

# SHADOW HILLS PLAZA



10420, 10430, 10450, 10470, 10490 W Cheyenne Ave Las Vegas, NV 89129



PHD Properties Inc.  
10450 W Cheyenne Ave Suite 130 Las Vegas, NV 89129  
[www.phdpropertiesinc.com](http://www.phdpropertiesinc.com)

Brittany Davis, CCIM  
Broker-Salesperson  
[Brittany@phdpropertiesinc.com](mailto:Brittany@phdpropertiesinc.com)  
Cell: 702-858-7792



# ONE UNIT LEFT!

## Building 10420

- Suite 110 – Pizza Hut
- Suite 120 – Super Cuts
- Suite 130 – H&R Block

## Building 10430

- Single Tenant Pad - Starbucks

## Building 10450

- Suite 110 – Cutie Nails
- Suite 120 – China A Go Go
- Suite 130 – PHD Properties
- Suite 140 – Green Cleaners

## Building 10470

- Suite 100 – Rod Works
- Suite 110 – Cheyenne Dental
- Suite 115 – The UPS Store
- Suite 120 – Northland Hearing
- Suite 125 – Sushi Bomb

**Suite 130 – 3,966 SF  
AVAILABLE!**

- Suite 140 – Victory Marshall Arts

- Suite 150 – Budget Smoke

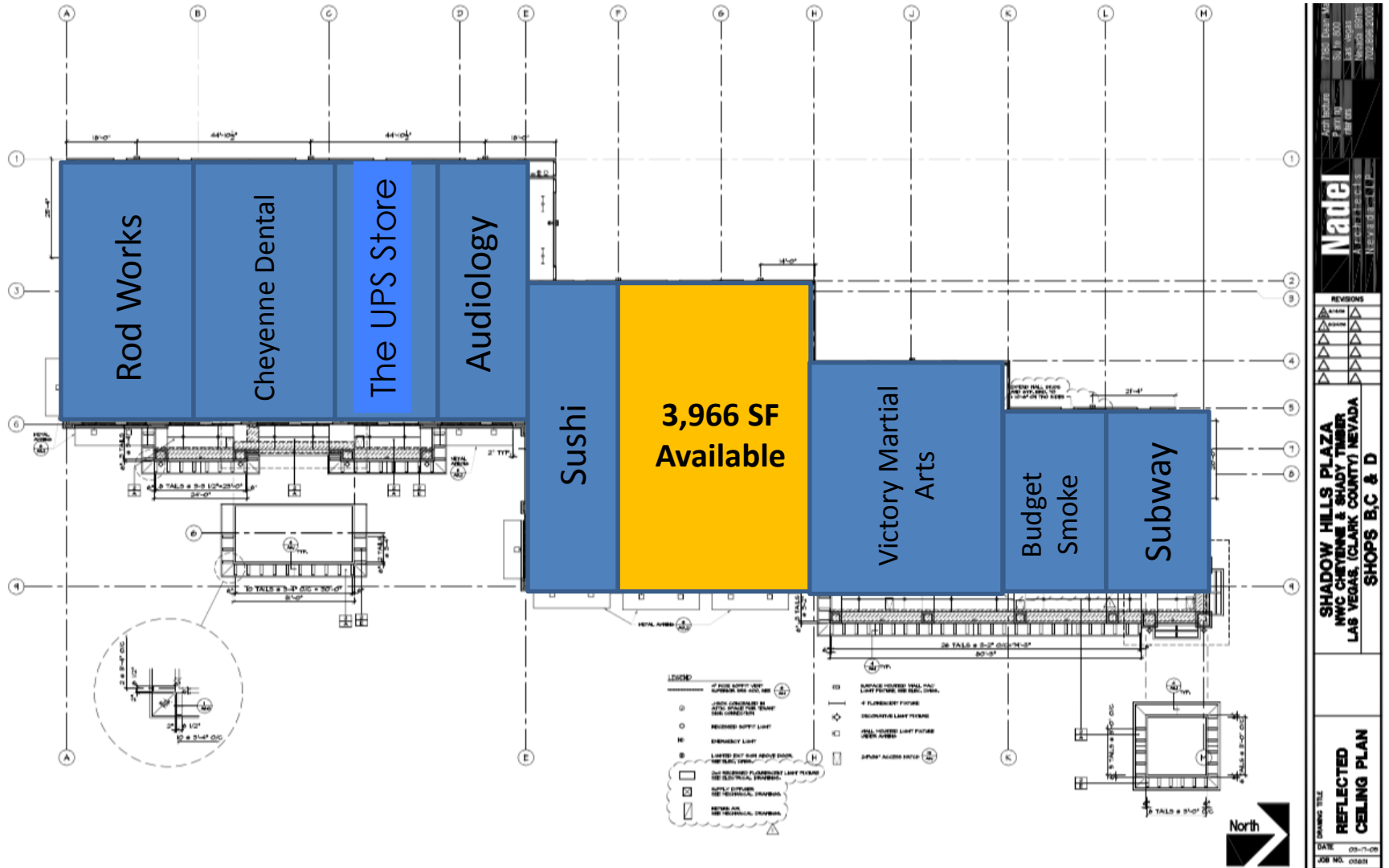
- Suite 155 – Subway

## Building 10490

- Edge of Town Bar & Grill



# Building 10470 W Cheyenne Ave Las Vegas, NV 89129



**Nadel**  
Architects  
1000 West Flamingo Ave  
Las Vegas, NV 89119  
Tel: 702-735-1111  
Fax: 702-735-1112

**SHADOW HILLS PLAZA**  
NWC CHEYENNE & SHADY TIMBER  
LAS VEGAS, (CLARK COUNTY) NEVADA  
SHOPS B,C & D

**REVISONS**

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**DRIVING TITLE**  
**REFLECTED**  
**CEILING PLAN**

DATE: 09-11-09  
JOB NO.: 09001

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Interior View: 10470 W Cheyenne Ave Suite 130 – 135 Las Vegas, NV 89129



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Located directly off the I-215 at W Cheyenne Ave, surrounded by residential



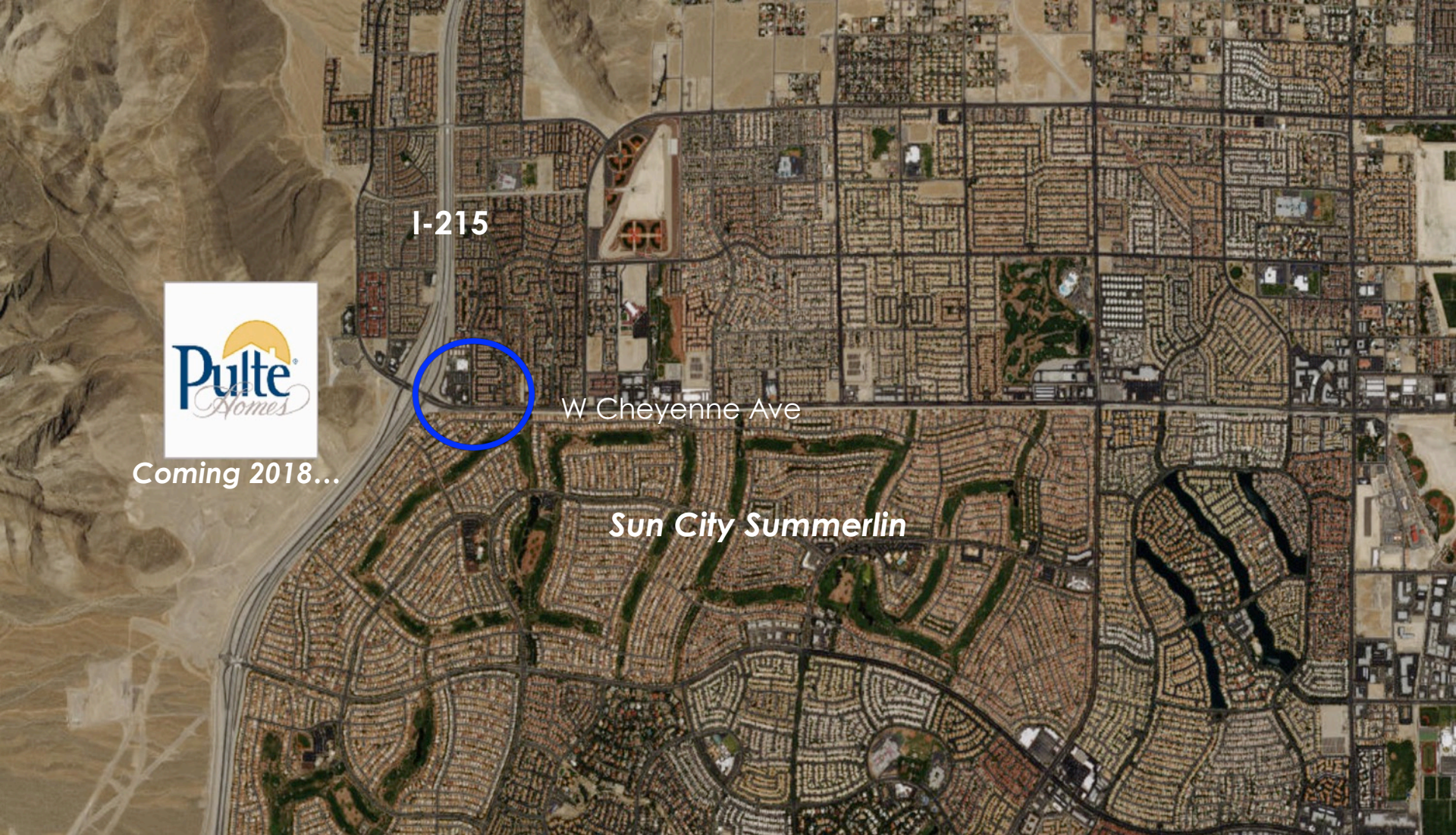
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Reverence Community is under construction with **655** homes planned...



Coming 2018...

I-215

W Cheyenne Ave

Sun City Summerlin

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NEW MONUMENT LOCATION  
SEE PG 002 FOR SIZES

**MONUMENT ELEVATION - PROPOSED**

Scale: NTS (INCLUDE MEASUREMENT FOR MANUAL SURVEY PRODUCTION)



**MONUMENT AREA EXISTING ELEVATION**



# Future Tenant



## **TENANT PC LETTERS - PROPOSED LOCATION**

Scale :NTS (SCALED RENDERING FOR 10 SHEET ONLY - NOT FOR CONSTRUCTION)



## **EXISTING LOCATION**

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## Demographics & Income:

*\*Site is against Lone Mountain creating a 180 degree analysis*

2017	5 Minute	10 Minute	15 Minute
Population	24,190	163,550	519,785
Average Household Income	\$75,079	\$97,331	\$80,566

## Traffic: Average Daily Volume

W Cheyenne at I-215 (Shady Timber)	20,000
W Cheyenne at N Durango	28,000
I-215 at Lake Mead Blvd	40,313

GLA: 35,769 SF

Occupied: 88.9%