

FOR SALE

STANDALONE OFFICE

6350 W Cheyenne Ave
Las Vegas, NV 89108



Contact our team today!

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roicre.com

PROPERTY HIGHLIGHTS

STANDALONE OFFICE

6350 W Cheyenne Ave
Las Vegas, NV 89108

Standalone Office Building For Sale with Easy Access to I-11.

Positioned on the highly trafficked Cheyenne Ave corridor, this standalone office building serves an established residential trade area. The property offers exceptional connectivity, featuring close proximity to MountainView Hospital and the North Las Vegas Airport, alongside effortless access to I-11.

±3,096 SF | 0.87 ACRE PARCEL

- ✓ Owner/User commercial office opportunity available for sale.
- ✓ Frontage on Cheyenne with exposure to over ±38,000 vehicles per day.
- ✓ Easy access to established residential trade area with cross access to the adjacent parcel.
- ✓ Exclusive Parking in the front of the building and the rear, totaling 30 parking spots.
- ✓ Close proximity to I-11 and several major national retailers in the immediate vicinity.

138-11-801-018
APN

PROFESSIONAL OFFICE (P-0)
ZONING



NEARBY RETAILERS

Olive Garden
ITALIAN KITCHEN

DUTCH BROS
Coffee

ROSS
DRESS FOR LESS®

IHOP

Smith's

Walmart



FLOOR & DECOR
TILE • WOOD • STONE

PROPERTY AERIAL

STANDALONE OFFICE

6350 W Cheyenne Ave
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate.

INTERIOR PHOTOS

STANDALONE OFFICE

6350 W Cheyenne Ave
Las Vegas, NV 89108



EXTERIOR PHOTOS

STANDALONE OFFICE

6350 W Cheyenne Ave
Las Vegas, NV 89108



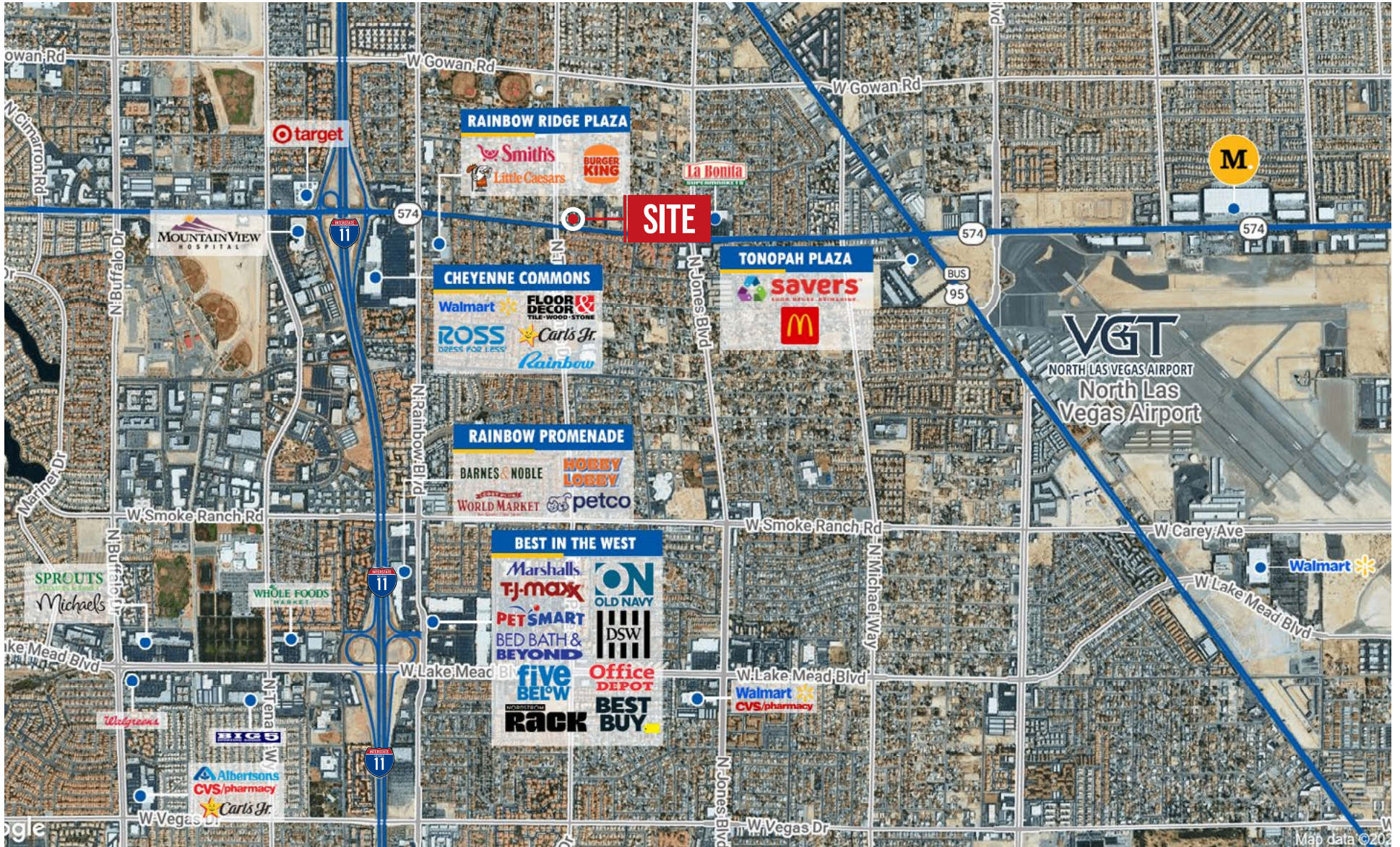
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TRADE AREA AERIAL

STANDALONE OFFICE

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AREA DEMOGRAPHICS

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POPULATION



1 MILE	3 MILES	5 MILES
21,730	177,121	434,013

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$82,320	\$94,649	\$104,242

TRAFFIC COUNTS



CHEYENNE AVE	I-11
38,000 VPD	160,000 VPD



Source:
SitesUSA 2025
TRINA, NV DOT 2024

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