

# 2110 E. CHEYENNE AVENUE

Las Vegas, Nevada 89030

AVAILABLE  
For Lease



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**2110 E. CHEYENNE AVENUE**  
North Las Vegas, NV 89030

For Lease



## Property Highlights

- Freestanding ±1,556 SF retail building
- Approximately ±0.23-acre parcel
- Zoned for General Commercial (C-2)
- Dedicated pylon sign shown in prior lease exhibit
- Building signage opportunities
- Strong visibility along E. Cheyenne Avenue
- Traffic Count:  
Cheyenne Ave: ±54,000 VPD / Civic Center Dr: ±28,700 VPD

## Property Overview

2110 E. Cheyenne Avenue is a freestanding ±1,556 SF retail building in North Las Vegas. The property sits on an approximately ±10,120 SF parcel along E. Cheyenne Avenue and offers a standalone identity well suited for a QSR, neighborhood retail, or service user. Premises include the entire ±1,556 SF building and a dedicated pylon sign near Cheyenne Avenue.

## Listing Snapshot



**\$2.50 PSF NNN**  
Lease Rate



**TBD**  
Monthly CAM Charges



**±1,556 SF**  
Available Space



**North Las Vegas**  
Submarket

## Key Demographics (within a 3-mile radius)



**±176,011**  
Population Size



**\$76,977**  
Ave. Household Income

APN 139-11-816-021

Zoning General Commercial (C-2)

Year Built 1975

Property Size ±1,556 SF

Cross Streets Cheyenne Ave & Civic Center Dr

Lot Size ±0.23 AC

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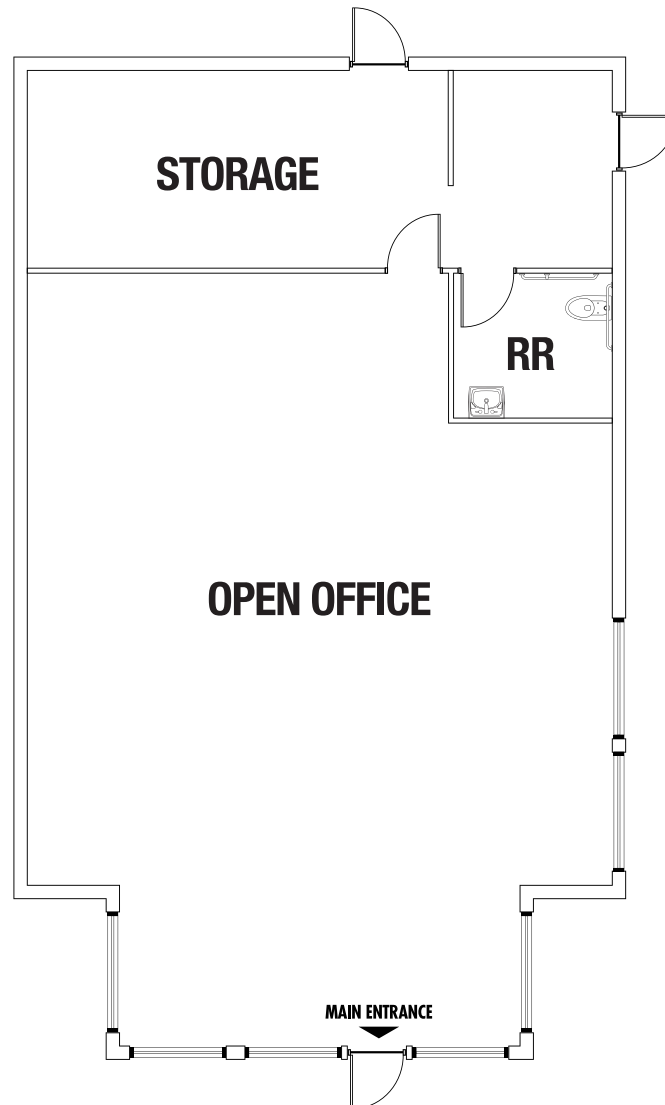
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## Listing Snapshot



**\$2.50 PSF NNN**  
Lease Rate



**TBD**  
Monthly CAM Charges



**±1,556 SF**  
Available Space



**\$3,890 (+ CAM Fees)**  
Monthly Rent



**Immediately**  
Availability

## Suite Specs

|                  |   |
|------------------|---|
| Open Office Area | 1 |
| Restroom         | 1 |
| Storage Area     | 1 |

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Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

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## Property Photos

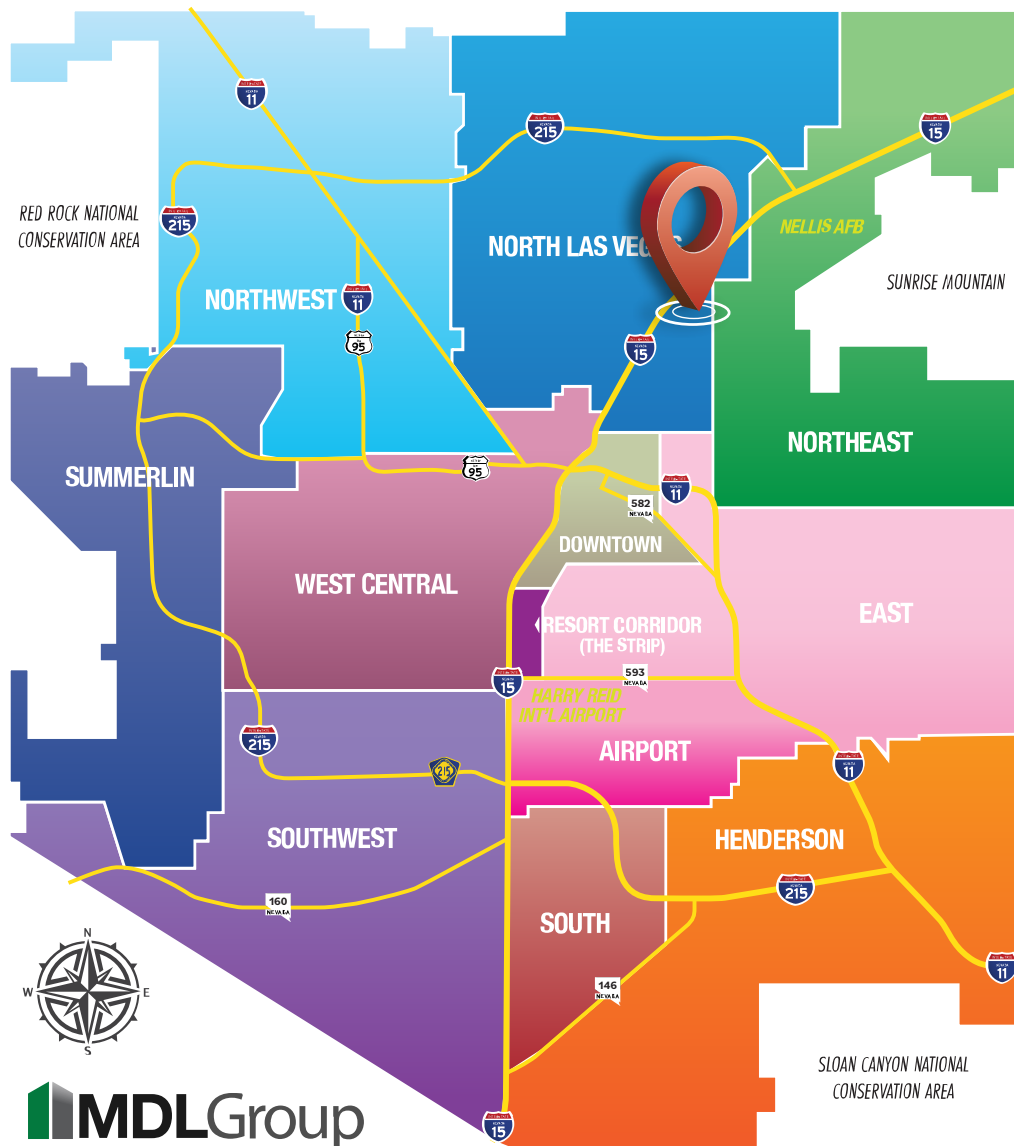


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## Area Connectivity

- I-15 Freeway:  $\pm 0.3$  miles ( $\pm 1$  minutes)
- I-215 Freeway:  $\pm 4.5$  miles ( $\pm 7$  minutes)
- I-11 Freeway:  $\pm 9.5$  miles ( $\pm 12$  minutes)
- Harry Reid International Airport:  $\pm 13.0$  miles ( $\pm 18$  minutes)
- The Las Vegas Strip:  $\pm 9.0$  miles ( $\pm 13$  minutes)

## Nearby Amenities

# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of  $\pm 2,505,000$  for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

## Quick Facts



**$\pm 7,892$**

Land Area  
(Square Miles)



**2,265,461**

Population  
(County Data per Census)



**308**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)



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# North Las Vegas

## Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

## Quick Facts

|                                                                                                      |                                                                                                    |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|  <b>294,000</b> |  <b>2,566</b> |
| <b>Est. Population</b><br>(as of 2025)                                                               | <b>Pop. Density</b><br>(per square mile)                                                           |



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SALT LAKE CITY, UTAH



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