



FOR LEASE

9196 W Cheyenne Ave

Las Vegas, Nevada 89129

ERIC ROGOSCH

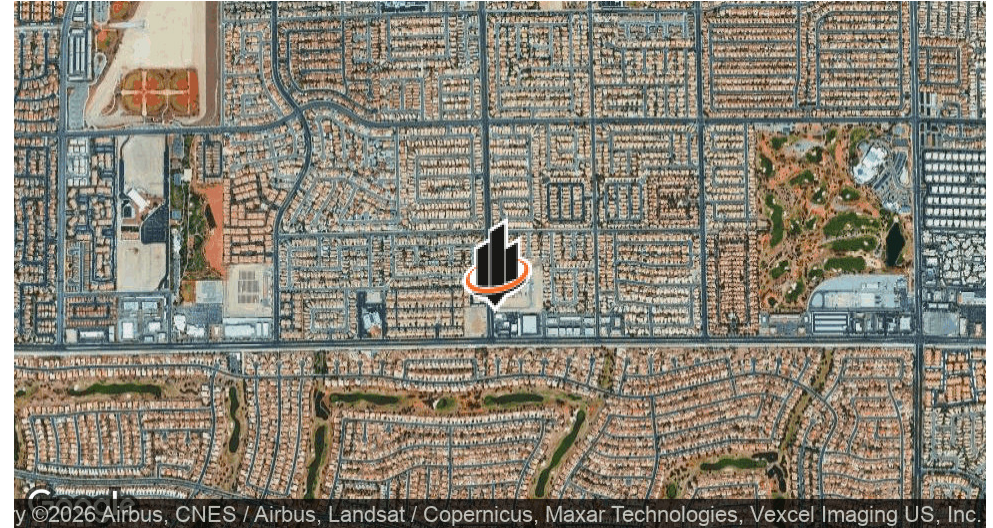
Vice President

702.527.5313

eric.rogosch@svn.com

NV #S.0052003

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25 SF/month (NNN)
AVAILABLE SF:	± 1,250 SF
NNN:	\$0.80 sf/mo

PROPERTY DESCRIPTION

Former Subway & End cap unit now available at this high-traffic neighborhood strip center in the Northwest sub-market of Las Vegas! Situated North of Summerlin/Sun City and adjacent to Shadow Hills Golf Course with easy access to CC-215 and US 95 via W. Cheyenne Ave. The property provides a great end-cap retail opportunity with recently remodeled neighboring Timbers Bar and Grill and 7 Eleven!

PROPERTY HIGHLIGHTS

- Former Subway available with excellent street visibility (±1,250 SF)
- End Cap Second gen retail or office currently available
- Great for Nail Salon, Lash Lounge, Barbershop, or Boutique Salon
- Quick access to US-95 and CC-215 Freeways Via W. Cheyenne

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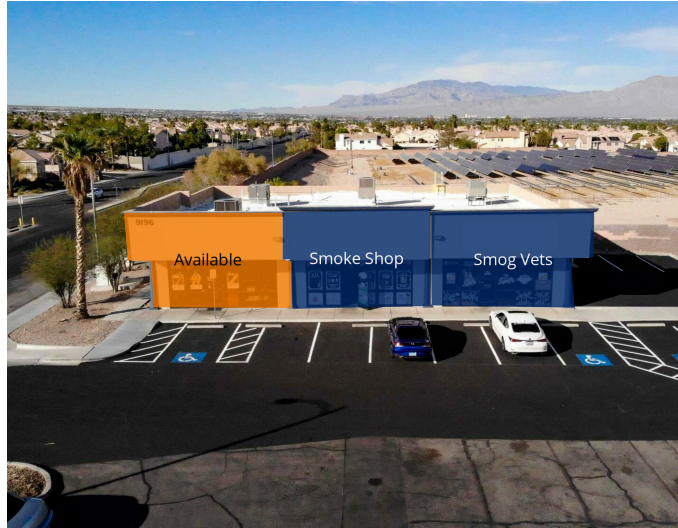
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PLANS

LEGEND

Available

Occupied



LEASE INFORMATION

LEASE TYPE: NNN

LEASE TERM: Negotiable

TOTAL SPACE: 1,250 SF

LEASE RATE: \$2.25 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	Available	1,250 SF	NNN	\$2.25 SF/month	Former Subway space, no Grease Trap or Hood in place. 2 restrooms and walk-ins left by former tenant
Suite 102	Smoke Shop	1,300 SF	NNN	-	-
Suite 103	Smog Vets	1,100 SF	NNN	-	-

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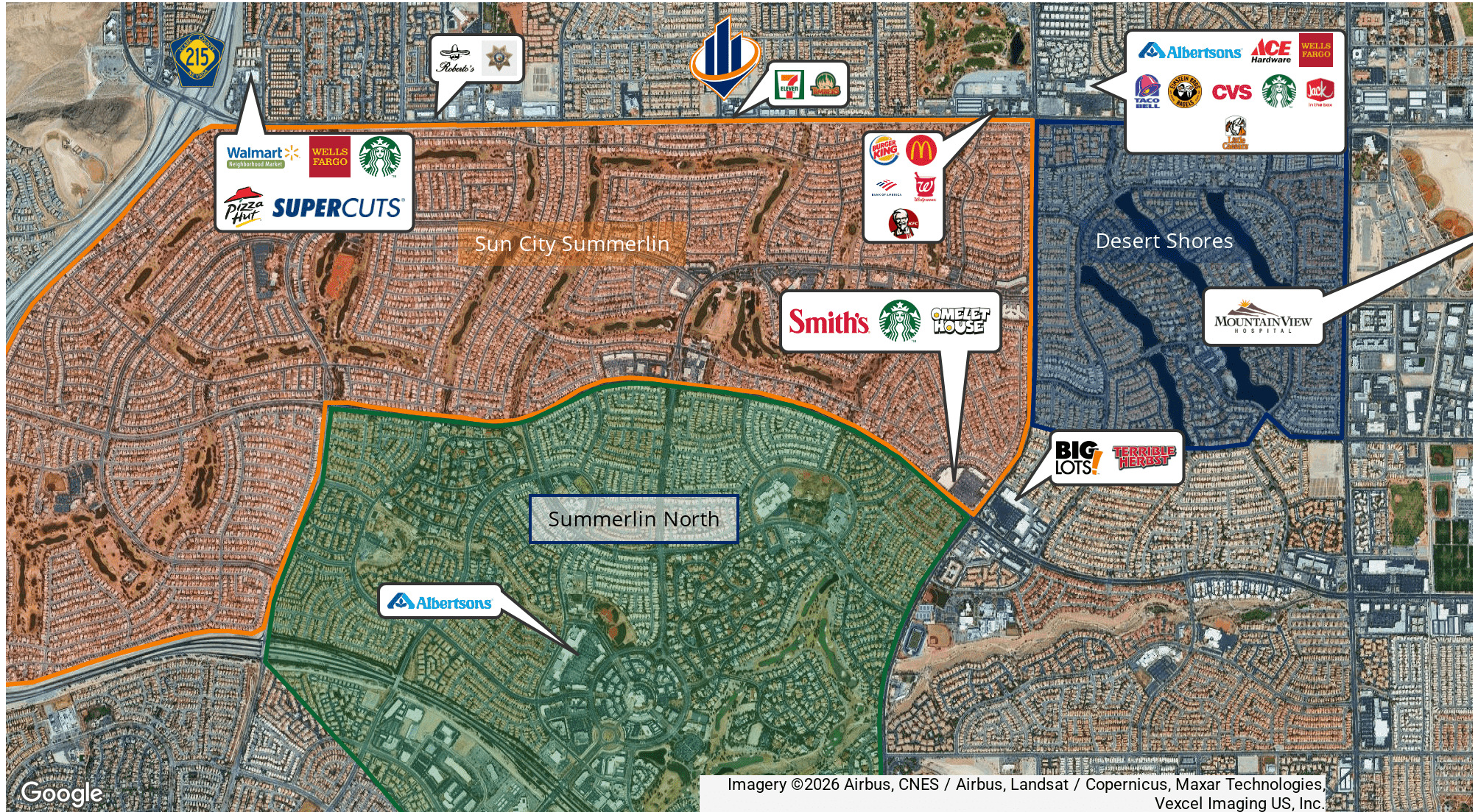
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ADDITIONAL PHOTOS



ERIC ROGOSCH
O: 702.527.5313
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RETAILER MAP



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