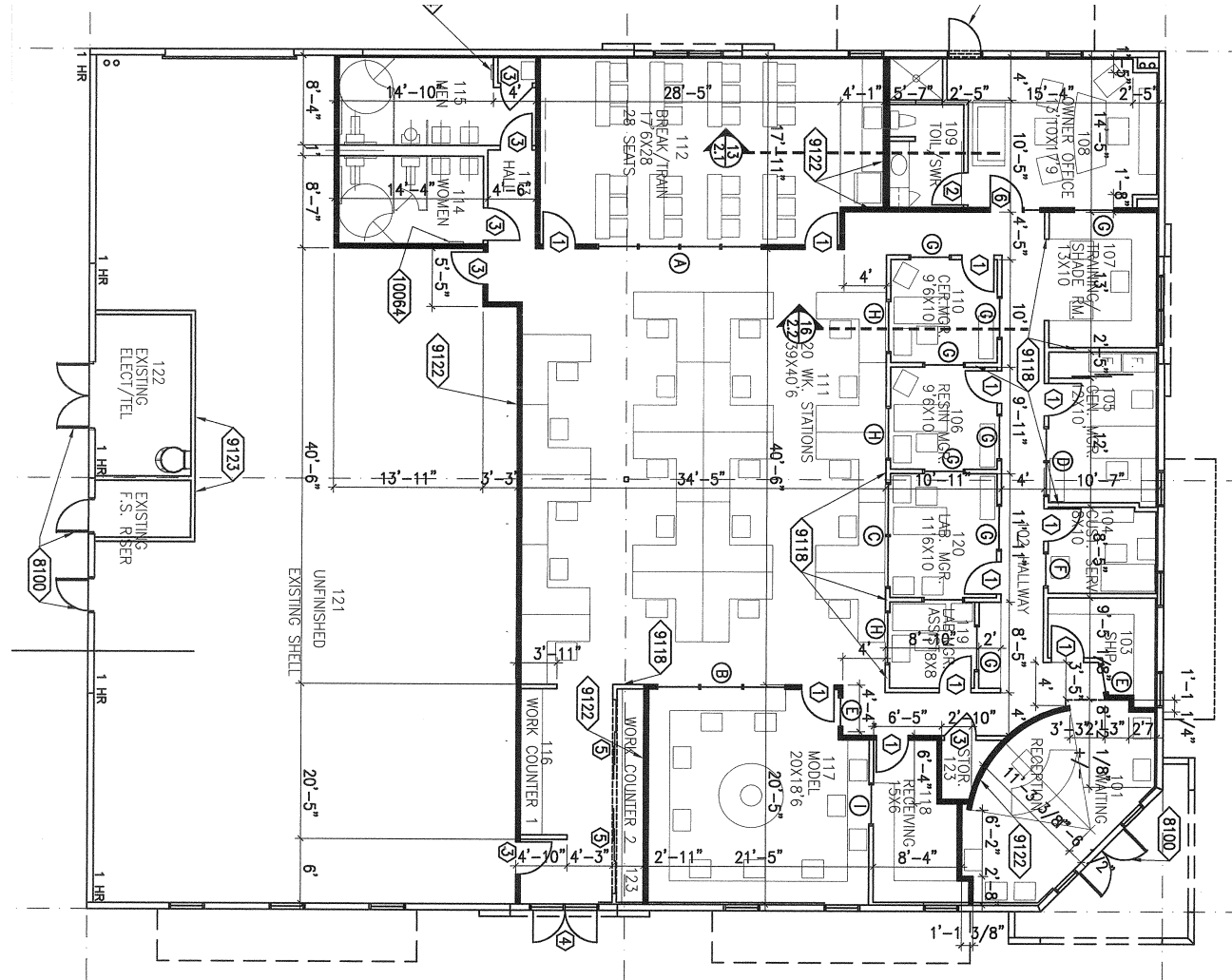
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FLOOR PLAN



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PARCEL MAP



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AERIAL PROPERTY PHOTO



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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