

CHEYENNE COMMONS

3001 N. Rainbow Blvd. | Las Vegas, NV



Jenny Schuemann | VP of Leasing, Senior Director
jschuemann@pebbent.com | 954.790.1514



PROPERTY HIGHLIGHTS

- 1,020 - 2,824 SF inline spaces available for lease.
- Newly renovated shopping center.
- Walmart, Floor & Decor and Ross anchored power center with many other national and regional tenants.
- Surrounded by dense and mature demographics with over 420,500 people within a 5 mile radius.
- Located along the US-95 Freeway on Cheyenne Ave. and Rainbow Blvd. with combined traffic counts of $\pm 243,000$ CP.
- Located near Mountain View Hospital with over 2,600 employees and physicians.
- Retail pad opportunity available - inquire with broker.



AREA DEMOGRAPHICS



Population

1-Mile 17,958
3-Mile 180,486
5-Mile 420,500



Daytime Population

1-Mile 21,271
3-Mile 149,160
5-Mile 366,415



Average HH Income

1-Mile \$78,589
3-Mile \$90,774
5-Mile \$98,353



Households

1-Mile 6,830
3-Mile 69,248
5-Mile 158,380

SITE PLAN



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

MARKET AERIAL



NORTH FACING AERIAL



SOUTHWEST FACING AERIAL



CHEYENNE COMMONS

3001 N. Rainbow Blvd. | Las Vegas, NV



PEBB ENTERPRISES

SINCE 1973

Jenny Schuemann | VP of Leasing, Senior Director
jschuemann@pebbent.com | 954.790.1514