



OFFERING MEMORANDUM | 4860 TOPAZ | 11.71% CAP LAS VEGAS CARWASH

4860 Topaz St | Las Vegas 11.71% CAP Carwash

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Traffic Counts

Drive Times

03 Property Description

Property Features

Property Images

04 Financial Analysis

2025 Actual P&L and 2026 Projected P&L

2025 P&L - Month by Month Detail

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	4860 Topaz St Las Vegas NV 89121
COUNTY	Clark, NV
MARKET	Las Vegas Metro
SUBMARKET	Central Las Vegas
BUILDING SF	2,568 SF
LAND ACRES	0.46
LAND SF	20,038 SF
YEAR BUILT	1977
YEAR RENOVATED	2017
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,150,000
PRICE PSF	\$447.82

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	21,699	164,681	433,036
2025 Median HH Income	\$54,623	\$51,915	\$55,036
2025 Average HH Income	\$78,638	\$71,845	\$78,037



4860 Topaz St | Carwash

4860 Topaz St, Las Vegas, NV 89121 is a lucrative self-service carwash, ideal for investors or owner-users looking for excellent cash flow, stability, and upside. It's an actual 11.71% CAP based on 2025 P&L w/ 19.8% cap rate upside! No staff needed. It is an inviting, brightly lit +/-2,568 SF car wash on a spacious +/-20,038 SF (0.46 AC) lot. It is located on Topaz St, adjacent to the busy intersection of Tropicana and Eastern, just two miles from the Strip. It has six (6) wash bays, eight (8) vacuums, a self service shampoo machine, an ArmourAll Station, a vacuum fragrance station, and an area to wash RVs, boats, Semi-Cabs, etc. There is 19.8% cap rate upside in converting one of the bays to (IBA) in-bay-automatic, which generates additional \$10,000 to \$25K per month. Cost is +/- \$331,000 and it takes +/- four weeks to complete.

*Note: The building and land are being sold. The business is owned by a separate LLC. The seller will transfer the business to buyer at no additional cost.



02

Location

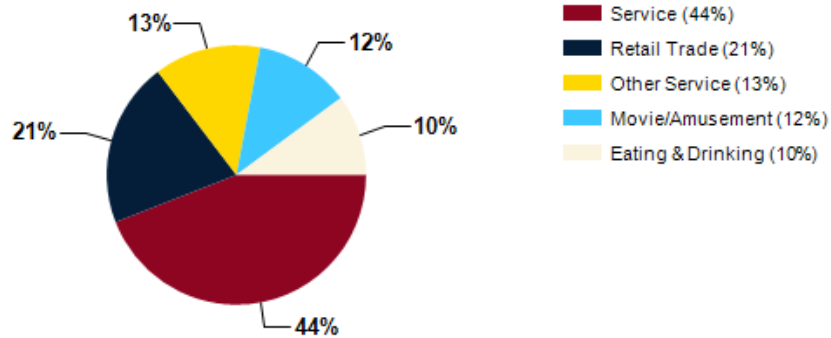
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times

4860 Topaz St | Carwash

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns.

This property is located in the bustling Central East Las Vegas area, just two miles from the Strip, and three miles from the new Las Vegas A's Stadium. Nearby businesses include Walgreens, El Pollo Loco, Starbucks, Baskin-Robbins, Starbucks, Wells Fargo, and more. Don't miss out on owning a piece of this thriving, centrally located carwash – seize the chance to own 4860 Topaz St today!

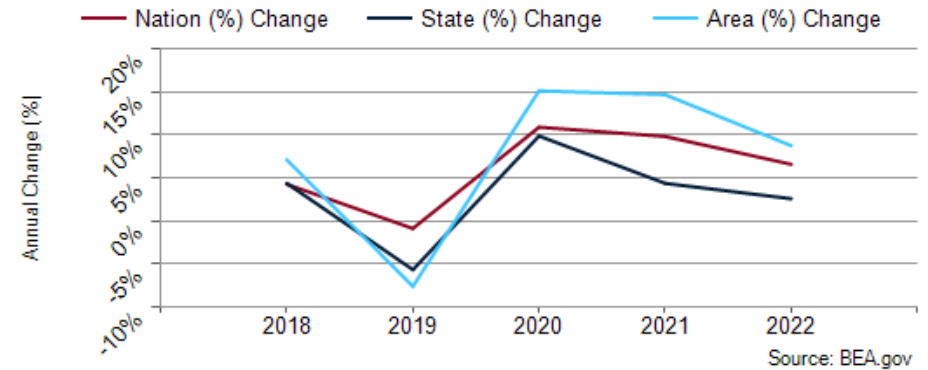
Major Industries by Employee Count

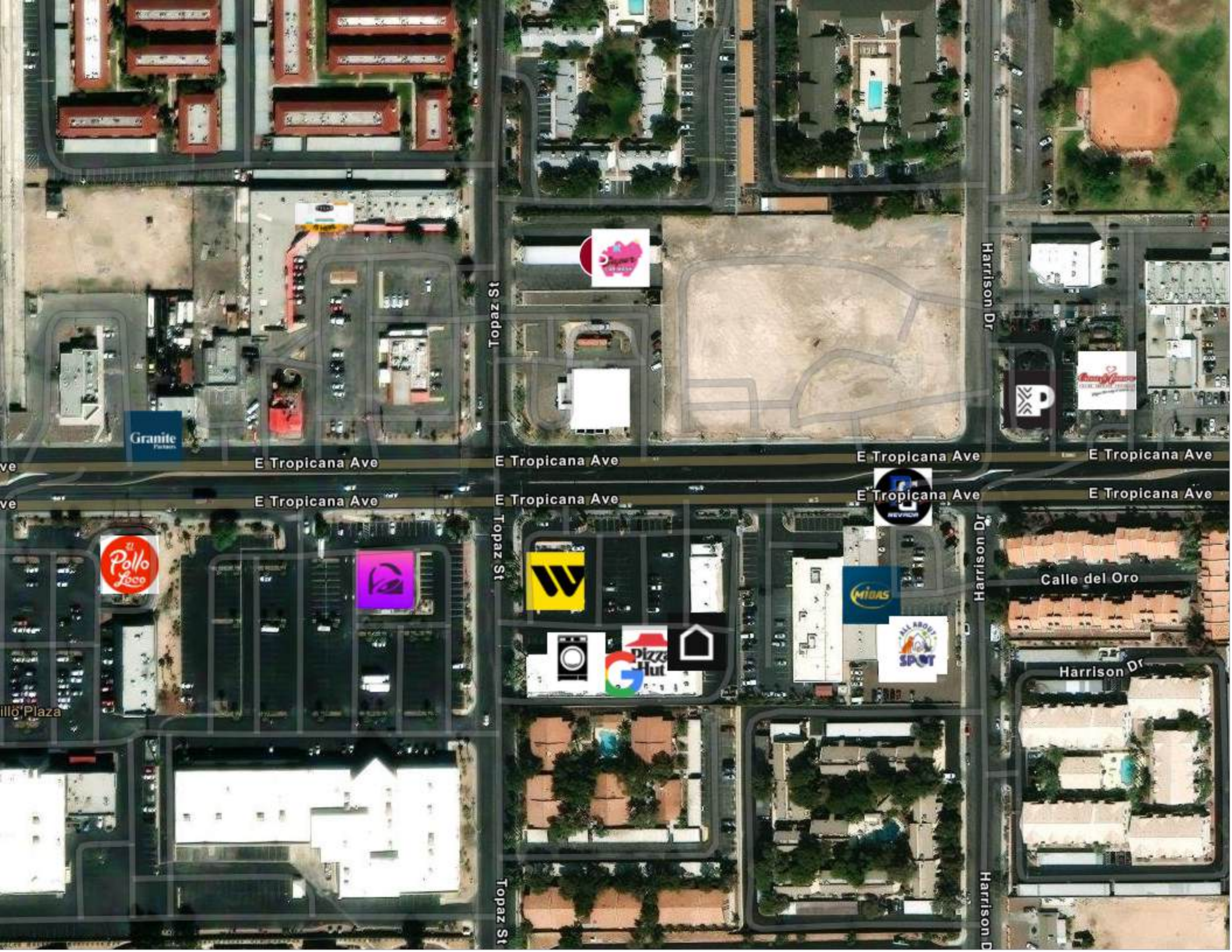


Largest Employers

MGM Resorts International	54,250
Clark County School District	43,786
Caesars Entertainment	32,954
Station Casinos	12,000
Wynn Resorts	11,786
Las Vegas Sands Corp.	9,024
University of Nevada, Las Vegas (UNLV)	5,000
City of Las Vegas	5,000

Clark County GDP Trend





Granite

E Tropicana Ave

Topaz St

E Tropicana Ave

Harrison Dr

E Tropicana Ave

E Tropicana Ave

ve

ve

E Tropicana Ave

E Tropicana Ave

E Tropicana Ave

E Tropicana Ave

illo Plaza

Topaz St

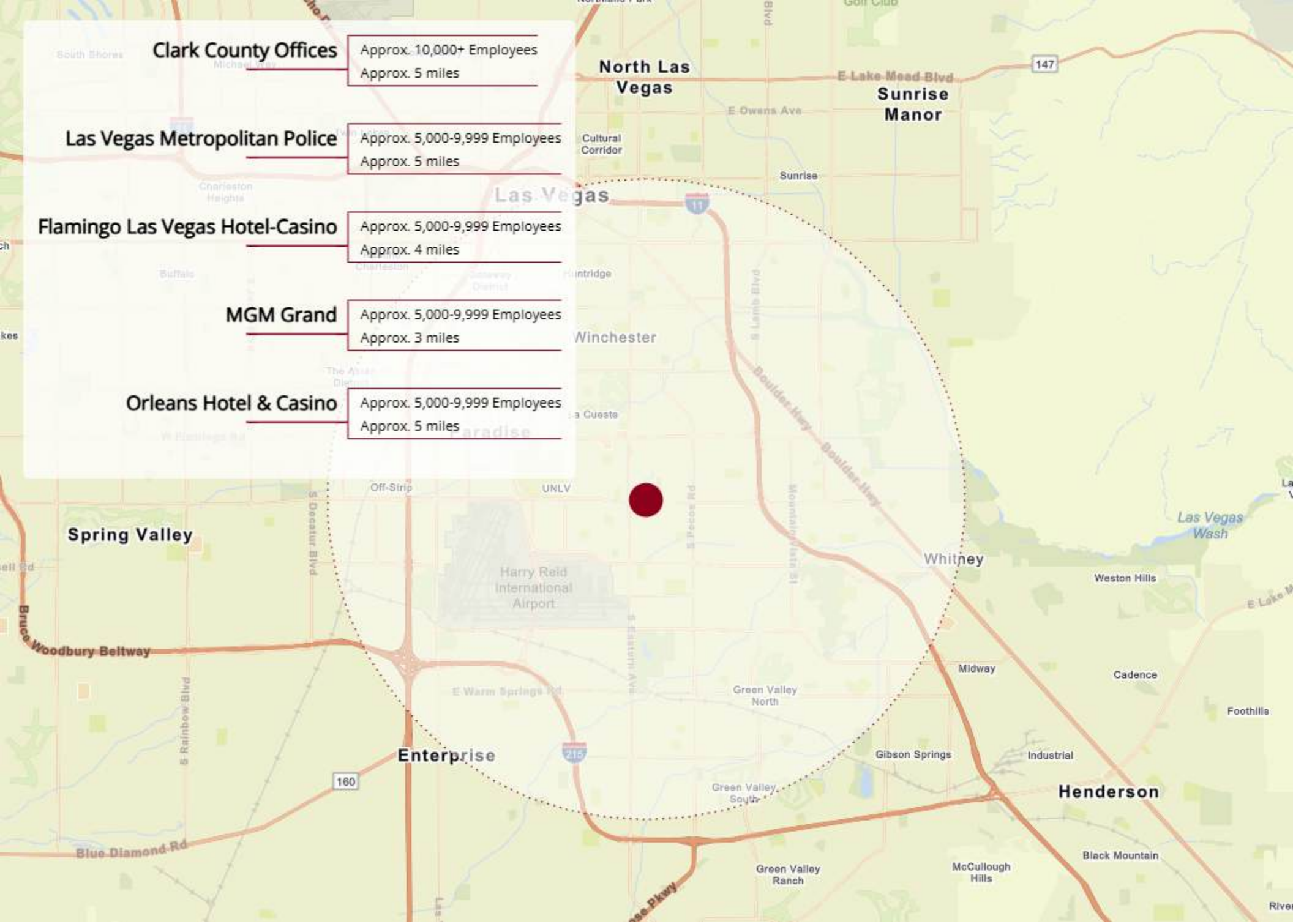
Harrison Dr

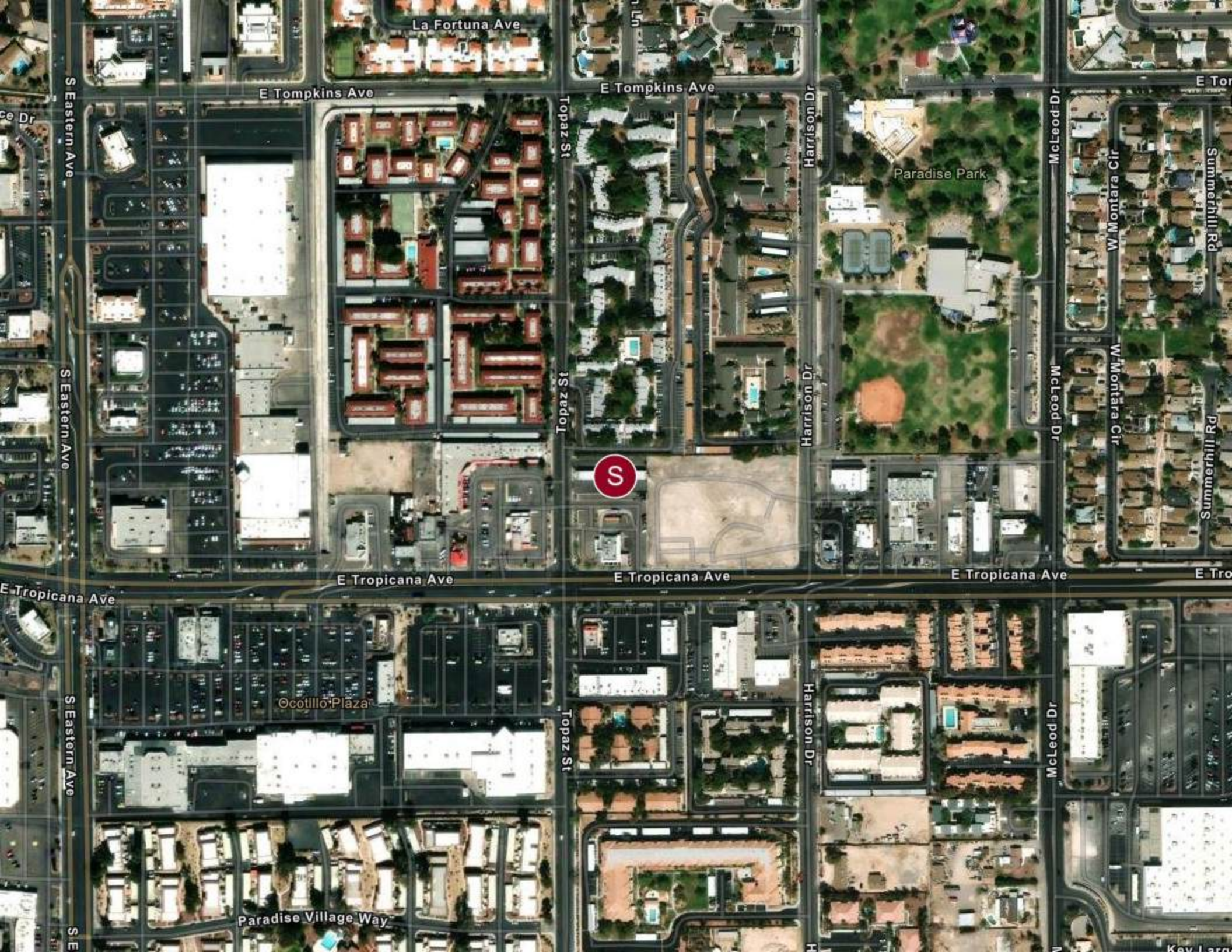
Calle del Oro

Harrison Dr

Topaz St

Harrison Dr





La Fortuna Ave

E Tompkins Ave

E Tompkins Ave

E Tompkins Ave

S Eastern Ave

S Eastern Ave

Topaz St

Harrison Dr

Harrison Dr

McLeod Dr

McLeod Dr

Paradise Park

W Montara Cir

Summerhill Rd

W Montara Cir

Summerhill Rd

S

E Tropicana Ave

E Tropicana Ave

E Tropicana Ave

E Tropicana Ave

E Tropicana Ave

Ocotillo Plaza

Topaz St

Harrison Dr

McLeod Dr

S Eastern Ave

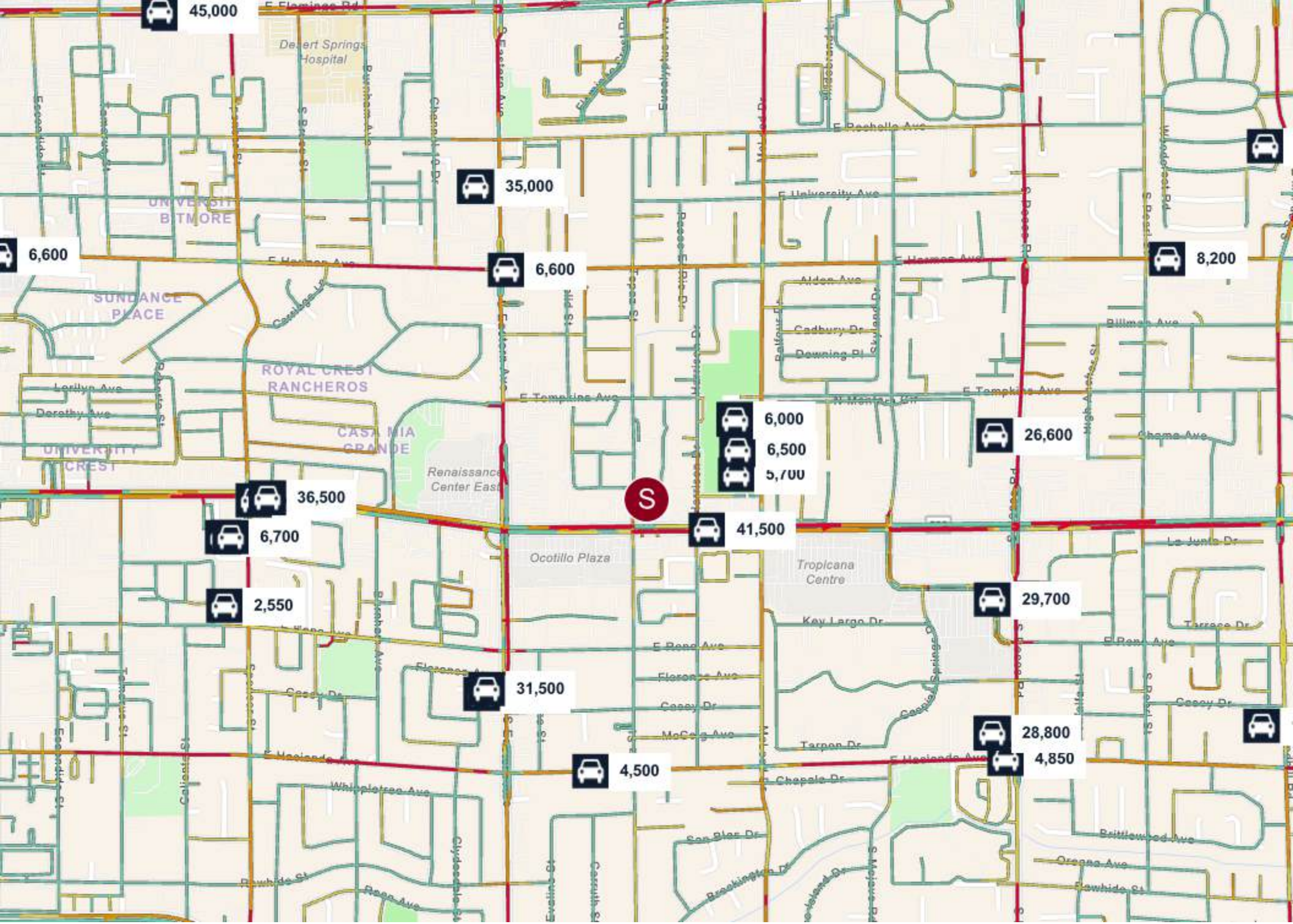
S Eastern Ave

Paradise Village Way

Harrison Dr

McLeod Dr

Key Largo

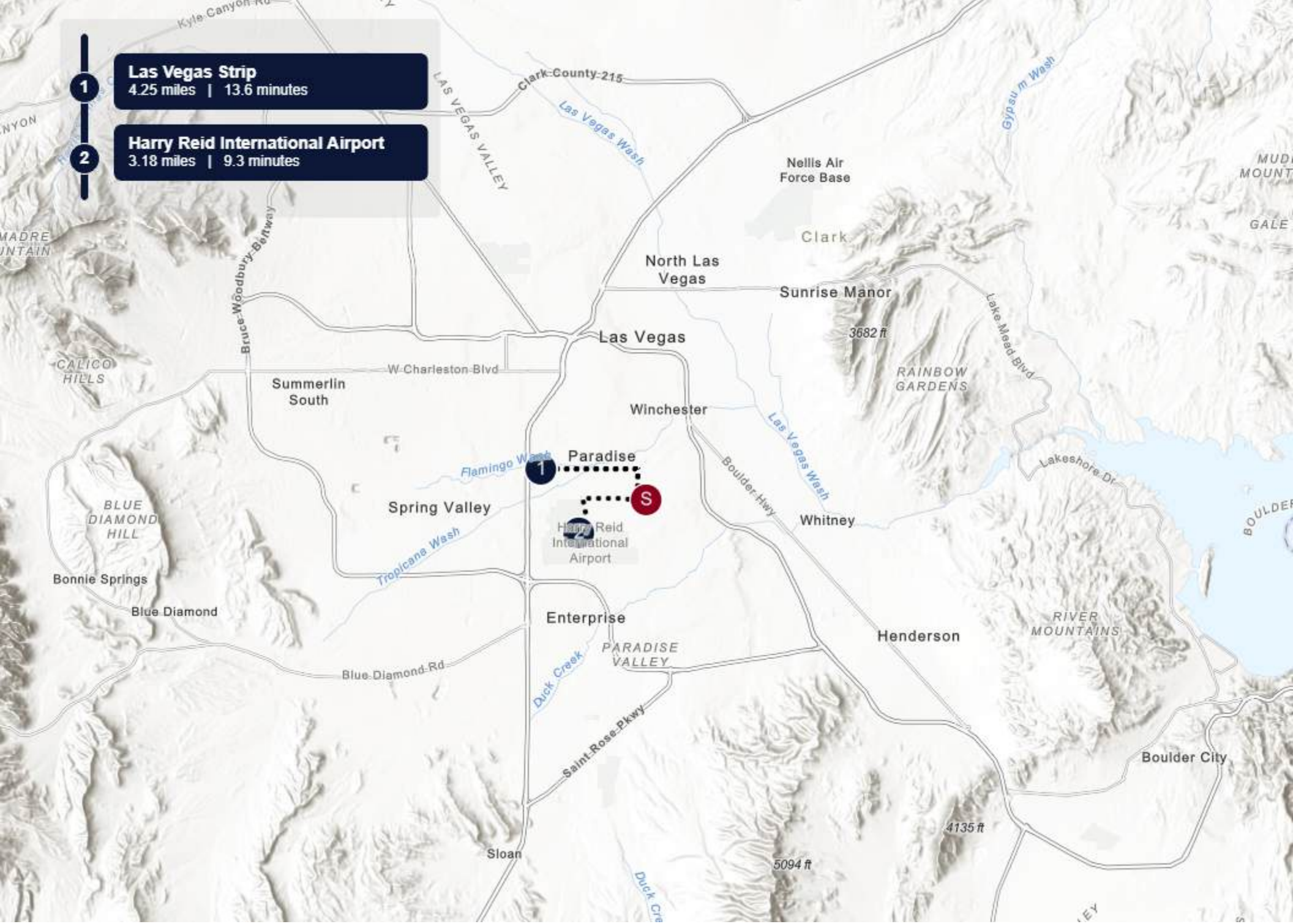


1

Las Vegas Strip
4.25 miles | 13.6 minutes

2

Harry Reid International Airport
3.18 miles | 9.3 minutes



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,568
LAND SF	20,038
LAND ACRES	0.46
YEAR BUILT	1977
YEAR RENOVATED	2017
# OF PARCELS	1
ZONING TYPE	C-2
CAP RATE	11.71%
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

CONSTRUCTION

EXTERIOR	Metal
PARKING SURFACE	Paved
ROOF	Metal
LANDSCAPING	N/A









04

Financial Analysis

2025 Actual P&L and 2026 Projected P&L

2025 P&L - Month by Month Detail

TOPAZ SUPER WASH LLC	
FOR THE PERIOD ENDING DECEMBER 31, 2025	
4860 Topaz St Las Vegas NV 89121	
	2025 ACTUAL
Sales - Self Serve Carwash	\$ 161,306
Other Income	\$ -
Total Revenue	\$ 161,306
Cost of Goods	\$ -
Total Cost of Goods	\$ -
Gross Profit	\$ 161,306
<u>Operating Expenses</u>	
Business License	\$ 150
Cable and Internet	\$ 600
Insurance Liability	\$ 8,677
Maintenance	\$ 1,550
Merchant charges	\$ 2,876
Postage and Stamps	\$ 119
Rent - Sellers rent from themselves	\$ 36,000
SUPPLIES	\$ 2,800
Secretary of State	\$ 550
Security Alarm	\$ 840
Tools and Equipment	\$ 1,765
Utilities Nevada Power	\$ 1,755
Utilities Sewer	\$ 836
Utilities Water	\$ 2,779
Waste Disposal	\$ 1,400
Total Operating Expenses	\$ 62,698
Add Back Rent	\$ 36,000
Total Operating Income	\$ 134,608
Provision for Tax	
Net Income / (Loss)	\$ 134,608
Price	\$ 1,150,000
Cap Rate	11.71%
Value at current cap rate of 7%	\$1,922,971

TOPAZ SUPER WASH LLC	
PROJECTION FOR THE PERIOD ENDING DECEMBER 31, 2026	
4860 Topaz St Las Vegas NV 89121	
	2026 PROJECTED P&L
Sales - Self Serve Carwash	\$ 134,421
In-Bay Automatic	\$ 120,000
Total Revenue	\$ 254,421
Cost of Goods	\$ -
Total Cost of Goods	\$ -
Gross Profit	\$ 254,421
<u>Operating Expenses</u>	
Business License	\$ 150
Cable and Internet	\$ 600
Insurance Liability	\$ 8,677
Maintenance	\$ 1,550
Merchant charges	\$ 2,876
Postage and Stamps	\$ 119
Rent - Sellers rent from the	\$ 36,000
SUPPLIES	\$ 2,800
Secretary of State	\$ 550
Security Alarm	\$ 840
Tools and Equipment	\$ 1,765
Utilities Nevada Power	\$ 1,755
Utilities Sewer	\$ 836
Utilities Water	\$ 2,779
Waste Disposal	\$ 1,400
Total Operating Expenses	\$ 62,698
Add Back Rent	\$ 36,000
Total Operating Income	\$ 227,723
Provision for Tax	
Net Income / (Loss)	\$ 227,723
Price	\$ 1,150,000
Cap Rate	19.8%
Value at current 7% cap rate	\$ 3,253,185.00

TOPAZ SUPER WASH LLC														
INCOME STATEMENT														
FOR THE PERIOD ENDING DECEMBER 31 2025														
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total	
Sales	\$ 12,499	\$ 9,310	\$ 17,446	\$ 15,901	\$ 14,810	\$ 15,071	\$ 15,729	\$ 12,091	\$ 13,771	\$ 14,372	\$ 8,774	\$ 11,532	\$ 161,306	
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue	\$ 12,499	\$ 9,310	\$ 17,446	\$ 15,901	\$ 14,810	\$ 15,071	\$ 15,729	\$ 12,091	\$ 13,771	\$ 14,372	\$ 8,774	\$ 11,532	\$ 161,306	
Cost of Goods (See Supplies)													\$ -	
Total Cost of Goods													\$ -	
Gross Profit	\$ 12,499	\$ 9,310	\$ 17,446	\$ 15,901	\$ 14,810	\$ 15,071	\$ 15,729	\$ 12,091	\$ 13,771	\$ 14,372	\$ 8,774	\$ 11,532	\$ 161,306	
Operating Expenses														
Business License		150.00											\$ 150	
Cable and Internet	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$ 600	
Insurance Liability	635.00	635.00	635.00	635.00	635.00	786.00	786.00	786.00	786.00	786.00	786.00	786.00	\$ 8,677	
Maintenance				195.07	195.09		610.21			250.00	200.00	100.00	\$ 1,550	
Merchant charges	249.98	249.98	249.98	249.98	249.98	249.98	249.98	249.98	100.00	287.44	254.00	235.00	\$ 2,876	
Postage and Stamps		119.00											\$ 119	
*Rent	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 36,000	
SUPPLIES	300.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	500.00	200.00	200.00	200.00	\$ 2,800	
Secretary of State			550.00										\$ 550	
Security Alarm	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	\$ 840	
Tools and Equipment			350.00		250.00		315.00			250.00	350.00	250.00	\$ 1,765	
Utilities Nevada Power	161.00	143.00	135.00	136.00	142.00	135.00	158.00	140.00	143.00	143.00	159.00	160.00	\$ 1,755	
Utilities Sewer	209.00				209.00			209.00			209.00		\$ 836	
Utilities Water	244.40	211.48	232.74	215.00	215.99	272.73	243.00	212.55	255.60	245.00	212.00	219.00	\$ 2,779	
Waste Disposal	350.00			350.00			350.00			350.00			\$ 1,400	
													\$ -	
Total Operating Expense	\$ 5,269	\$ 4,828	\$ 5,473	\$ 5,101	\$ 5,217	\$ 4,764	\$ 6,032	\$ 4,918	\$ 4,905	\$ 5,631	\$ 5,490	\$ 5,070	\$ 62,698	
Total Operating Income													\$ 125,396	
Provision for Tax														
Net Income / (Loss)	\$ 7,230	\$ 4,482	\$ 11,973	\$ 10,800	\$ 9,593	\$ 10,307	\$ 9,697	\$ 7,173	\$ 8,866	\$ 8,741	\$ 3,284	\$ 6,462	\$ 98,608	
*Add Back Rent	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	\$ 36,000	
Net Income / (Loss)	\$ 10,230	\$ 7,482	\$ 14,973	\$ 13,800	\$ 12,593	\$ 13,307	\$ 12,697	\$ 10,173	\$ 11,866	\$ 11,741	\$ 6,284	\$ 9,462	\$ 134,608	
Price													\$ 1,150,000	
Cap Rate													11.71%	

*Owners Rent to themselves

4860 Topaz St | Las Vegas 11.71% CAP Carwash

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The information contained herein is not a substitute for a thorough due diligence investigation. Regency Realty Investments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Regency Realty Investments has not verified, and will not verify, any of the information contained herein, nor has Regency Realty Investments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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