

# Investment Opportunity

New Construction | High-Visibility Location | Cash America West, Inc Corporate Guarantee (FirstCash ~3,300+ Locations)



**4352 Cactus Ave  
Las Vegas, NV 89141**

ACTUAL SITE

DISCLAIMER  
FirstCash, Inc. (Cash America West, Inc) recently acquired TNT Pawn & Jewelry.

# SITE OVERVIEW

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## MILESTONE REALTY

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**Umer Malik**

umerzmalik1@gmail.com

Cell: 702-767-3764

Office: 702-767-3025

NV License B.S56501

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3900 Hualapai Way #110

LV, NV 89147



## EXECUTIVE SUMMARY



## OFFERING

Property Address	4352 W Cactus Ave Las Vegas, NV 89141
Parcel Number	177-30-812-002
Offering Price	\$5,689,368
Cap Rate	6.02%
Net Operating Income (NOI)	\$342,600
Occupancy	100%
Tenancy	Three (3) Tenants
Building Size	8,066 SF
Total Land Area	0.67 Acres
Zoning	Community General (CG)
Submarket	Southwest Las Vegas
Ingress / Egress	Entrance from W Cactus Ave, Schrills St, and Arville St
Traffic Counts	W Cactus Ave: 31,500 VPDI-15: 150,000 VPD
1-Mile Demographics	12,500 Residents \$106,000 Avg. Household Income

# TENANT OVERVIEW

## RENT ROLL SUMMARY

Tenant Name	Business Type	Unit(s)	SF	Lease Start	Lease Expiration	Lease Term	Total Yearly Net Rent
HOTWORX	Fitness / Wellness Studio	100–105	1,766	2/1/2023	1/31/2033	10 Years	\$74,312
Cactus Pet Hospital	Veterinary Services	110	2,700	4/1/2023	3/31/2033	10 Years	\$115,896
TNT Pawn & Jewelry	Retail / Financial Services	115–125	3,600	2/1/2023	1/31/2030	7 Years	\$152,400

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# INVESTMENT HIGHLIGHTS

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- 100% Occupied Multi-Tenant Retail Asset located in the Southwest Las Vegas submarket
- Strong In-Place NOI of \$342,600 with a 6.02% Cap Rate at the offering price
- Three Established Tenants providing diversified income streams
- Long-Term Lease Stability
- Annual Rent Increases in place for major tenants (per rent roll)
- Excellent Visibility & Access with multiple ingress/egress points
- High Traffic Counts: 31,500 VPD on W Cactus Ave and 150,000 VPD along I-15
- Affluent Trade Area with average household incomes of \$106,000 within a 1-mile radius

## AREA DEMOGRAPHICS & MARKET STRENGTH

### Strong, High-Income Trade Area

- **1 Mile Radius:** 12,500 residents | **\$106,000** average household income
- **3 Mile Radius:** 116,000 residents | **\$90,000** average household income

These robust demographics reflect a well-established and growing residential base, driven by the surrounding Southern Highlands master-planned community and ongoing development throughout the corridor.

## TRAFFIC COUNTS & VISIBILITY

- **W. Cactus Avenue:** 31,500 vehicles per day (VPD)
- **I-15 Freeway:** 150,000 vehicles per day (VPD)

High traffic volume along both Cactus Avenue and the I-15 Freeway provides exceptional visibility and consistent customer flow, supporting long-term tenant performance and investment stability.

# TENANT PROFILES



## FirstCash.com

**Company Type:** Public (Nasdaq: FCFS)

**Headquarters:** Fort Worth, Texas, USA

**Locations:** ~3,300+ pawn stores and retail locations across the U.S., Latin America & UK

**2024 Employees:** ~22,000 worldwide

**2024 Revenue:** ~\$3.39 billion

**2024 Net Income:** ~\$259 million

**2024 Total Assets:** ~\$4.48 billion

**2024 Equity:** ~\$2.05 billion

FirstCash Holdings, Inc. is a leading international operator of retail pawn stores and provider of consumer financial services focused on serving cash- and credit-constrained customers. The Company's pawn locations buy and sell a broad range of merchandise — including jewelry, electronics, tools, appliances, sporting goods and musical instruments — and make small, short-term pawn loans secured by pledged personal property.

With a presence in 29 U.S. states, the District of Columbia, the United Kingdom, Mexico, Guatemala, Colombia and El Salvador, FirstCash operates one of the largest global pawn retail networks in the industry.

In addition to pawn operations, FirstCash — through its wholly owned subsidiary American First Finance ("AFF") — provides technology-driven point-of-sale payment solutions and lease-to-own retail financing products through a nationwide network of merchant partners.

**Source:** [investors.firstcash.com](https://investors.firstcash.com) and [firstcash.com](https://firstcash.com)

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## HOTWORX.net

**Company Type:** Franchise-Based Fitness Brand

**Headquarters:** New Orleans, Louisiana, USA

**Locations:** 700+ studios open or in development nationwide

HOTWORX is a rapidly expanding boutique fitness concept specializing in 24/7 infrared sauna workouts. The brand offers high-intensity interval training, yoga, Pilates, and isometric exercises in a technology-driven, automated studio environment.

The franchise model emphasizes operational efficiency, minimal staffing, and recurring membership revenue, supporting long-term tenant stability. HOTWORX's national footprint and continued expansion reflect strong consumer demand within the wellness and fitness sector.

The tenant benefits from a recognizable national brand, consistent membership base, and a scalable business model well suited for retail locations with strong visibility and access.

**Source:** [hotworx.net](https://hotworx.net) | [hotworx.net/franchise](https://hotworx.net/franchise) | [prnewswire.com](https://prnewswire.com)



## Cactuspethospitalvegas.com

**Company Type:** Private Veterinary Practice

**Industry:** Veterinary & Pet Care Services

**Location:** Las Vegas, Nevada

Cactus Pet Hospital is a full-service veterinary clinic providing medical care, diagnostics, preventative services, and surgical procedures for companion animals within the Southwest Las Vegas market.

Veterinary services are widely considered recession-resistant, driven by high pet ownership and the essential nature of animal healthcare. The practice benefits from an appointment-based model that supports repeat visits, long-term client relationships, and stable operating demand.

As a service-oriented tenant, Cactus Pet Hospital generates consistent traffic and remains largely insulated from e-commerce disruption.

**Source:** [cactuspethospitalvegas.com](https://cactuspethospitalvegas.com)

Tenant information compiled from publicly available tenant websites and industry sources. Information deemed reliable but not guaranteed. Subject to change without notice.

# LOCATION MAP



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