

KAKTUS LIFE RETAIL

RETAIL OPPORTUNITIES



10620 DEAN MARTIN DRIVE, LAS VEGAS, NV 89141

PROPERTY HIGHLIGHTS

1. Upscale retail center located in rapidly growing trade area adjacent to the I-15 Freeway at the Cactus Road exit.
2. Strong tenant mix with medical uses, restaurants and other retail services nestled in a community atmosphere.
3. The retail center has a built-in audience with the 210 unit apartment complex "Keller Cactus Hills" next door to the east.
4. Great street visibility from Dean Martin Drive.



AREA DEMOGRAPHICS SOURCE: ESRI, 2026



TOTAL POPULATION

1 mile: 14,493
3 miles: 133,360
5 miles: 294,838



AVG. HOUSEHOLD INCOME

1 mile: \$143,897
3 miles: \$135,138
5 miles: \$134,233



TRAFFIC COUNTS
10,000 Vehicles per day on Dean Martin Drive

SITE PLAN

210 Residential Units

 **KAKTUSlife**
RETAIL

Building 1
10620

Hawthorne
Craft Bar
& Kitchen




Building 2
10630

IVI



Building 3
10670

 Life
Dentistry

2,208 SF
Available

Building 4
10680

 Salt Room

 State Farm

Lotus
Spirits
Pilates



DEAN MARTIN DR

THE FAIRWAYS AT SOUTHERN HIGHLANDS
340 UNITS

ROYAL HIGHLANDS
699 RESIDENCES

Volare
360 UNITS

BELLA LAGO
128 RESIDENCES

S VALLEY VIEW BLVD

DEAN MARTIN RD

76,500 VPD



10,000 VPD

KELLER
CACTUS HILLS
210 UNITS

KAKTUSlife
RETAIL

12,400 VPD

LEVEL 25
BY PICERNE
320 UNITS

STARBUCKS **CIRCLE K** **DUTCH BOOS**

GOVT. ZONED
(RE-ZONED)

Logos for retail and service providers:

- Smith's
- ACE Hardware
- verizon
- NSB
- Western Union
- tropical CAFE
- McDonald's

CACTUS MARKETPLACE

Logos for retail and service providers:

- WELCH DENTISTRY
- SPEEDEE MART
- TACO BELL
- PAPA JOHN'S
- AMERICAN GRILL
- ROYAL OF LANCESHIRE

WELLS FARGO



Logos for retail and service providers:

- CACTUS PET HOSPITAL
- MO'BEITRS HAWAIIAN STYLE FOOD
- LIQUOR WORLD
- Jack In the Box
- McDonald's
- Ballage Club



CAMBRIA BAY

Logos for retail and service providers:

- KFC
- Chevron
- TERRIBLE'S

GOVT. ZONED
(RE-ZONED)

W CACTUS AVE

30,000 VPD

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 franchise tax
- ❏ No unitary tax
- ❏ No inventory tax
- ❏ No inheritance 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:



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