

FOR LEASE

CHEYENNE POINTE

±1,200 - 1,866 SF Available

2045 - 2175 E Cheyenne Ave
North Las Vegas, NV 89030



Contact our team today!

Kit Graski
Director

702.570.5377
kgraski@roicre.com
NV License # BS.0015934.LLC

George Okinaka
Executive Vice President

702.570.5376
gokinaka@roicre.com
NV License # S.0045747

POINT OF CONTACT

Maureen Parchia
VICE PRESIDENT

702.570.5124
mparchia@roicre.com
NV License # S.0169395

Jonathan Serrano, MBA
Associate Vice President

702.570.5099
jonathan@roicre.com
NV License # S.0183243

PROPERTY HIGHLIGHTS

Cheyenne Pointe

2045-2175 E Cheyenne Ave,
North Las Vegas, NV 89030

Second-generation restaurant space at the highly trafficked Cheyenne Pointe.

Cheyenne Pointe is strategically positioned to capture a massive, continuous stream of daily visitors. The center is anchored by Mariana's Supermarkets and surrounded by proven national co-tenants, creating a strong, established consumer draw.

±1,200 SF - 1,866 SF AVAILABLE

AVAILABLE NOW

±1,866 SF
Restaurant Space

COMING MAY 2027

±1,200 SF
In-line Space

- ✓ Second-generation restaurant space available now.
- ✓ Convenient location situated less than a quarter mile east of the US I-15 highway.
- ✓ Just over a half mile west of the College of Southern Nevada's main campus.
- ✓ Anchored by Mariana's Supermarkets featuring several national tenants such as Family Dollar, Panda Express, Taco Bell, and more.
- ✓ Excellent access and visibility to Cheyenne Ave, a major arterial road boasting over ±54,000 VPD.



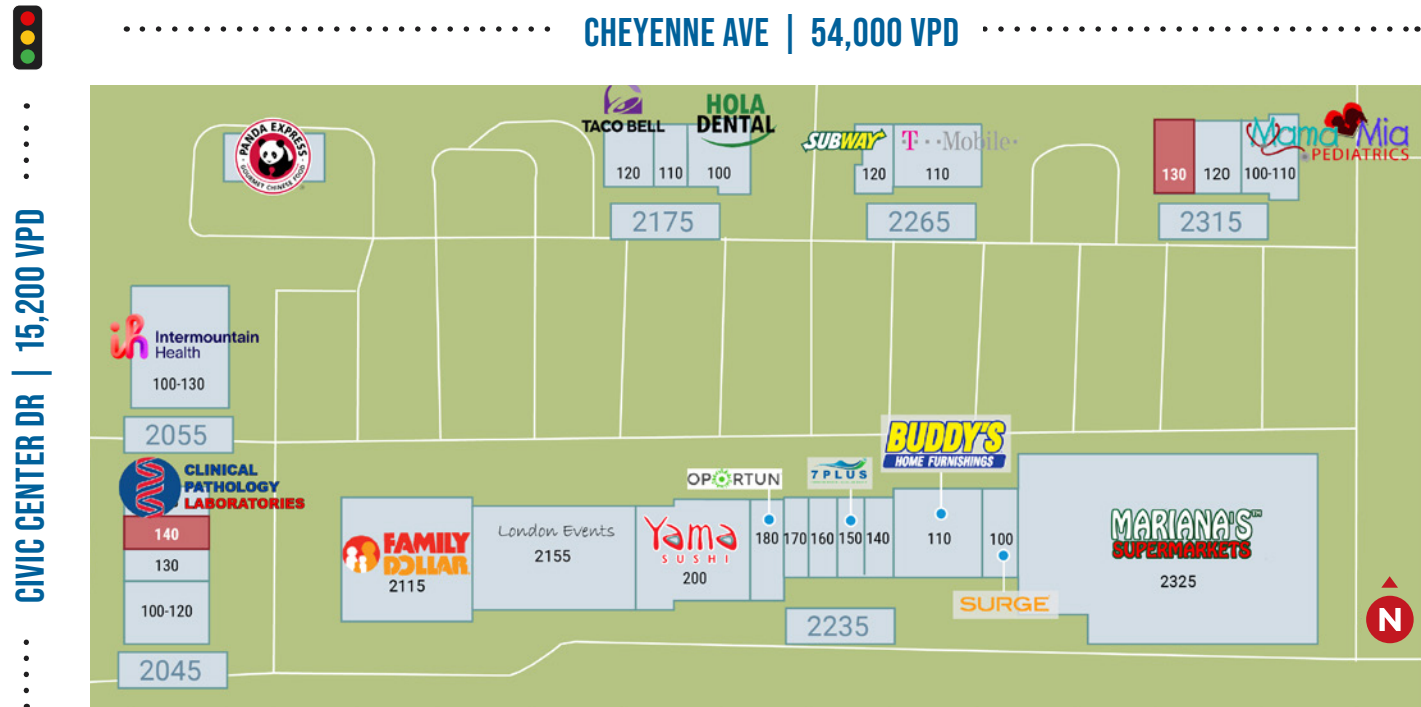
CENTER RETAILERS



SITE PLAN

Cheyenne Pointe

2045-2175 E Cheyenne Ave,
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Building	Suite	Tenant	Size (SF)	Building	Suite	Tenant	Size (SF)
2045	100 - 120	Laundromat	±3,384		140	Smoke Shop	±1,324
	130	Liberia Shalom	±1,200		150	7 Plus Agua	±1,324
	140	AVAILABLE MAY 2027*	±1,200		160	Beauty Salon	±1,303
	150	CPL Labs	±1,200		170	Nails & Spa	±1,303
2055	100-130	Intermountain Health	±4,739		180	Oportun	±1,284
2115	-	Family Dollar	±9,180		200	Yama Sushi	±4,417
2155	-	London Events	±9,445	2265	110	T-Mobile	±2,782
2175	100	Hola Dental	±1,942			120	Subway
	110	L.A. Insurance	±1,000	2315	100 - 110	Mama Mia Pediatric	±3,269
	120	Taco Bell	±1,881			120	Cell Phone Repair
2235	100	Surge Staffing	±1,505		130	AVAILABLE*	±1,866
	110	Buddy's Home Furnishings	±4,492	2325	-	Mariana's Supermarkets	±30,000

±1,866 SF Restaurant

Asking Rent: \$3.75 sf/mo

NNN Estimate: \$0.56 sf/mo

*EXISTING TENANT - DO NOT DISTURB

±1,200 SF In-line

Asking Rent: \$1.75 sf/mo

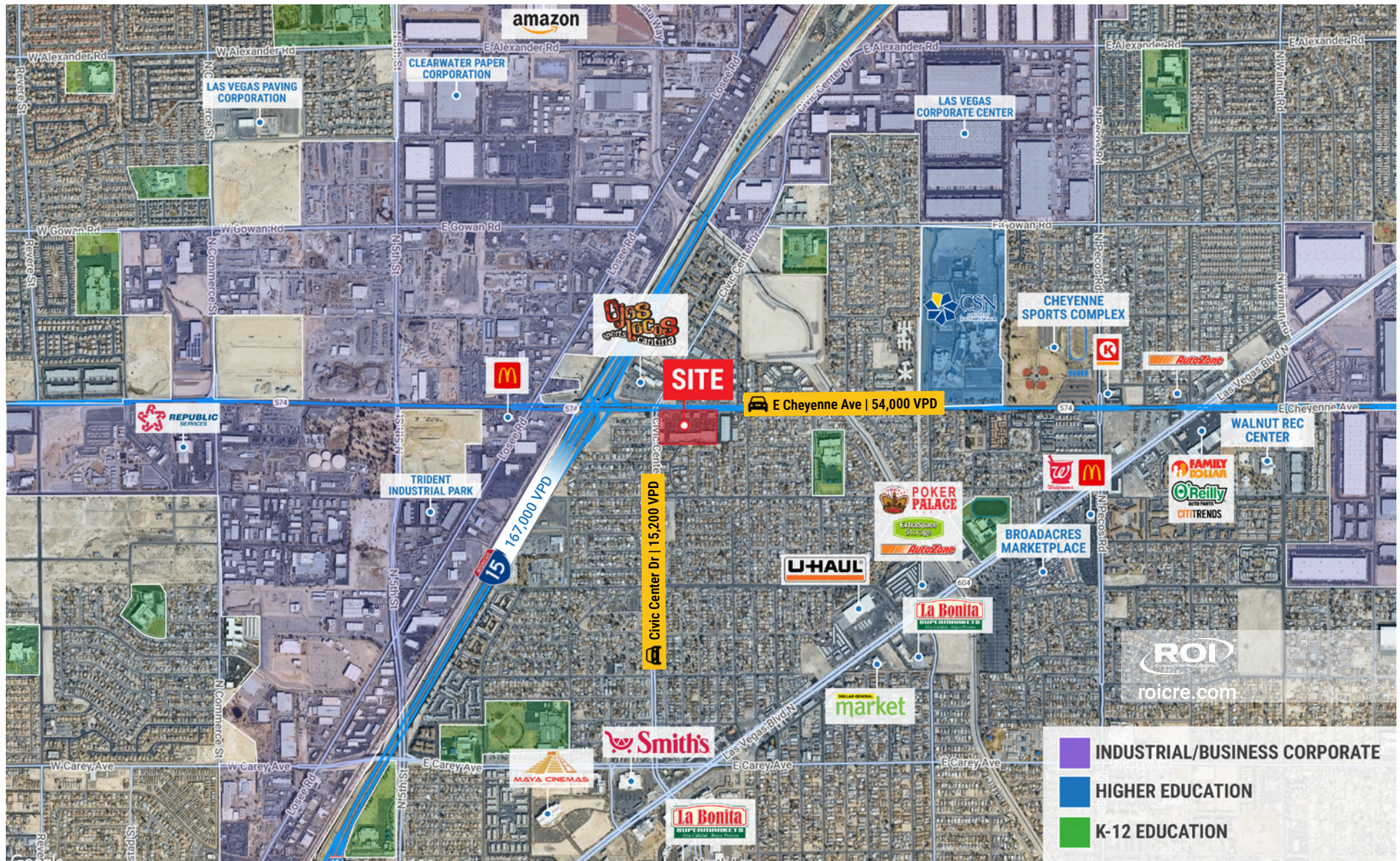
NNN Estimate: \$0.56 sf/mo

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TRADE AREA AERIAL

Cheyenne Pointe

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AREA DEMOGRAPHICS

Cheyenne Pointe

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POPULATION

1 MILE	3 MILES	5 MILES
17,232	171,805	484,790



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$60,194	\$76,161	\$85,351



TRAFFIC COUNTS

CHEYENNE AVE	US I-15
54,000 VPD	167,000 VPD



Sources:
SitesUSA 2026
TRINA, NV DOT 2025



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graski retail team
roicre.com

ROI Commercial Real Estate
9121 W Russell Rd
STE 111
Las Vegas, NV 89148

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