

± 1,790 SF AVAILABLE

3440 W Cheyenne Ave
North Las Vegas, NV 89032



AVAILABLE

CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



Cheyenne Business Park is a 6-building professional office complex situated directly across from North Las Vegas Airport

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- Located in the North Las Vegas submarket, off the Cheyenne Technology Corridor and North Las Vegas Airport commercial district
- Convenient access to US 95 and I-15
- Cheyenne Ave is a major east-west arterial with 34,000 VPD
- Within the Cheyenne Ave Opportunity Zone



139-08-417-004

APN

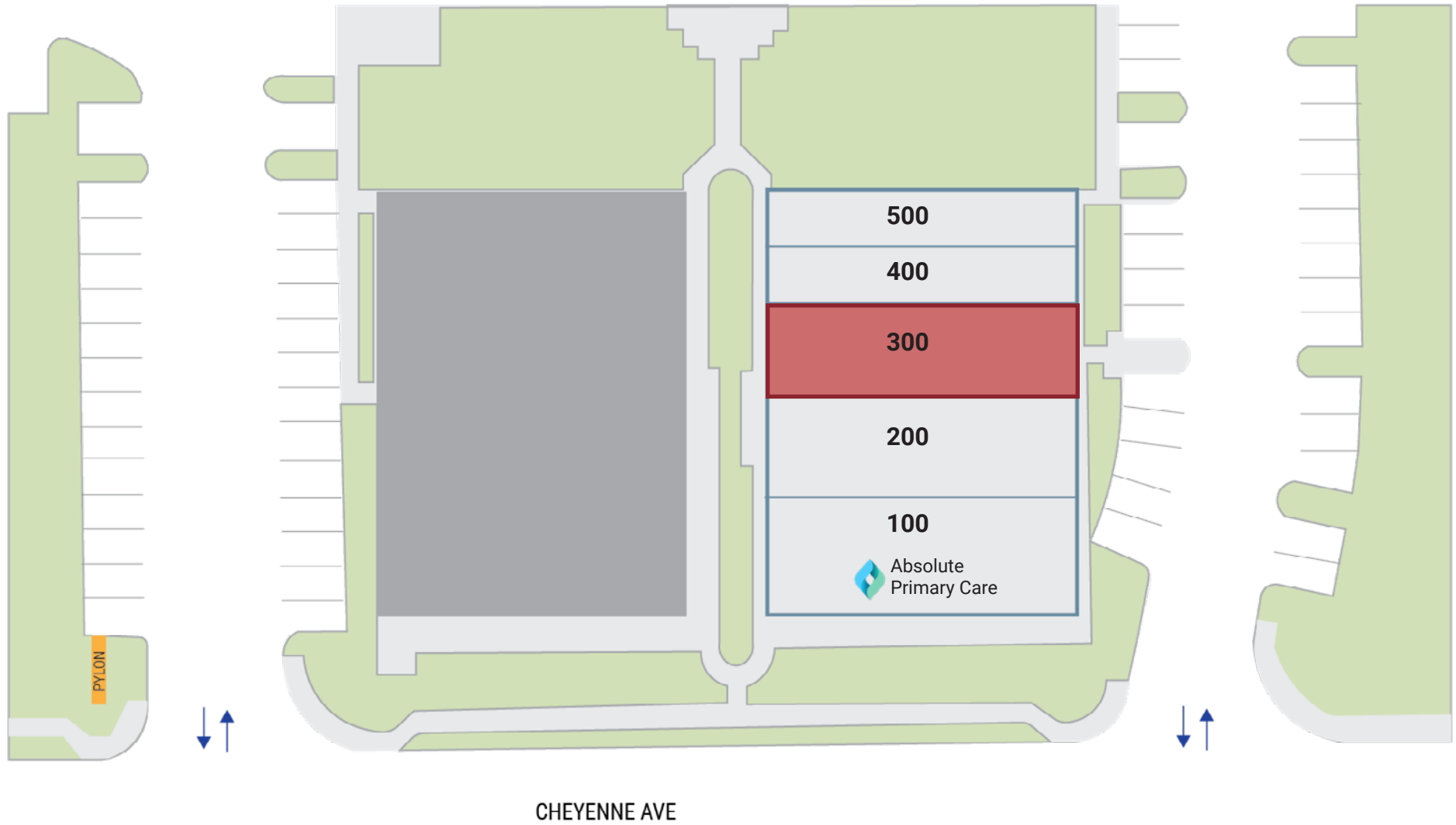


Planned Unit Development
ZONING



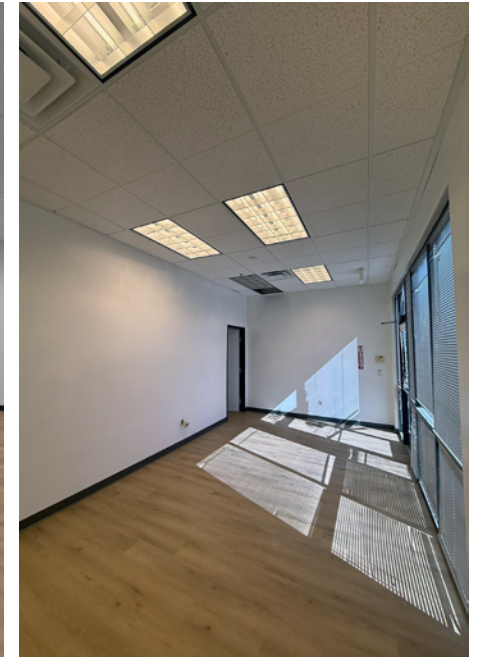
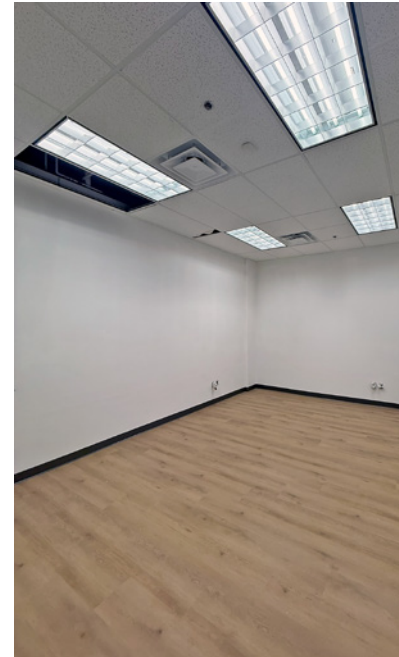
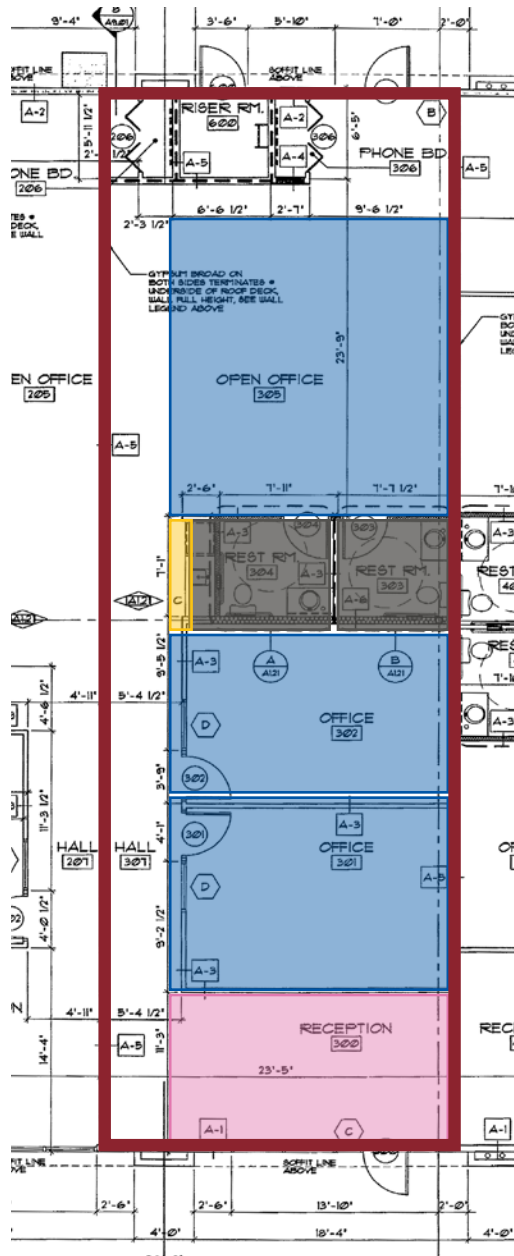
SITE PLAN

Cheyenne Business Park
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FLOOR PLAN

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COLOR KEY

- Lobby
- Kitchen / Breakroom
- Office
- Restroom

Office Space Summary

- ±1,790 SF
- Reception & Lobby Space
- Open Corridor Area
- 2 Offices
- 2 Restrooms
- Open office in the back

AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

NORTHWEST SUBMARKET
HIGH DAYTIME POPULATION ALONG NORTH LAS VEGAS AIRPORT
COMMERCIAL DISTRICT

CHEYENNE TECHNOLOGY CORRIDOR
2 MILLION SF OF MIXED-USE INDUSTRIAL AND COMMERCIAL BUILDINGS



POPULATION

1 Mile	3 Miles	5 Miles
13,970	163,382	500,246



DAYTIME POPULATION

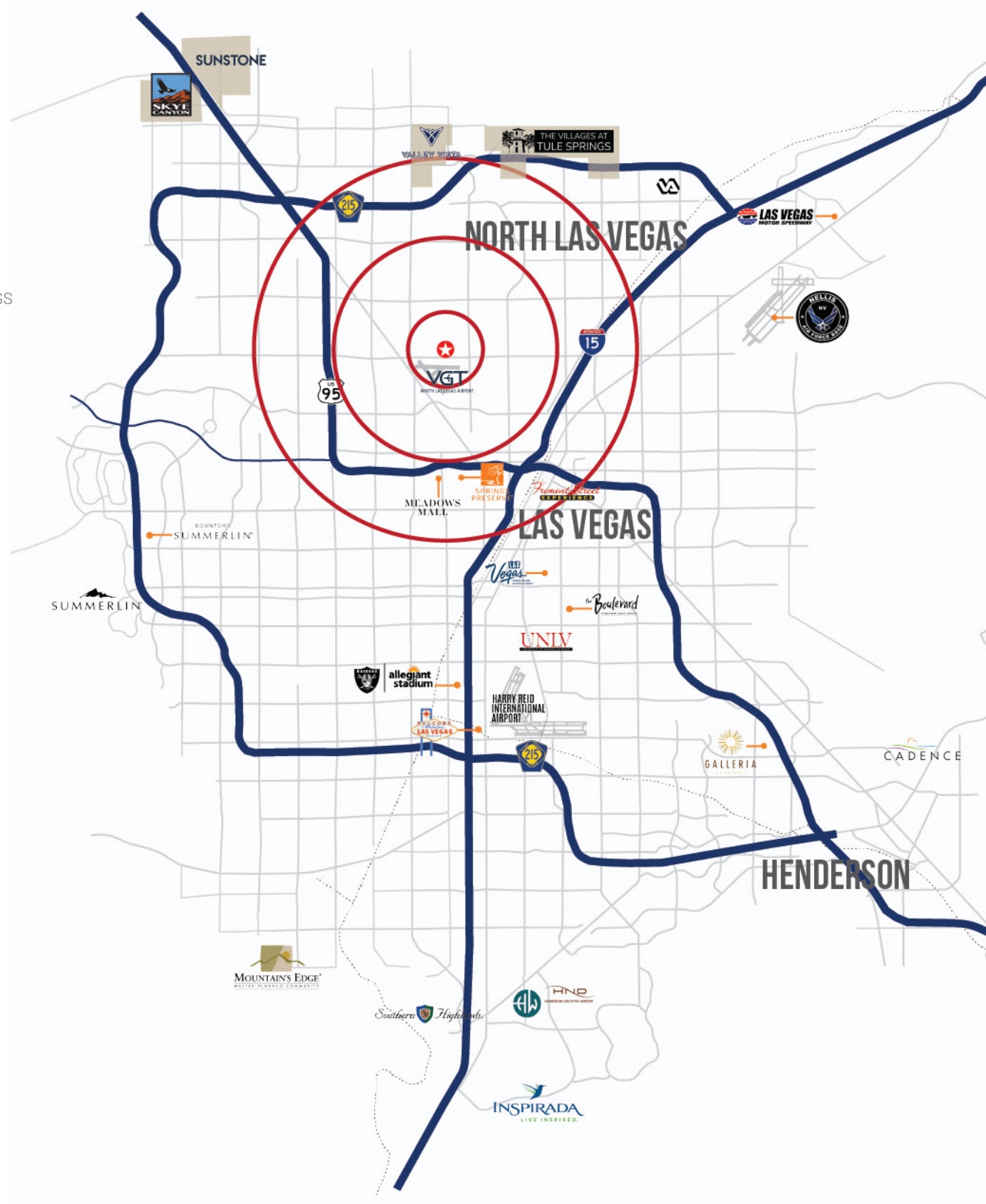
1 Mile	3 Miles	5 Miles
5,533	40,033	157,387



TRAFFIC COUNTS

Cheyenne Ave
34,500 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



CHEYENNE TECHNOLOGY CORRIDOR

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Cheyenne Business Park




www.roicre.com


 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION


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