

Available For Lease

CHEYENNE COMMONS

3001 N. Rainbow Blvd., Las Vegas, NV 89108

Listed By:

Colliers



RETAIL POWER CENTER

CHEYENNE COMMONS

Listed By:



LISTING SNAPSHOT

Shop Space Lease Rate

\$2.50+ PSF NNN

Shop Space Available

±1,020 SF – ±2,824 SF



PROPERTY HIGHLIGHTS

- In-Line second generation retail spaces available
- New construction Starbucks drive-thru is now open!
- Join several national and retail tenants including Walmart, Floor & Décor, Ross, Carl's Jr, and Jollibee
- Excellent location along the US-95 Freeway and Cheyenne Ave. with strong traffic counts
 - US-95 Freeway // ±167,000 VPD
 - W. Cheyenne Ave. // ±52,000 VPD
 - N. Rainbow Blvd. // ±23,300 VPD
- Strong day-time population of ±365,151 within 5-miles
- Located adjacent to Mountain View Hospital (452 beds/2,150 employees)

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	16,680	180,161	421,200
2024 Average Household Income	\$78,618	\$91,007	\$98,277
2024 Total Households	6,318	69,199	158,445

Leasing Experts

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CHEYENNE COMMONS

TRADE AREA MAP



■ = Power Centers ■ = Neighborhood Retail ■ = Golf Courses ■ = Hospitals

CHEYENNE COMMONS

NORTH FACING AERIAL



CHEYENNE COMMONS

SOUTHWEST FACING AERIAL



SITE PLAN



PLANS & AERIALS

Suite	Tenant	Size
3003	Dotty's	4,800
3007	Hibbett Sports	5,000
3009	Pro Club Zone	2,456
3011	H&R Block	2,456
3021	Ross	24,000
3031	Super 99 Center	4,500
3033-3039	Aaron's Furniture	11,222
3041	Walmart	114,513
3051-3059	AutoZone	7,712
3061	Rainbow Shops	9,100
3065	Available	2,824
3067	Scrubs & Beyond	2,800
3069	Sally Beauty	1,800
3071-3075	Floor & Decor	70,738
3081	Marie Callender's	2,502
3085	PT's Pub	3,998
3101	Great Clips	1,265
3103	Smoke Shop	1,162
3105	Metro PCS	1,020
3107	Available	1,020
3109	LA Insurance Agency NV 30	1,080
3111	Weekend Nails	1,920
3115	Available*	1,800
3117	Eyebrow Threading	1,200
3141	Goodwill	24,510
3145 / 3149	Plato's Closet	3,300
3151	Alka PH9	1,200
3153	Total Wireless by Verizon	1,020
3155	Goodwill Donation Drop-off	960
3157	The UPS Store	1,320
3159	Vegas Specialty Pharmacy	900
3163	Boca Dental	2,409
3165	Wally Wombats	10,067
3181	Jollibee	2,558
3189	Carl's Jr.	3,516
NAP	Rebel Oil	NAP
3119	Pacific Dental	3,000
3121	Cricket Wireless	1,412
3123	Humana	7,078
3131	Starbucks	2,378

*Do not disturb current tenant.

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Malan + Marcello Investment Team

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