

CONQUISTADOR PLAZA

9960 W CHEYENNE AVE
LAS VEGAS, NV 89129



**CUSHMAN &
WAKEFIELD®**

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INDEPENDENTLY OWNED AND OPERATED

ELEGANT HIGH-END OFFICES

±33,196 SF

FOR SALE



PROPERTY FEATURES

Conveniently located at the 215/Cheyenne interchange, Conquistador Plaza is a very elegant office complex on the west end of the beautiful and tranquil west end of the Cheyenne corridor. The center is located near shops, services, churches and the western foothills. Busses stop immediately outside the center, and parking is excellent at 3.5:1,000, with covered parking available. The building features a lobby and several waiting areas, as well as outdoor break areas and shade.

- Price: \$4,900,000
- (1) Two-Story Office Building
- 33,196 SF
- Built 2002
- 100% Occupied
- Parking: 3.4:1,000 - 113 spaces
- Lease Rate: \$0.89/SF NNN
- CAMs: \$0.36/SF
- Income: \$339,000
- Cap Rate: 7.0

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2014 Estimated Population	14,996	94,741	256,448
2019 Projected Population	15,570	99,539	271,635
HOUSEHOLDS			
2014 Estimated Households	6,830	38,266	100,835
2019 Projected Households	7,085	40,055	106,481
2014 Est. Median HH Income	\$55,097	\$64,096	\$64,096
2014 Est. Average HH Income	\$69,679	\$87,130	\$87,130
2014 Est. Per Capita HH Income	\$31,338	\$35,336	\$35,336

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2014 and 2019.

For more information, please contact:

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CONQUISTADOR PLAZA

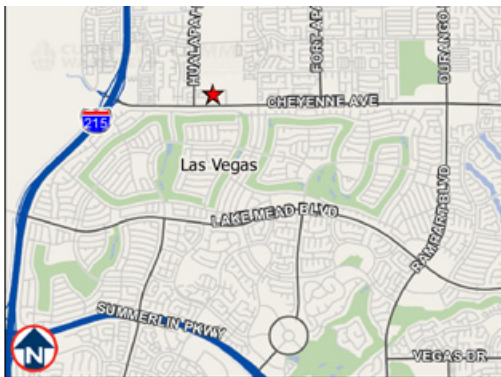
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FIRST FLOOR



SECOND FLOOR



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