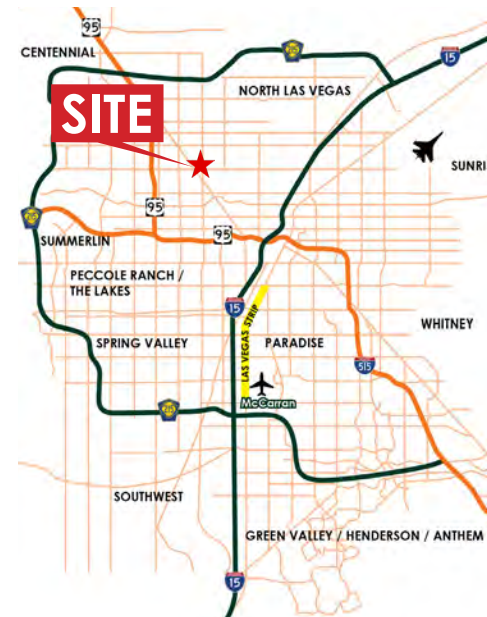




PROPERTY HIGHLIGHTS

At the intersection of three major traffic routes, Decatur Blvd., Cheyenne Ave., and Rancho Dr., the Red Feather Plaza is in an easy to find, easy to access location directly at the north-west corner of the North Las Vegas Airport. The center has undergone extensive renovations which includes an attractive facade, outdoor break areas, an elevator and escalators. It offers multiple eating establishments and is surrounded by retail, industrial and both multi-family and single family residential areas.

- Office, retail and warehouse
- Located at one of the busiest intersections in North Las Vegas
- First and second floor units available
- Large warehouse spaces with roll up doors
- Cheyenne & Decatur exposure
- Digital sign on Cheyenne for tenant exposure



DEMOGRAPHICS

	2020	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		17,644	181,716	465,958
Estimated Households		6,205	61,999	159,247
INCOME				
Est. Median HH Income	\$52,901	\$50,783	\$54,106	
Est. Average HH Income	\$70,956	\$65,469	\$73,406	

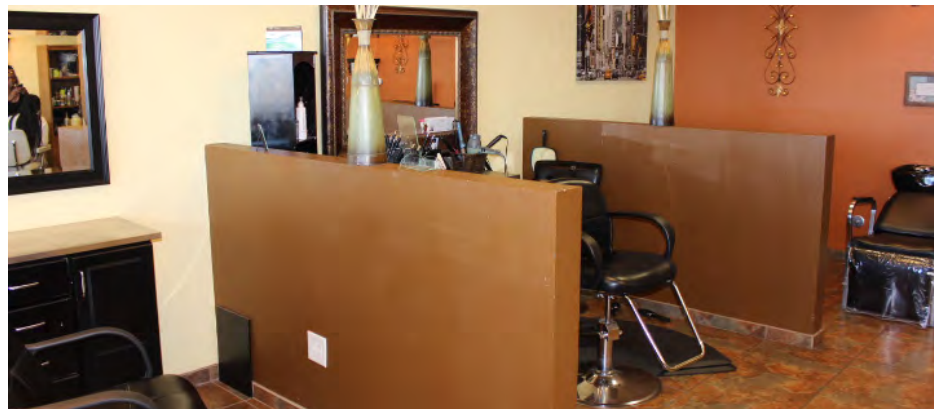
Source: STDB

Travis Laub
Associate
702-342-0660
travisl@suncommercialre.com
NV Lic # S.0076896

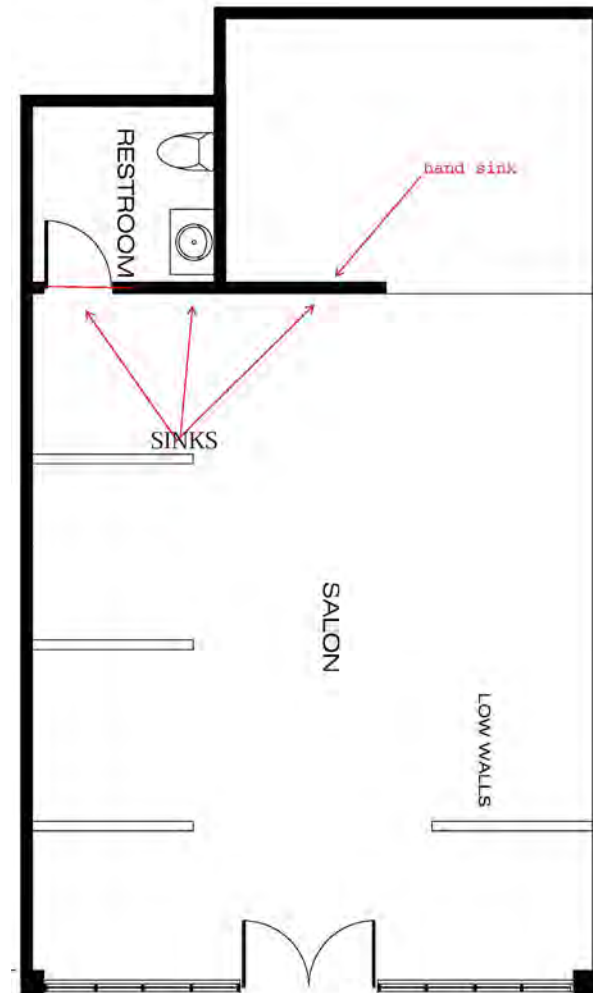
Pete Janemark, CCIM
Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731

6140 Brent Thurman Way, Suite 140
Las Vegas, NV 89148
Main 702-968-7300
Fax 702-968-7301
www.suncommercialre.com

Exclusively listed by Sun Commercial Real Estate, Inc.



This Salon space features six stations, three wash basins, merchandising space, and restroom.



*Not to Scale

RED FEATHER PLAZA

3231-3281 N. Decatur Blvd. & 4920-4930 W. Cheyenne Ave.
Las Vegas, Nevada 89130

Travis Laub

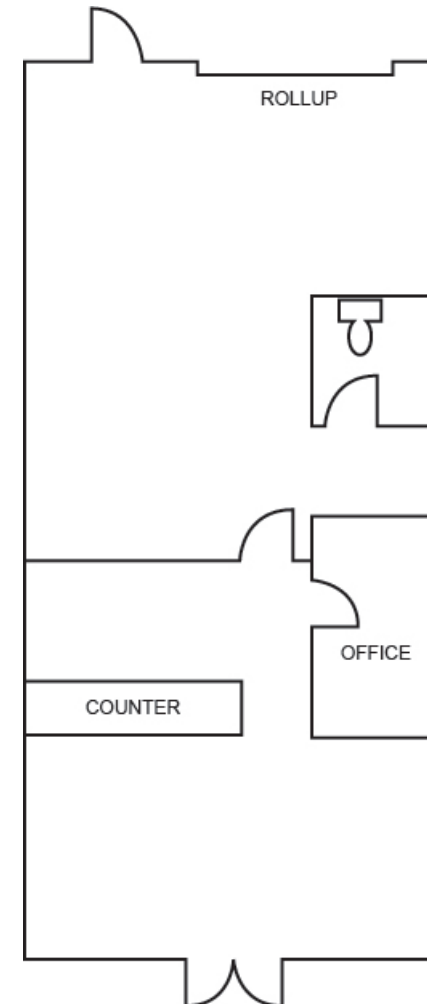
Associate
702-342-0660
travisl@suncommercialre.com
NV Lic # S.0076896

Pete Janemark, CCIM

Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731



This space features a full glass façade, a store-front counter, open work areas, one grade level 11 foot rollup door with the ability to pull semi-trucks right to the door, one office, and one restroom. The "retail" area is separated from the back "warehouse" by a full wall.



*Not to Scale

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Associate
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travisl@suncommercialre.com
NV Lic # S.0076896

Pete Janemark, CCIM

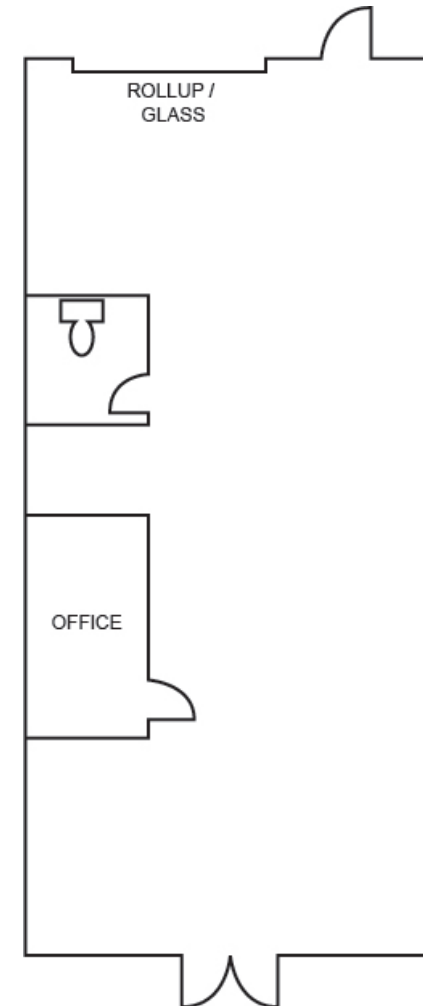
Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731

3231 N. Decatur Blvd. | Suite 119

±1,721 Rentable Square Feet



This space features a full glass façade, open work areas, one grade level 11 foot rollup door with the ability to pull semi-trucks right to the doors, and one restroom. The rollup door is currently covered with a full wall of glass, but can be reconfigured as needed.



*Not to Scale

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Associate
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travisl@suncommercialre.com
NV Lic # S.0076896

Pete Janemark, CCIM

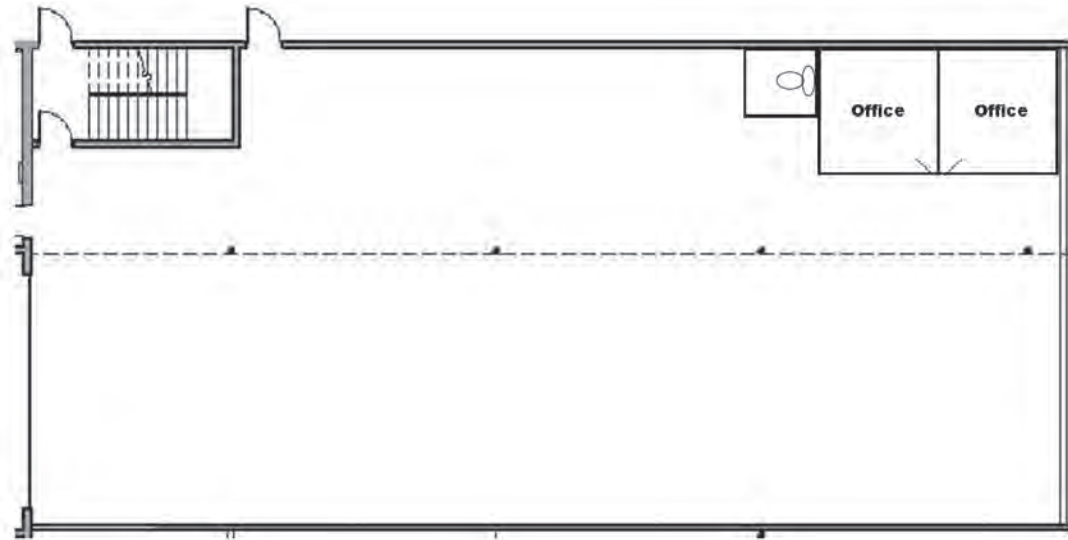
Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731

3281 N. Decatur Blvd. | Suite 100

±5,065 Rentable Square Feet



This warehouse space features 30 foot ceilings, 2 offices, a restroom, and a giant 24 x 24 foot rollup door.



*Not to Scale



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Associate
702-342-0660
travisl@suncommercialre.com
NV Lic # S.0076896

Pete Janemark, CCIM

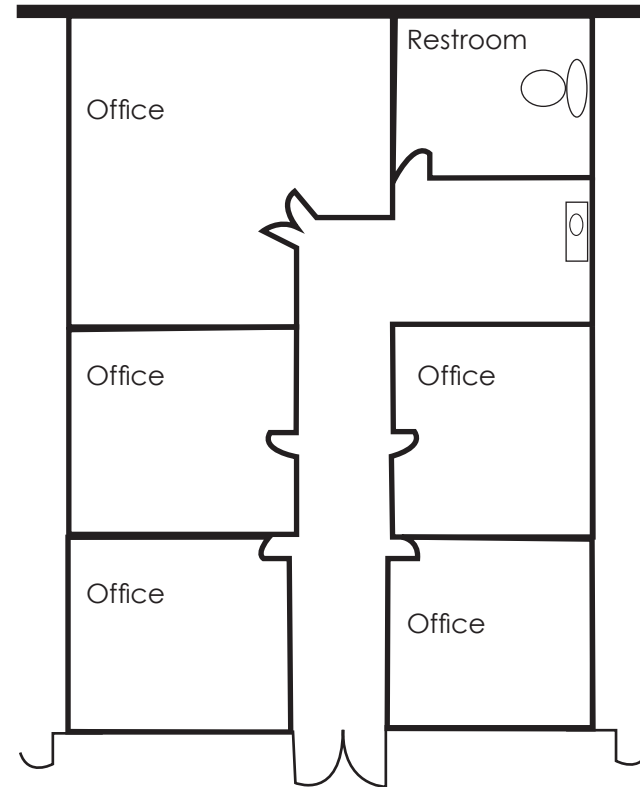
Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731

3281 N. Decatur Blvd. | Suite 270

±1,083 Rentable Square Feet



This suite features a total of 5 offices including an extra large office with a double door glass entrance, a wet break area, and one restroom. This suite features a full wall of glass in the front.



*Not to Scale

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NV Lic # S.0076896

Pete Janemark, CCIM

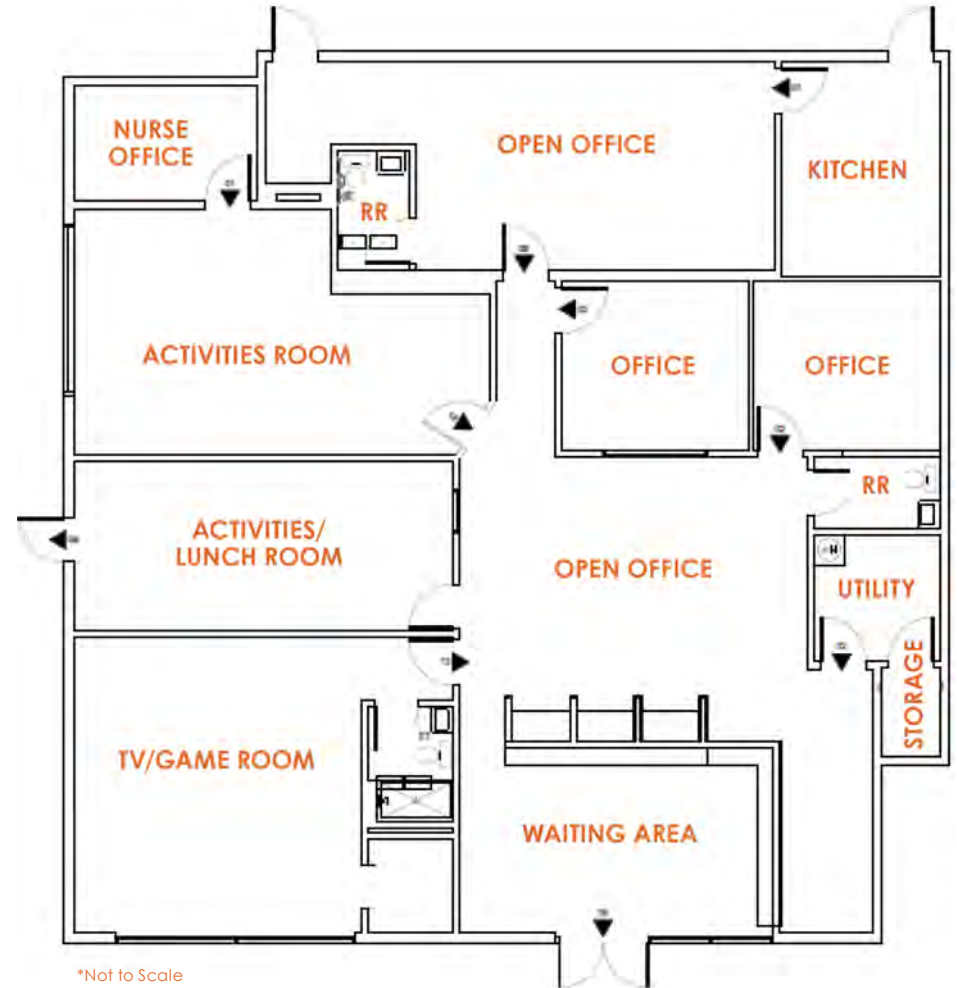
Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731

4920 W. Cheyenne Ave. | Suite 110

±3,560 Rentable Square Feet



Retail-warehouse space facing Cheyenne Avenue with a large counter and sales floor. The suite also features a warehouse area, work rooms, offices, a break room, two storage closets and three restrooms, one with a shower. The suite features excellent facade signage and parking directly out front.



RED FEATHER PLAZA

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Associate
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travisl@suncommercialre.com
NV Lic # S.0076896

Pete Janemark, CCIM

Vice President
702-342-0660
petej@suncommercialre.com
NV Lic # S.0076731