



## PROPERTY HIGHLIGHTS

At the intersection of three major traffic routes, Decatur Blvd, Cheyenne Ave, and Rancho Dr, the Red Feather Plaza is in an easy-to-find, easy-to-access location directly at the northwest corner of the North Las Vegas Airport. The center offers eating establishments and coffee shops and is surrounded by retail, industrial, and both multi-family and single-family residential areas. Combined traffic counts on Decatur and Cheyenne are in excess of 65,000 cars per day, making this one of the most visible centers in Las Vegas. Eating establishments and other services are within easy walking distance.



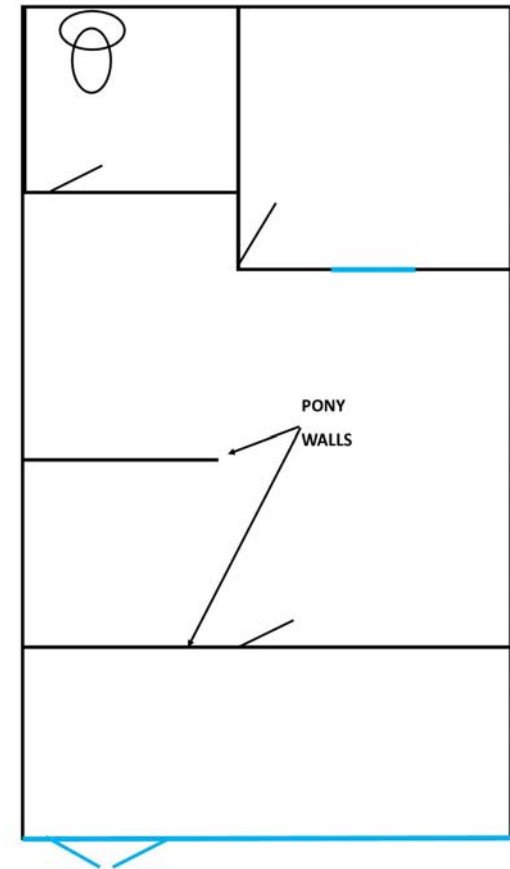
## DEMOGRAPHICS

	2022	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>				
Estimated Population		17,963	179,396	459,335
Estimated Households		6,422	63,332	163,813
<b>INCOME</b>				
Est. Median HH Income	\$59,337	\$59,142	\$63,183	
Est. Average HH Income	\$78,599	\$76,524	\$85,898	

Source: STDB



This turn-key suite features an open space separated by a pony wall at the entrance to keep customers in the waiting area, one office, and one restroom. Laminate flooring throughout, and the entry consists of a full wall of windows with an amazing view of the North Las Vegas Airport.



\*Not to Scale

## RED FEATHER PLAZA

3231-3281 N. Decatur Blvd. & 4920-4930 W. Cheyenne Ave.  
Las Vegas, Nevada 89130

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