

KAKTUS LIFE RETAIL

PRIME RESTAURANT SPACE | ADDITIONAL RETAIL OPPORTUNITIES

THE RESTAURANT
VIRTUAL TOUR



10620 DEAN MARTIN DRIVE, LAS VEGAS, NV 89141

PROPERTY HIGHLIGHTS

±3,786 SF Restaurant
Space Available



The retail center has a built-in audience with the 210 unit apartment complex “Keller Cactus Hills” next door to the east



Over 100,000 Vehicles
Passing Daily



Upscale retail center located in rapidly growing trade area adjacent to the I-15 Freeway at the Cactus Road exit



\$3.50/NNN



SITE PLAN

210 Residential Units



KAKTUSlife
RETAIL



Restaurant with
outdoor patio and
water feature

Building 1
10620

Building 2
10630

Building 3
10670

Building 4
10680


Restaurant
Space
Available

Thick
& Thin

IVI

Select
Physical
Therapy

Life
Dentistry

Sundry
Shop

The Salt
Room

105


Nail Salon
Available



DEAN MARTIN DR

2030 2025	DEMOGRAPHICS:	1 MILE	2 MILES	5 MILES
	POPULATION	14,727	136,107	296,902
	MEDIAN AGE	38.6	38.3	39.2
	AVG. HOUSEHOLD INCOME	\$143,866	\$134,259	\$134,259
	POPULATION	16,440	148,600	316,715
	MEDIAN AGE	39.4	39.4	40.4
	AVG. HOUSEHOLD INCOME	\$159,790	\$151,653	\$151,359
	TRAFFIC DAILY VOLUME	15,001 - 30,000	30,001 - 50,000	100,000+

THE FAIRWAYS AT
SOUTHERN HIGHLANDS
340 UNITS

Volare
360 UNITS

ROYAL HIGHLANDS
699 RESIDENCES

BELLA LAGO
128 RESIDENCES

S VALLEY VIEW BLVD

DEAN MARTIN RD



KELLER
CACTUS HILLS
210 UNITS

KAKTUS life
RETAIL



WELLS
FARGO



LEVEL 25
BY PIERRE
320 UNITS



CAMBRIA BAY



GOVT. ZONED
(RE-ZONED)

GOVT. ZONED
(RE-ZONED)

W CACTUS AVE



KAKTUS LIFE RETAIL - PINE BISTRO



STATE OF NEVADA

tax benefits

STANDARD ABATEMENTS

Sales and Use Tax Abatement

- Sales and use tax abatement on qualified capital equipment purchases, with rate reductions as low as 2%

Modified Business Tax Abatement

- An abatement of 50% of the 1.17% rate on quarterly wages exceeding \$50,000

Personal Property Tax Abatement

- An abatement on personal property not to exceed 50% over a maximum of 10 years

Real Property Tax Abatement for Recycling

- Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

NEVADA'S TAX STRUCTURE:

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state. Nevada has...

- | | |
|--------------------------|----------------------|
| ❌ No personal income tax | ❌ No inventory tax |
| ❌ No franchise tax | ❌ No inheritance tax |
| ❌ No unitary tax | ❌ No estate tax |

#1

STATE FOR JOB GROWTH IN THE U.S.

Source: U.S. Bureau of Labor Statistics (June 2020 vs June 2022)

#1

BEST STATE FOR INFRASTRUCTURE

Source: U.S. News & World Report (2021)

#5

FASTEST GROWING STATE

Source: Census Bureau (2020)

#5

BUSINESS COSTS

Source: Forbes (2020)

#5

MOST TAX-FRIENDLY STATES

Source: Kiplinger (2021)

KAKTUS LIFE RETAIL - PINE BISTRO

FOR MORE INFORMATION, PLEASE CONTACT:



SCOT MARKER
Director
+1 702 688 6890
scot.marker@cushwake.com
Lic #S.0034109



NADIA MUMTAZ
Associate
+1 702 796 7900
+1 702 375 8809
nadia.mumtaz@cushwake.com
Lic #S.0201337



10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
CUSHMANWAKEFIELD.COM