

6000 | W Cheyenne Ave
Las Vegas, NV 89107
NEC Cheyenne Ave & Jones Blvd

BUILDING FOR LEASE
52,800 SF

Dimensions:

± 160' x 330'

Details:

- Mezzanine is an additional 2,580 SF
- C1 Clark County Zoning
- Convenient access to Cheyenne Blvd with cross-access to Jones Blvd
- Pylon signage available
- APN: 138-12-416-002



	1 Mile	3 Mile	5 Mile
Population	17,626	166,142	410,251
Ave HH Income	\$69,299	\$70,054	\$73,073
Households	6,219	60,301	146,130

Traffic Counts

Cheyenne Ave 30,000 cars daily
Jones Blvd 9,000 cars daily (Source: NV DoT 2010)

FOR MORE INFORMATION:

702.363.3100 EXT 112

DAN ADAMSON
dadamson@roicre.com



7100 W Smoke Ranch Rd
Suite 100
Las Vegas, NV 89128

Phone: 702.363.3100
Fax: 702.363.0450
www.roicre.com



Leasing | Tenant Representation | Investment Sales | Land Acquisition

The information contained herein was obtained from sources believed reliable. However, R.O.I. Commercial Real Estate, Inc. makes no guaranties, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information submitted is subject to errors, omissions, and/or changes without notice.

Fact Sheet

NEC Cheyenne Ave & Jones Blvd

BUILDING FOR LEASE

6000 | W Cheyenne Ave
Las Vegas, NV 89107

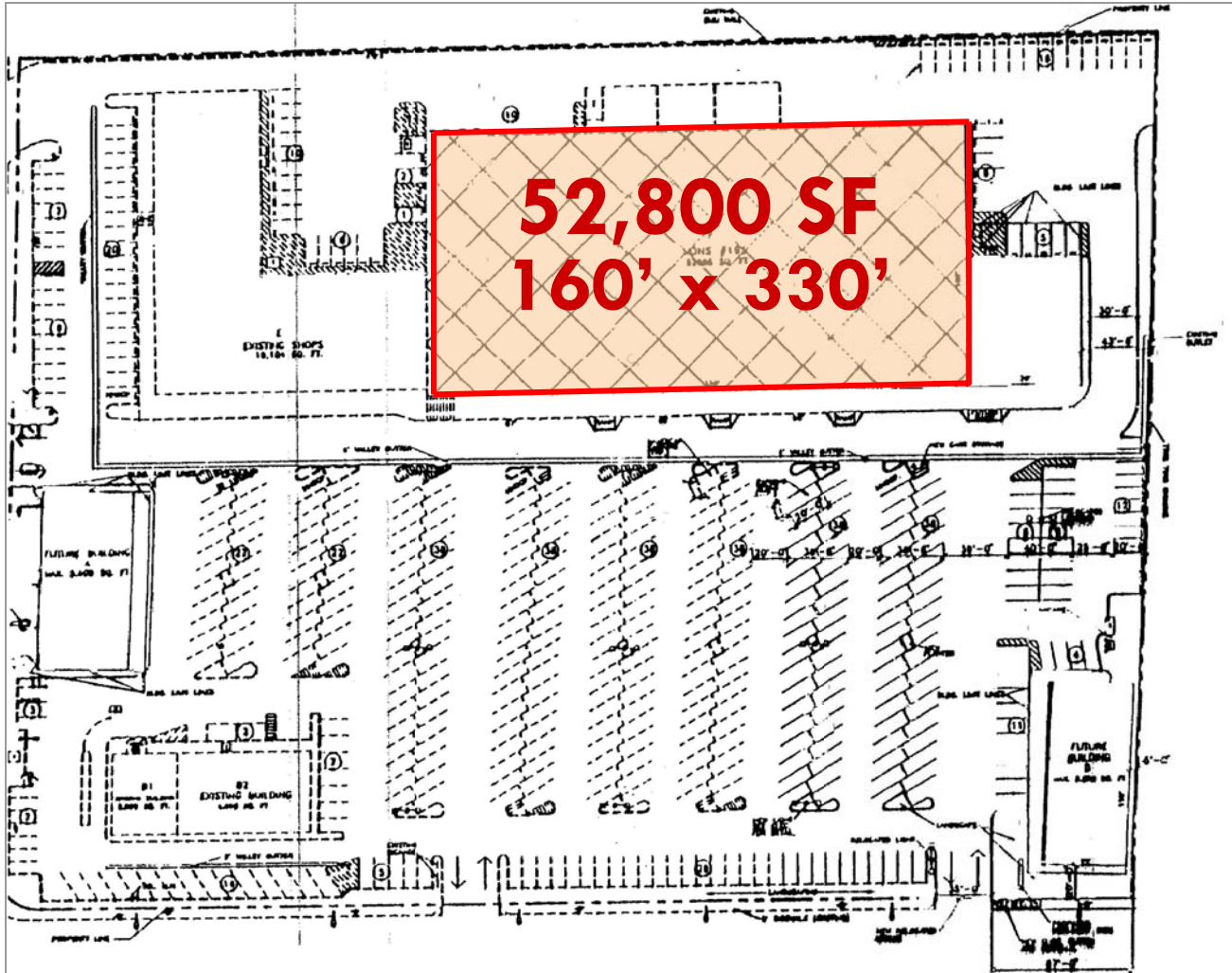
Location:	6000 West Cheyenne Ave Las Vegas, Nevada 89107
Parcel Number:	138-12-416-002
Zoning:	C-1
Square Footage:	52,800 Square Feet
Term:	Initial Term: 20 Years – 10-14-81 – 11-30-2021 per Lease Modification Agreement dated April 30, 1991
Term Commencement:	Date Lessee opens for business
Lease Executed:	December 10, 1979
Lease Commencement:	October 14, 1981
Lease Year:	Calendar
Asking:	\$528,000.00 per annum \$44,000.00 per month (\$10.00) PSF
Options:	(3) three 10-year options: 180 days prior written notice
Taxes:	Lessor pays, Lessee reimburses written notice to Lessee 30 days prior to delinquency, Vons to pay no later than 7 days prior to delinquency

Siteplan

NEC Cheyenne Ave & Jones Blvd

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6000 W Cheyenne Ave
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Aerial

NEC Cheyenne Ave & Jones Blvd

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Demographic and Income Profile

Cheyenne & Jones
Ring: 1 mile radius

Latitude: 36.216914
Longitude: -115.22579

Summary		2000		2010		2015	
Population		16,636		17,626		18,029	
Households		5,862		6,219		6,349	
Families		4,228		4,326		4,373	
Average Household Size		2.78		2.78		2.78	
Owner Occupied Housing		3,569		3,263		3,237	
Renter Occupied Housing		2,293		2,956		3,112	
Median Age		34.4		35.2		35.1	
Trends: 2010 - 2015 Annual		Area		State		National	
Population		0.45%		1.76%		0.76%	
Households		0.41%		1.72%		0.78%	
Families		0.22%		1.61%		0.64%	
Owner HHs		-0.16%		1.84%		0.82%	
Median Household Income		2.11%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	483	8.3%	370	6.0%	268	4.2%	
\$15,000 - \$24,999	515	8.8%	355	5.7%	278	4.4%	
\$25,000 - \$34,999	812	13.9%	594	9.6%	486	7.7%	
\$35,000 - \$49,999	885	15.1%	991	15.9%	810	12.8%	
\$50,000 - \$74,999	1,637	28.0%	1,562	25.1%	1,601	25.2%	
\$75,000 - \$99,999	861	14.7%	1,290	20.7%	1,373	21.6%	
\$100,000 - \$149,999	478	8.2%	836	13.4%	1,208	19.0%	
\$150,000 - \$199,999	123	2.1%	126	2.0%	203	3.2%	
\$200,000+	50	0.9%	94	1.5%	120	1.9%	
Median Household Income	\$52,693		\$63,153		\$70,092		
Average Household In-	\$60,228		\$69,299		\$77,422		
Per Capita Income	\$21,782		\$25,017		\$27,898		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,303	7.8%	1,394	7.9%	1,428	7.9%	
5 - 9	1,401	8.4%	1,303	7.4%	1,337	7.4%	
10 - 14	1,219	7.3%	1,130	6.4%	1,202	6.7%	
15 - 19	1,091	6.6%	1,180	6.7%	1,064	5.9%	
20 - 24	1,037	6.2%	1,187	6.7%	1,262	7.0%	
25 - 34	2,415	14.5%	2,572	14.6%	2,688	14.9%	
35 - 44	2,725	16.4%	2,244	12.7%	2,296	12.7%	
45 - 54	2,270	13.6%	2,498	14.2%	2,239	12.4%	
55 - 64	1,484	8.9%	1,931	11.0%	2,003	11.1%	
65 - 74	852	5.1%	1,157	6.6%	1,370	7.6%	
75 - 84	563	3.4%	677	3.8%	773	4.3%	
85+	280	1.7%	352	2.0%	367	2.0%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	11,931	71.7%	10,455	59.3%	10,088	56.0%	
Black Alone	1,918	11.5%	2,755	15.6%	3,030	16.8%	
American Indian Alone	160	1.0%	203	1.2%	209	1.2%	
Asian Alone	619	3.7%	816	4.6%	902	5.0%	
Pacific Islander Alone	97	0.6%	154	0.9%	152	0.8%	
Some Other Race Alone	1,188	7.1%	2,243	12.7%	2,558	14.2%	
Two or More Races	723	4.3%	1,000	5.7%	1,089	6.0%	
Hispanic Origin (Any Race)	2,643	15.9%	4,878	27.7%	5,604	31.1%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

Cheyenne & Jones
Ring: 3 miles radius

Latitude: 36.216914
Longitude: -115.22579

Summary		2000		2010		2015	
Population		153,260		166,142		170,790	
Households		56,167		60,301		61,737	
Families		39,377		40,898		41,515	
Average Household Size		2.71		2.74		2.75	
Owner Occupied Housing Units		35,497		34,538		35,125	
Renter Occupied Housing		20,669		25,763		26,612	
Median Age		33.7		34.6		34.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		0.55%		1.76%		0.76%	
Households		0.47%		1.72%		0.78%	
Families		0.30%		1.61%		0.64%	
Owner HHS		0.34%		1.84%		0.82%	
Median Household Income		2.17%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	5,004	8.9%	3,974	6.6%	2,905	4.7%	
\$15,000 - \$24,999	5,354	9.6%	4,024	6.7%	3,200	5.2%	
\$25,000 - \$34,999	7,298	13.0%	5,840	9.7%	4,793	7.8%	
\$35,000 - \$49,999	10,454	18.6%	10,172	16.9%	7,836	12.7%	
\$50,000 - \$74,999	13,481	24.0%	15,058	25.0%	16,365	26.5%	
\$75,000 - \$99,999	7,476	13.3%	10,371	17.2%	10,851	17.6%	
\$100,000 - \$149,999	5,104	9.1%	8,222	13.6%	11,834	19.2%	
\$150,000 - \$199,999	900	1.6%	1,241	2.1%	2,061	3.3%	
\$200,000+	985	1.8%	1,397	2.3%	1,893	3.1%	
Median Household Income	\$49,868		\$60,162		\$66,966		
Average Household Income	\$59,672		\$70,054		\$79,507		
Per Capita Income	\$22,002		\$25,541		\$28,867		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	11,999	7.8%	13,210	8.0%	13,592	8.0%	
5 - 9	12,533	8.2%	12,105	7.3%	12,589	7.4%	
10 - 14	11,023	7.2%	11,034	6.6%	11,582	6.8%	
15 - 19	9,509	6.2%	11,390	6.9%	10,509	6.2%	
20 - 24	9,808	6.4%	11,621	7.0%	12,303	7.2%	
25 - 34	25,258	16.5%	24,609	14.8%	26,408	15.5%	
35 - 44	25,686	16.8%	23,628	14.2%	22,543	13.2%	
45 - 54	19,607	12.8%	23,209	14.0%	22,416	13.1%	
55 - 64	13,418	8.8%	17,110	10.3%	18,120	10.6%	
65 - 74	8,980	5.9%	10,549	6.3%	12,496	7.3%	
75 - 84	4,375	2.9%	5,792	3.5%	6,086	3.6%	
85+	1,066	0.7%	1,885	1.1%	2,143	1.3%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	111,862	73.0%	104,191	62.7%	102,607	60.1%	
Black Alone	15,569	10.2%	22,209	13.4%	24,271	14.2%	
American Indian Alone	1,148	0.7%	1,496	0.9%	1,557	0.9%	
Asian Alone	6,558	4.3%	8,907	5.4%	9,923	5.8%	
Pacific Islander Alone	859	0.6%	1,380	0.8%	1,367	0.8%	
Some Other Race Alone	11,010	7.2%	19,239	11.6%	21,531	12.6%	
Two or More Races	6,255	4.1%	8,721	5.2%	9,534	5.6%	
Hispanic Origin (Any Race)	26,656	17.4%	46,767	28.1%	53,309	31.2%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Demographic and Income Profile

Cheyenne & Jones
Ring: 5 miles radius

Latitude: 36.216914
Longitude: -

Summary		2000		2010		2015	
Population		346,638		410,251		433,745	
Households		126,951		146,130		153,140	
Families		89,239		100,162		104,376	
Average Household Size		2.72		2.79		2.82	
Owner Occupied Housing		85,668		92,049		96,463	
Renter Occupied Housing		41,283		54,080		56,677	
Median Age		34.5		35.5		35.2	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.12%		1.76%		0.76%	
Households		0.94%		1.72%		0.78%	
Families		0.83%		1.61%		0.64%	
Owner HHs		0.94%		1.84%		0.82%	
Median Household Income		2.38%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	12,532	9.9%	10,412	7.1%	7,935	5.2%	
\$15,000 - \$24,999	12,853	10.1%	10,292	7.0%	8,361	5.5%	
\$25,000 - \$34,999	15,521	12.2%	13,720	9.4%	11,431	7.5%	
\$35,000 - \$49,999	22,855	18.0%	22,451	15.4%	17,563	11.5%	
\$50,000 - \$74,999	29,665	23.4%	35,157	24.1%	38,766	25.3%	
\$75,000 - \$99,999	16,516	13.0%	25,347	17.3%	27,134	17.7%	
\$100,000 - \$149,999	11,481	9.1%	20,384	13.9%	29,759	19.4%	
\$150,000 - \$199,999	2,424	1.9%	3,935	2.7%	6,218	4.1%	
\$200,000+	3,001	2.4%	4,433	3.0%	5,974	3.9%	
Median Household Income	\$49,741		\$61,201		\$68,850		
Average Household Income	\$62,007		\$73,073		\$83,105		
Per Capita Income	\$22,857		\$26,174		\$29,499		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	26,640	7.7%	32,624	8.0%	34,682	8.0%	
5 - 9	28,318	8.2%	30,483	7.4%	32,881	7.6%	
10 - 14	25,232	7.3%	28,329	6.9%	30,629	7.1%	
15 - 19	21,373	6.2%	28,056	6.8%	27,038	6.2%	
20 - 24	20,012	5.8%	25,386	6.2%	27,921	6.4%	
25 - 34	54,938	15.8%	57,427	14.0%	62,249	14.4%	
35 - 44	56,969	16.4%	60,234	14.7%	59,575	13.7%	
45 - 54	44,409	12.8%	56,756	13.8%	57,416	13.2%	
55 - 64	31,538	9.1%	42,068	10.3%	45,564	10.5%	
65 - 74	23,082	6.7%	27,548	6.7%	32,514	7.5%	
75 - 84	11,534	3.3%	16,187	3.9%	17,206	4.0%	
85+	2,595	0.7%	5,154	1.3%	6,068	1.4%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	245,622	70.9%	251,018	61.2%	254,145	58.6%	
Black Alone	46,361	13.4%	67,627	16.5%	75,464	17.4%	
American Indian Alone	2,318	0.7%	3,263	0.8%	3,468	0.8%	
Asian Alone	15,080	4.4%	22,408	5.5%	25,642	5.9%	
Pacific Islander Alone	1,710	0.5%	3,083	0.8%	3,156	0.7%	
Some Other Race Alone	22,034	6.4%	42,166	10.3%	48,587	11.2%	
Two or More Races	13,513	3.9%	20,686	5.0%	23,283	5.4%	
Hispanic Origin (Any Race)	55,478	16.0%	106,814	26.0%	125,419	28.9%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.