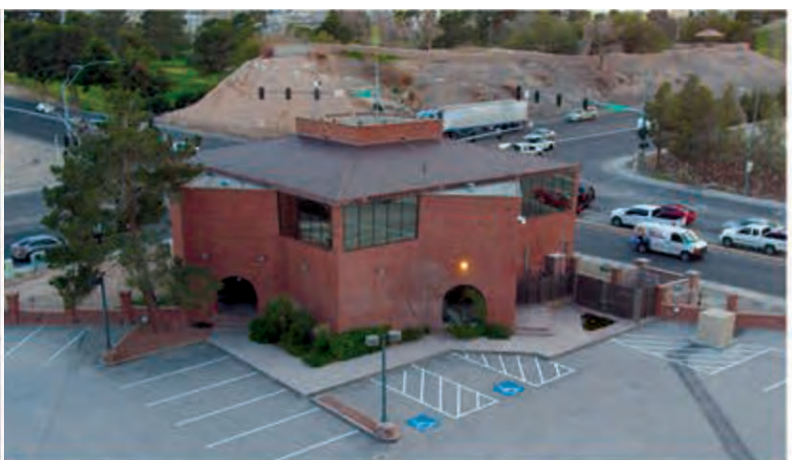
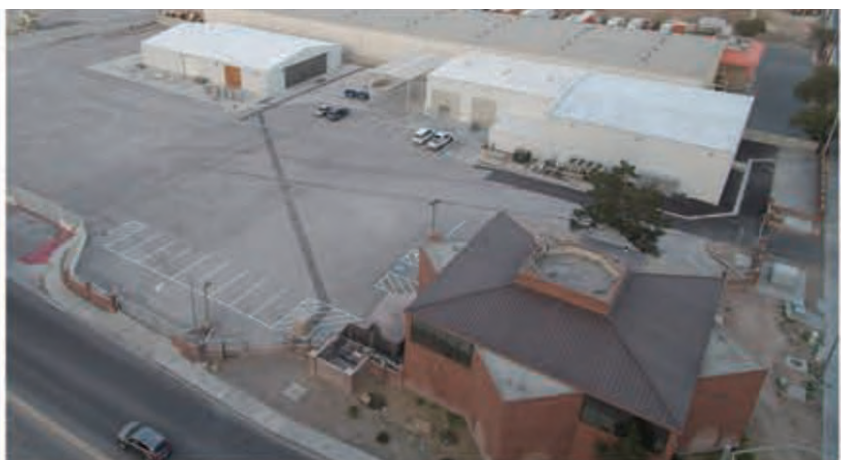




**FOR SALE**  
**Malana Cannabis Cultivation & Production Complex**  
500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



Contact:  
MICHELLE CHEVERIE | (M) 602.391.9901 | Michelle@Cheventerprises.com  
9890 S Maryland Pkwy #200 • Las Vegas, NV 89183

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**FOR SALE**

# Malana Cannabis Cultivation & Production Complex

500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



*Turn Key operation located on the North end of Las Vegas Boulevard, with quick access to all Las Vegas Dispensaries. The property is Turn Key, with ample space for expansion. The property sits on approximately 3.25 acres, with three existing buildings included. The City Mayor has also given his approval to build a multi-floor facility, up to six floors. There is an existing two story office building, on a busy corner with ample parking that can be converted into a retail dispensary or corporate headquarters. Whatever your plans are, the money making possibilities are endless.*

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# Malana Cannabis Cultivation & Production Complex

500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



## LICENSING & PROPERTY

- Current Medical & Recreational Cultivation License
- Current Medical & Recreational Production License
- Approximately 3.25 acres
- Three existing structures included
- Ample parking
- Turn Key

## EQUIPMENT

- 2000 amps of new power with 4000 amps in reverse for future use
- Delta T HVAC System
- Hanna Fertigation System
- Micro Grow Control System

## WHY INVEST IN VEGAS?

- Las Vegas had approximately 48 million visitors in 2018
- Las Vegas is the most visited city in the US
- Las Vegas' Medical & Recreational Marijuana Industry is booming

MICHELLE CHEVERIE

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# Cultivation & Production Operations

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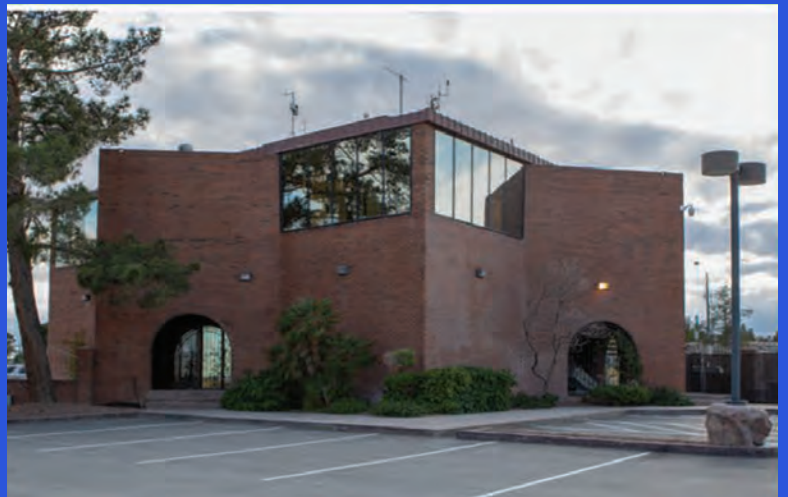
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# Exterior

500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



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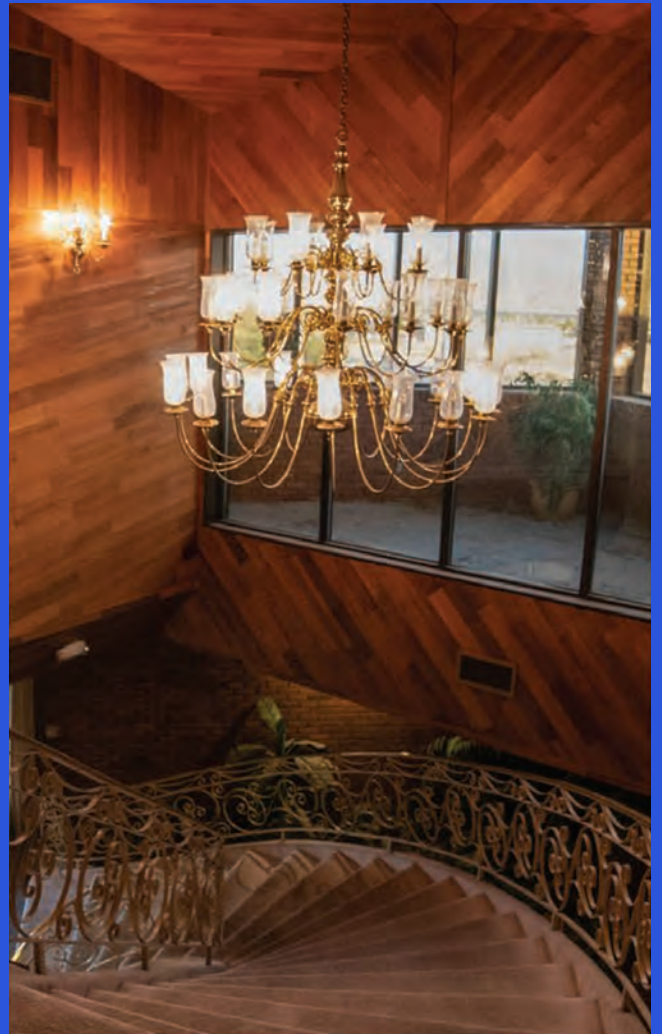
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# Interior (Front Building)

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# Warehouse

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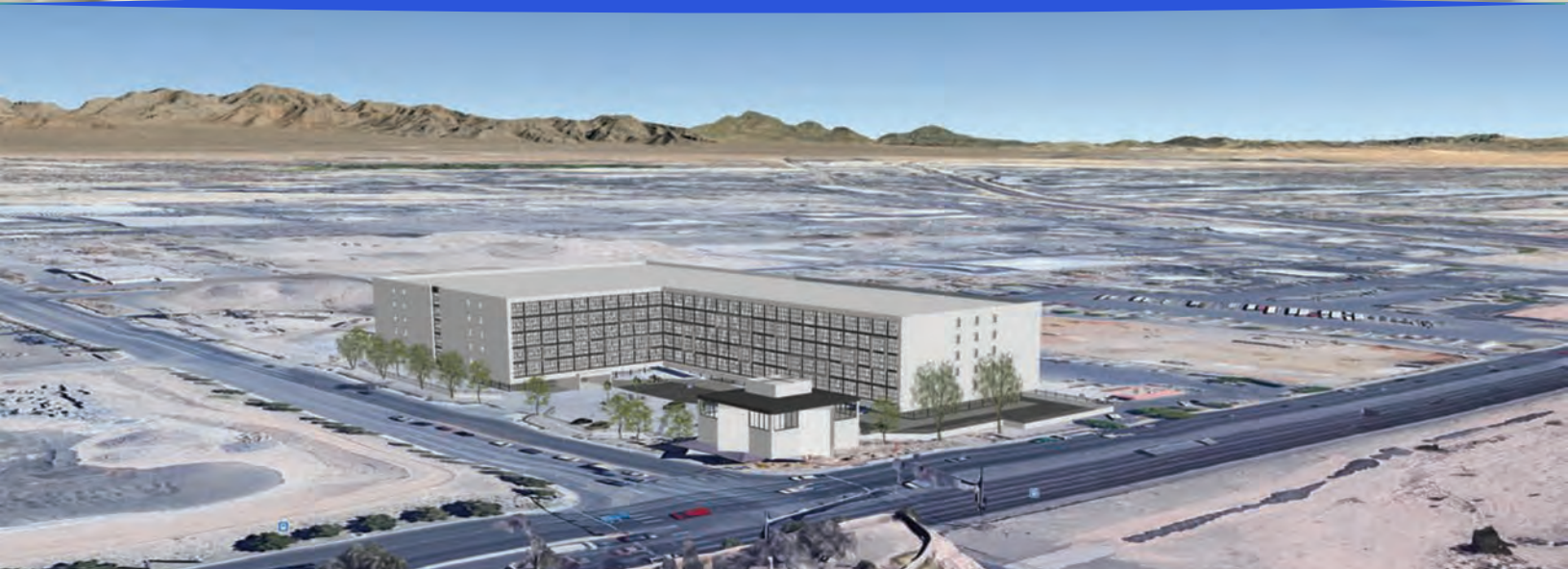
Contact:  
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# Renderings (Post-Redevelopment)

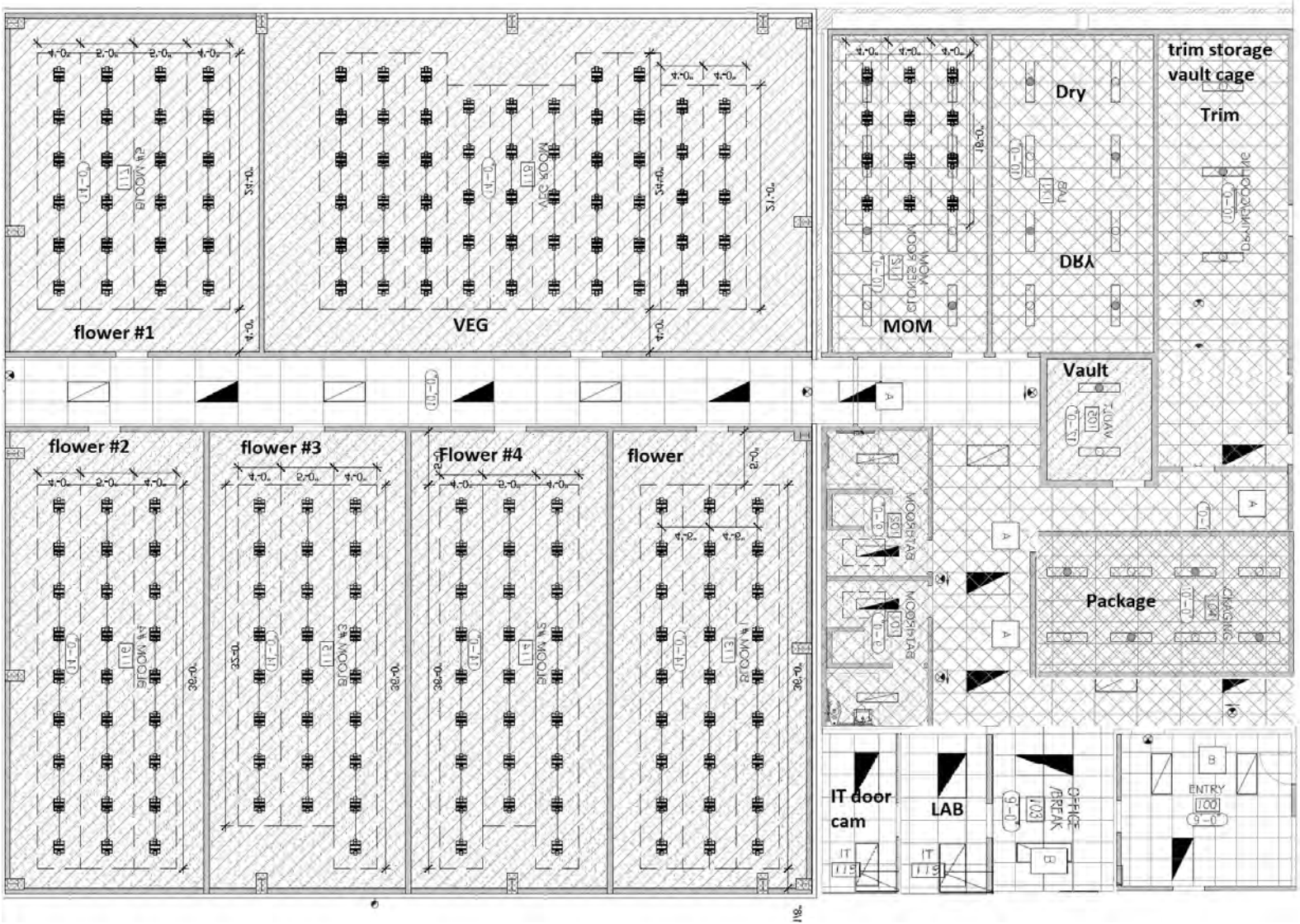
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# Floorplan

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# Site Aerial

500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



**WAREHOUSE**  
9,600 SF

**GROWING FACILITY**  
11,709 SF

**OFFICE BUILDING**  
8,079 SF

**N 5th STREET**

**E CHEYENNE AVE**

574

N 5th St

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Michelle@Cheventerprises.net

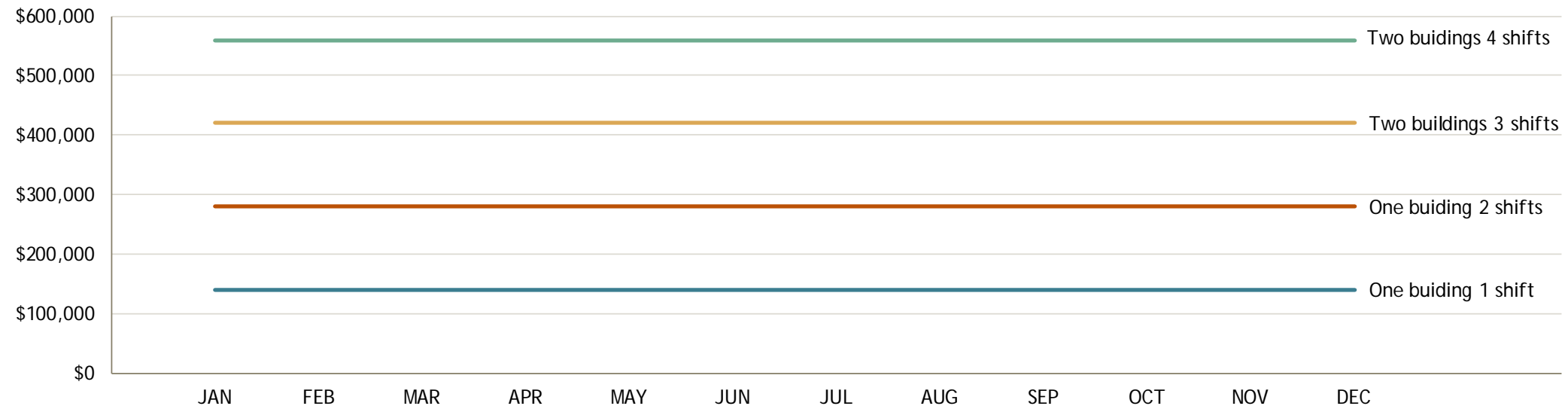


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Las Vegas, NV 89163



# Proforma

## 500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



N. LAS VEGAS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	%
One building 1 shift	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$1,680,000.00	25%
One building 2 shifts	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000	\$3,360,000.00	50%
Two buildings 3 shifts	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$5,040,000.00	75%
Two buildings 4 shifts	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000	\$6,720,000.00	100%

\* Using an average of \$1,400 per pound sold; at one shift producing 25 pounds a week.

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# CALL US TODAY

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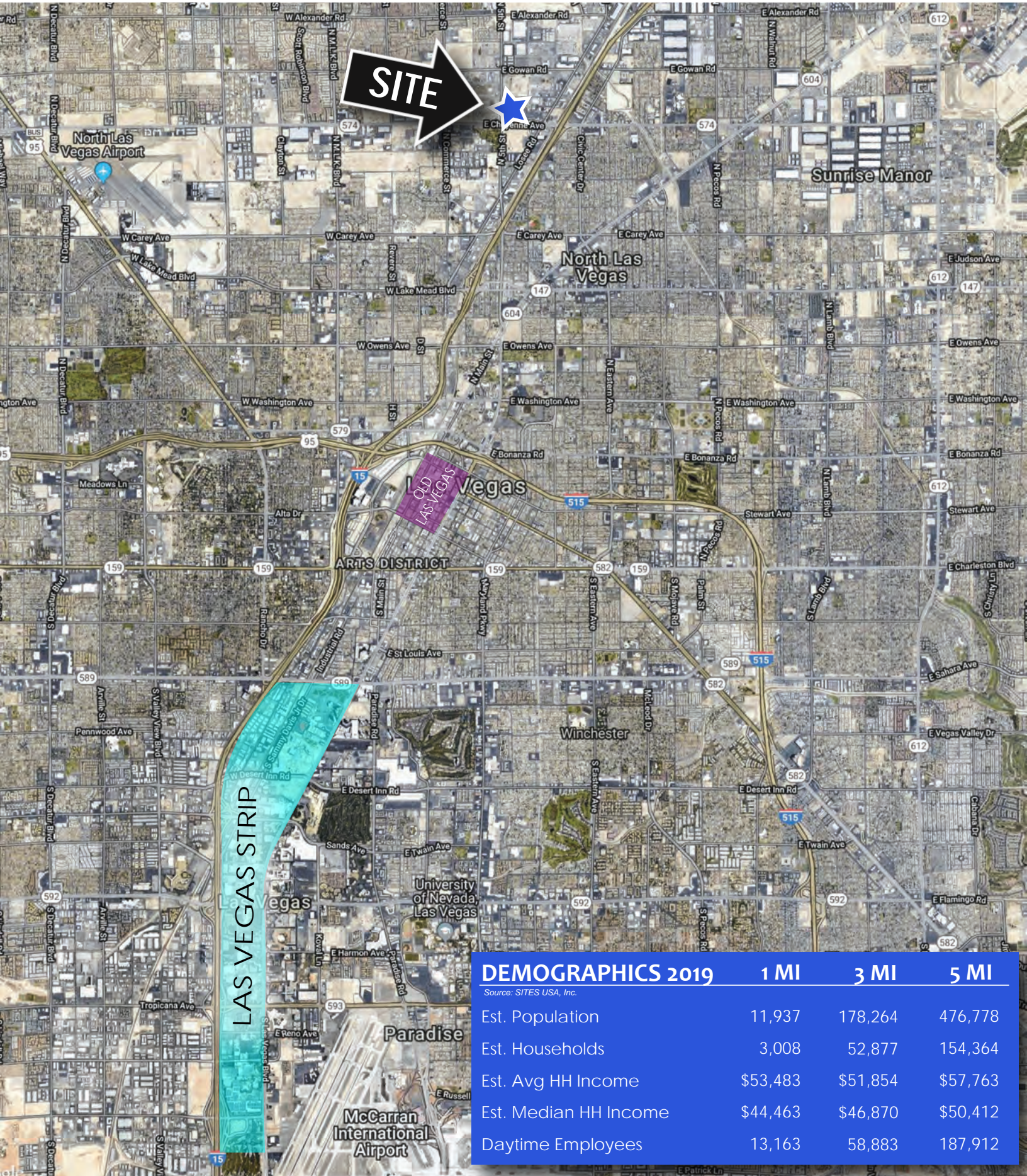


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# Aerial & Demographics

500 EAST CHEYENNE AVE | LAS VEGAS, NEVADA



## DEMOGRAPHICS 2019

Source: SITES USA, Inc.

	1 MI	3 MI	5 MI
Est. Population	11,937	178,264	476,778
Est. Households	3,008	52,877	154,364
Est. Avg HH Income	\$53,483	\$51,854	\$57,763
Est. Median HH Income	\$44,463	\$46,870	\$50,412
Daytime Employees	13,163	58,883	187,912