



PROPERTY HIGHLIGHTS

Conveniently located at the 215/Cheyenne interchange, Conquistador Plaza is a very elegant office complex on the west end of the beautiful and tranquil West Cheyenne corridor. The center is located near shops, services, churches, the western foothills and directly adjacent to the Las Vegas Metro Police Northwest Command Center. Buses stop immediately outside the center, and parking is excellent at 3.5:1000. The building features a large tiled lobby and several waiting areas, as well as outdoor break areas and shade.

- Near the intersection of 215 and West Cheyenne Avenue
- Excellent parking with covered parking available
- Adjacent to Police Station



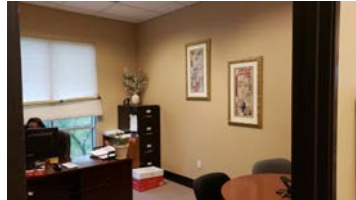
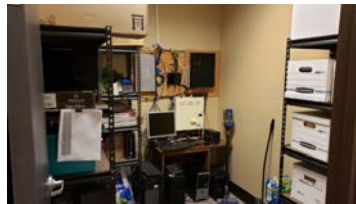
DEMOGRAPHICS

	2022	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		17,631	97,344	281,652
Estimated Households		7,667	39,809	111,910
INCOME				
Est. Median HH Income	\$75,801	\$91,007	\$81,673	
Est. Average HH Income	\$99,091	\$123,872	\$114,149	

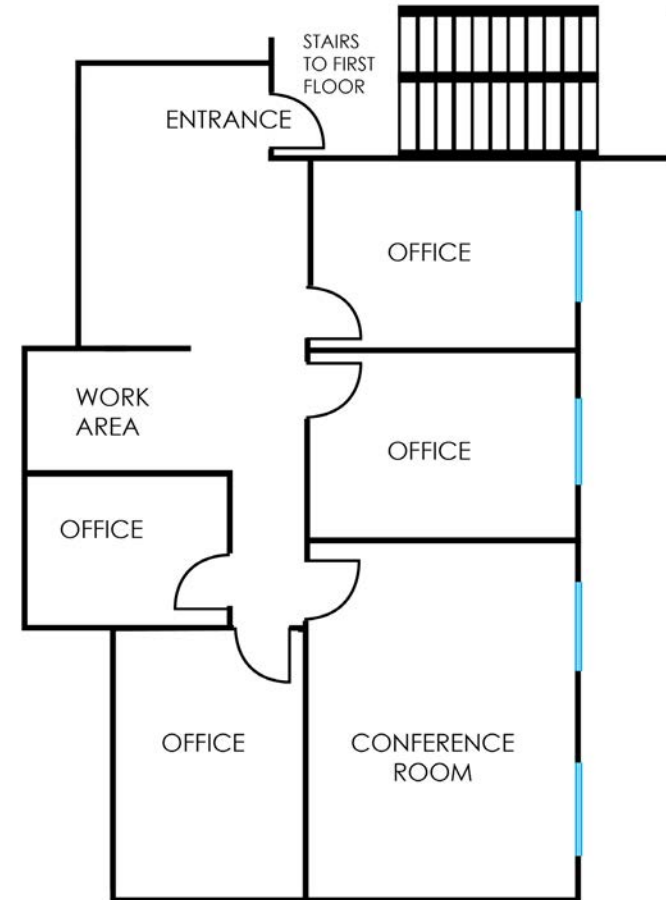
Source STBD

9960 West Cheyenne Avenue | Suite 220

±1,125 Rentable Square Feet



This suite features a reception area and waiting room, 2 office cubbies, 3 large offices, an IT/storage room, and a conference room.



Not to Scale

CONQUISTADOR PLAZA
9960 W. CHEYENNE AVENUE,
LAS VEGAS, NEVADA 89129

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