



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Conquistador Plaza

9960 W Cheyenne Ave / Las Vegas, NV 89129



PROPERTY HIGHLIGHTS

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 3.5:1000, with covered parking available. The building features a lobby and several waiting areas, as well as outdoor break areas and shade.

- Price: \$5,400,000
- (1) Two-Story Office Building
- 33,196 SF
- 100% Occupied
- Parking: 3.4:1,000 - 113 spaces
- Built 2002
- Lease Rate: \$0.89/SF NNN
- CAMs: \$0.36/SF
- Income: \$339,000
- Cap Rate: 6.3

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Estimated Population	14,034	175,201	508,983
2020 Projected Population	15,276	183,764	532,690
HOUSEHOLDS			
2015 Estimated Households	6,052	64,947	179,795
2020 Projected Households	6,635	68,651	188,399
2015 Est. Median HH Income	\$26,762	\$28,106	\$32,987
2015 Est. Average HH Income	\$38,734	\$40,496	\$44,213
2015 Est. Per Capita HH Income	\$18,646	\$16,277	\$16,454

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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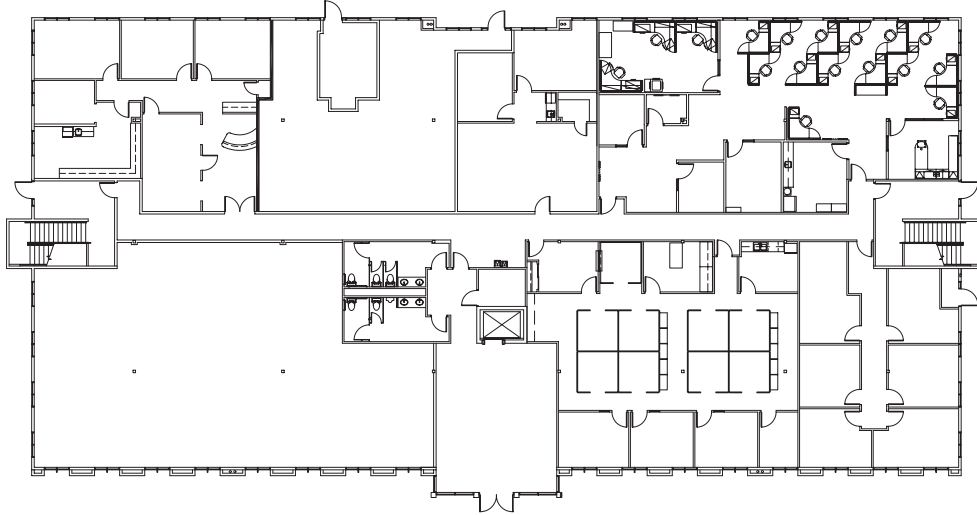
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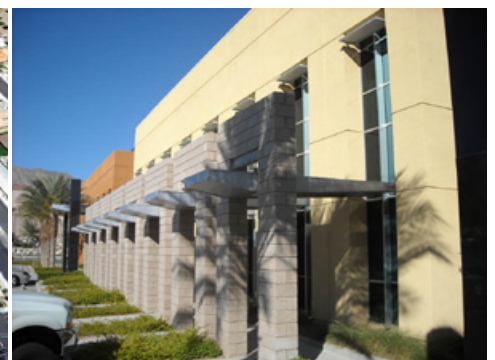
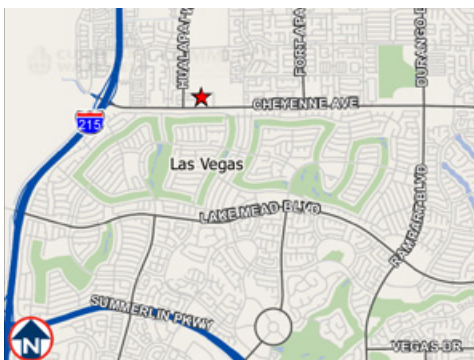
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FIRST FLOOR



SECOND FLOOR



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