FOR SALE - PROPERTY

$5,141,942

3360 W Cactus Ave, Las Vegas NV 89141 | I-15 & W Cactus Exit

Umer Malik

Owner Licensee | BS 0056501.LLC

(702) 767-3764 | Umerzmalik1@gmail.com

Real Estate Broker: Milestone Realty
3900 S Hualapai Way Ste 110
Las Vegas, NV 89147

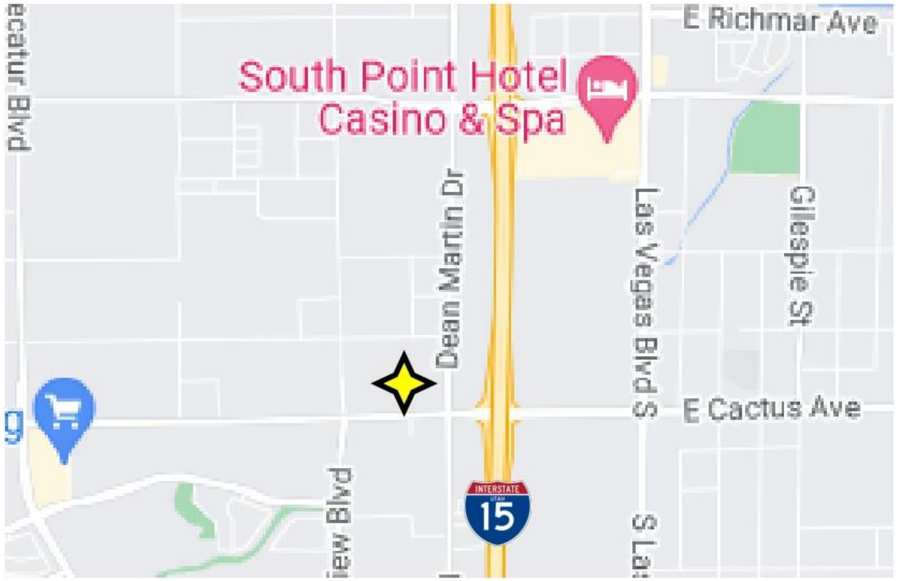
OFFERING Summary

This is an excellent opportunity to purchase a brand-new construction, multi-tenant Lease investment. The new building is fully leased and is part of the retail center with KFC and Sun Auto Services being the anchors, right next to Pit Stop.

Sale Price	**$5,141,942** **Cap 5.25%**
Building Size	**7,138 SF**
Units	**3**
Price/SF	**$719.99**
Zoning	**General Commercial C-2**
Market	**Southern Highlands**
Sub Market	**Enterprise**

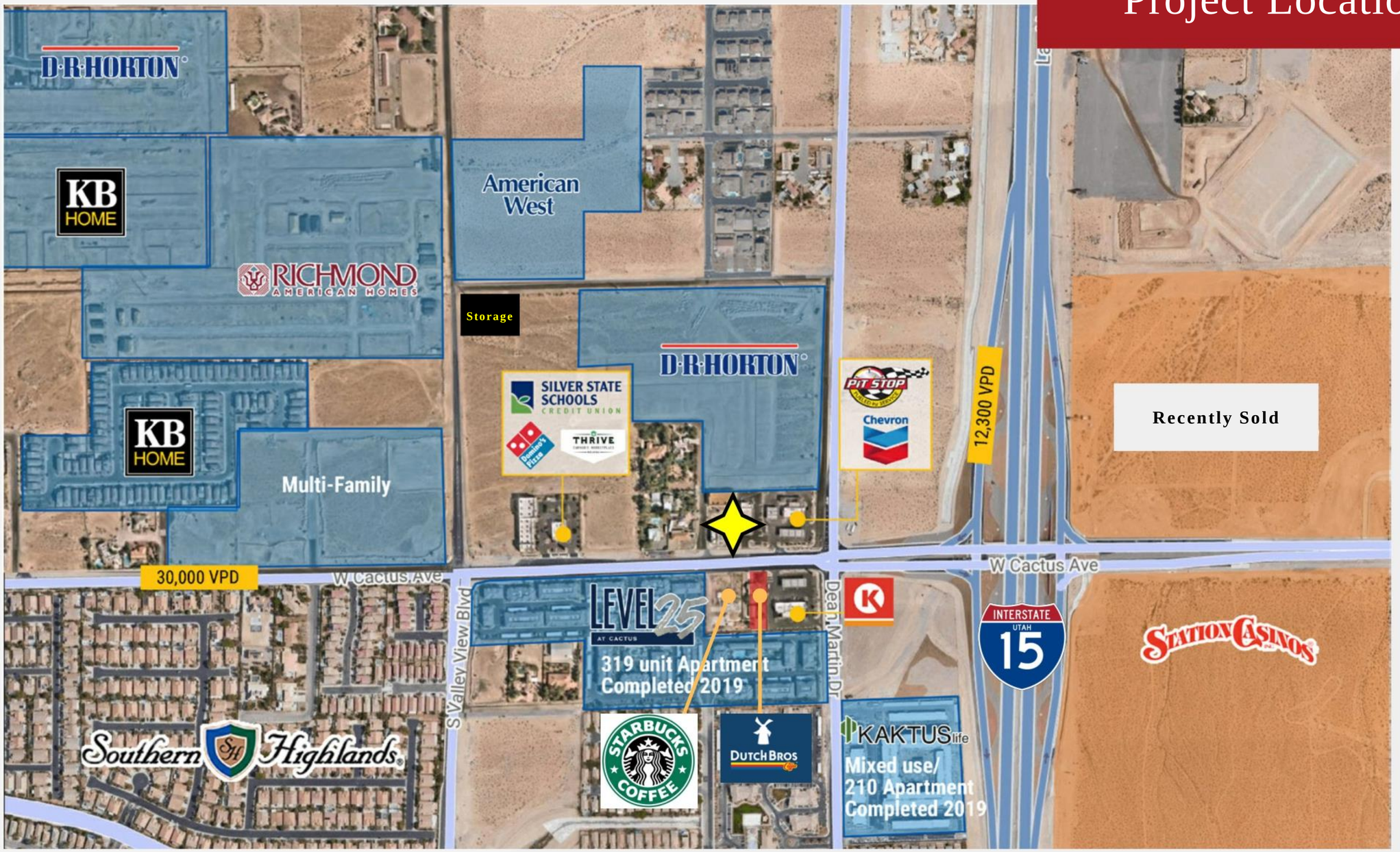
Location Highlights

- High Visibility along Cactus Ave & I15 on/off Ramps
- High Traffic Count
- The property is located at the gateway to Southern Highlands, Signaled intersection providing I-15 access thru Cactus Ave interchange. This serves as the main east-west arterial Great visibility along Cactus Ave and I-15. The area is surrounded by numerous single-family homes currently under construction.



Pricing is subject to change without notice and all parties should conduct their own due diligence to form their own conclusions.

Project Location



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RENT ROLL - Leases

Multi Tenant Building

Cap 5.25%

Tenants	Unit#	Rentable SF	Gross Rent/Month	Annual Rent
Gentle Dental	East	3500	$11,095	$132,996
Urgent Care	Middle	2500	$7,875	$94,500
Vape & Smoke	West	1085	$3,526	$42,315
Total		7085	$22,496	$269,952

Gentle Dental

URGENT CARE

VAPE & SMOKE SHOP

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All Terms and Conditions Verified By the Buyer

RENT INCREASES - Leases

Multi Tenant Building

Gentle Dental

Term	Gross Rent/Mnth	Annual Rent
Yr 1 - 5	$11,095	$133,140
Yr 6 - 10	$12,191.67	$146,300

URGENT CARE

Term	Gross Rent/Mnth	Annual Rent
Yr 1	$7,875	$94,500
Yr 2	$8,111	$97,335
Yr 3	$8,355	$100,255
Yr 4	$8,605	$103,263
Yr 5	$8,863	$106,361

VAPE & SMOKE SHOP

Term	**Gross Rent/Mnth**	**Annual Rent**
Yr 1	**$3,526**	**$42,315**
Yr 2	**$3,632**	**$43,584**
Yr 3	**$3,741**	**$44,892**
Yr 4	**$3,853**	**$46,239**
Yr 5	**$3,969**	**$47,626**

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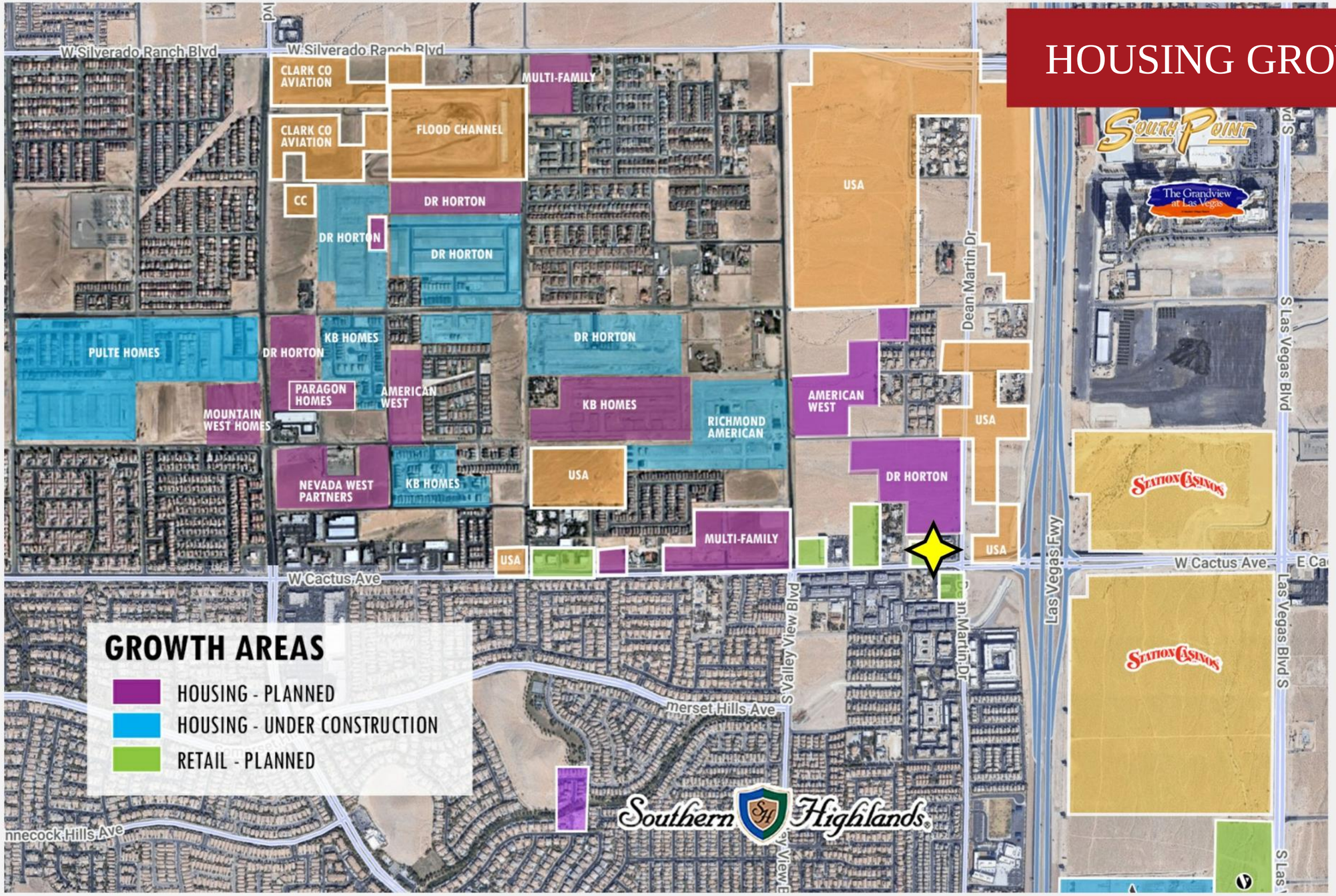
HOUSING GROWTH



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BUILDING IMAGES

AREA DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
13,764	122,793	271,074

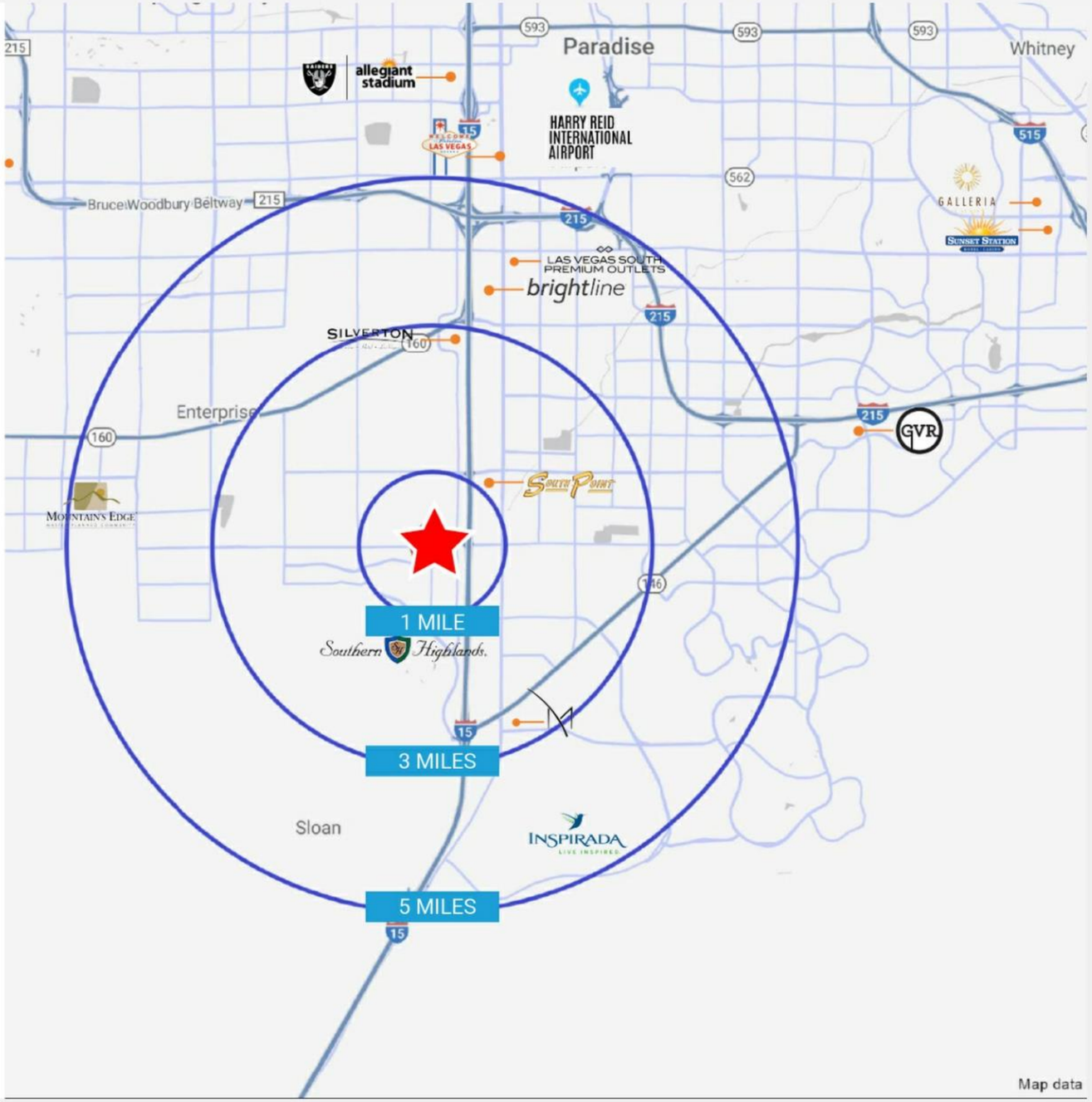
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
$106,900	$104,532	$102,547

TRAFFIC COUNTS

Cactus Ave	30,000 VPD
I-15 S/B Cactus Interchange	12,300 VPD

Sources:
TRINA, NV DOT 2021
SitesUSA 2022



SALE CONTACT

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