



OFFERING MEMORANDUM

4860 Topaz | Las Vegas Carwash

4860 Topaz St
Las Vegas, NV 89121

\$1.15M
PRICE

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Las Vegas, NV 89121

PRICE
\$1,150,000

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Executive Summary

4860 Topaz St
Las Vegas, NV 89121

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 12.22% CAP based on actual 2025 P&L w/ 20.2% 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 20.2% 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, so the purchase will include the land, building, and business.


\$1,150,000
ASKING PRICE


\$447.82
PRICE/SF


2,568
BUILDING SF


1977
YEAR BUILT

PROPERTY DATA





Building SqFt	2,568
Lot Size (Acres)	0.460
Lot Size (SF)	20,038
Property Type	Carwash
Year Built	1977
Parcel ID	162-24-402-010
Zoning	Commercial
County	Clark
Cap Rate	12.22%

Investment Highlights

The 4860 Topaz | Las Vegas Carwash offers 2,568 square feet of a well-configured car wash with excellent cash flow at an actual 12.22% cap rate (based on 2025 financials and 2025 tax return) with 20.2% cap rate upside upon converting one of the six self serve wash bays into in-bay automatic (IBA), which generates an additional \$10,000 to \$25,000 in revenue per month per IBA. The cost to convert one of the six self serve bays into IBA is +/- \$331,000 and takes +/- four (4) weeks to complete. This lucrative carwash 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.

*Note: The sale includes the land, building, and business. 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. The seller may carry with 15% to 20% down for one (1) year at 6.5% interest only. This is on a case by case basis.

KEY METRICS

 Asking Price	\$1,150,000
 Price/SF	\$447.82
 Building SF	2,568
 Year Built	1977

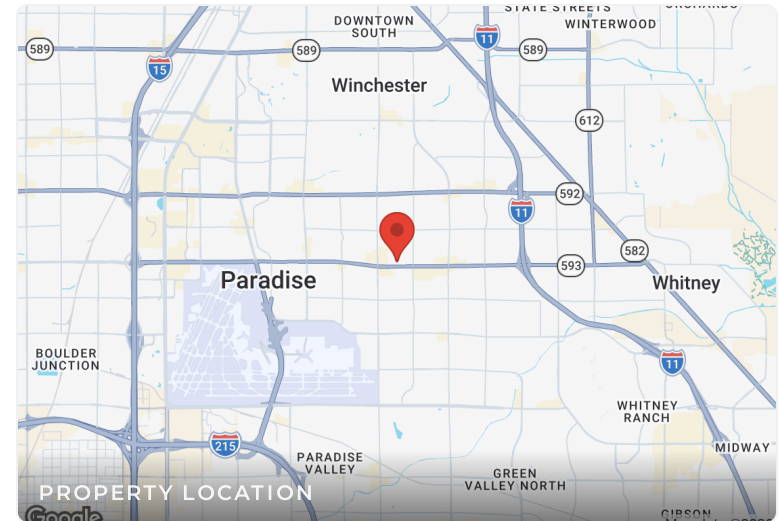
TOPAZ SUPER WASH LLC	
FOR THE PERIOD ENDING DECEMBER 31, 2025	
4860 Topaz St Las Vegas NV 89121	
	2025 ACTUAL
Sales - Self Serve Carwash	\$ 167,229
Other Income	\$ -
Total Revenue	\$ 167,229
Cost of Goods	\$ -
Total Cost of Goods	\$ -
Gross Profit	\$ 167,229
<i>Operating Expenses</i>	
Business License	\$ 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	\$ 140,531
Provision for Tax	
Net Income / (Loss)	\$ 140,531
Price	\$ 1,150,000
Cap Rate	12.22%
Value at current cap rate of 7%	\$2,007,586

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	\$ 139,357
In-Bay Automatic	\$ 120,000
Total Revenue	\$ 259,357
Cost of Goods	\$ -
Total Cost of Goods	\$ -
Gross Profit	\$ 259,357
<i>Operating Expenses</i>	
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	\$ 232,659
Provision for Tax	
Net Income / (Loss)	\$ 232,659
Price	\$ 1,150,000
Cap Rate	20.2%
Value at current 7% cap rate	\$ 3,323,700.00

Location Highlights

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!



LOCATION

Address	4860 Topaz St
City	Las Vegas
State	Nevada
Zip Code	89121
County	Clark
APN / Parcel #	162-24-402-010
Coordinates	36.100793,-115.114017

TRANSIT

EB Tropicana after Topaz	105 ft
WB Tropicana after Topaz	129 ft
WB Tropicana after McLeod	0.2 mi

AIRPORTS

Harry Reid International Airport	2.3 mi
Boulder City Municipal Airport	17.9 mi
Millennium Vip Group Inc	2.7 mi

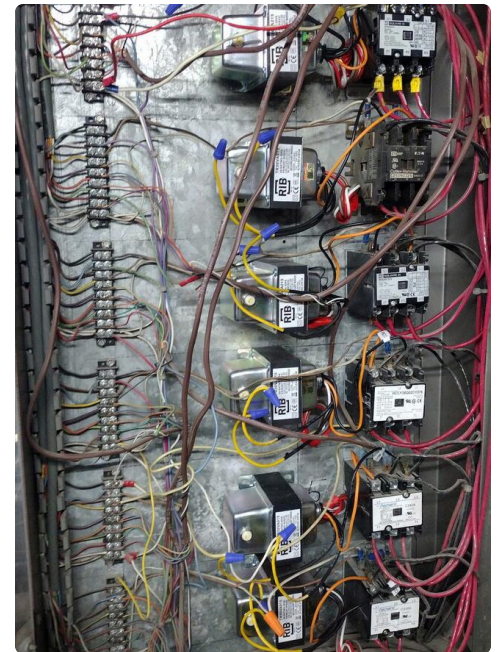
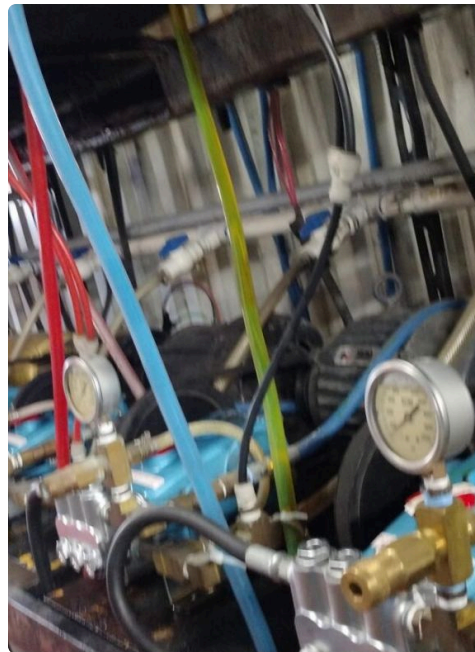
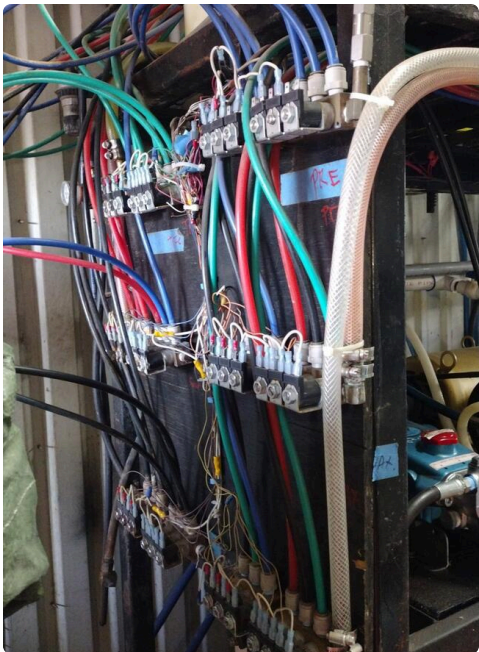
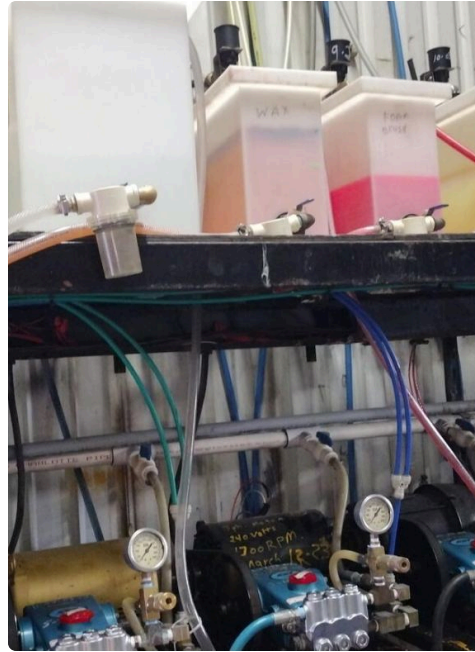
HIGHWAYS

Purple Heart Highway	1.8 mi
Airport Connector	2.1 mi
Bruce Woodbury Beltway	3.3 mi
Las Vegas Freeway	3.7 mi

Photo Gallery



Photo Gallery (continued)



Market Overview

The Greater Las Vegas Metro Area

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.

The 4860 Topaz Carwash 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!



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	21,720	Population	164,816	Population	432,170
Median HH Income	\$61,044	Median HH Income	\$56,658	Median HH Income	\$61,088
Households	9,322	Households	69,694	Households	179,561

Source: ESRI / ArcGIS Business Analyst

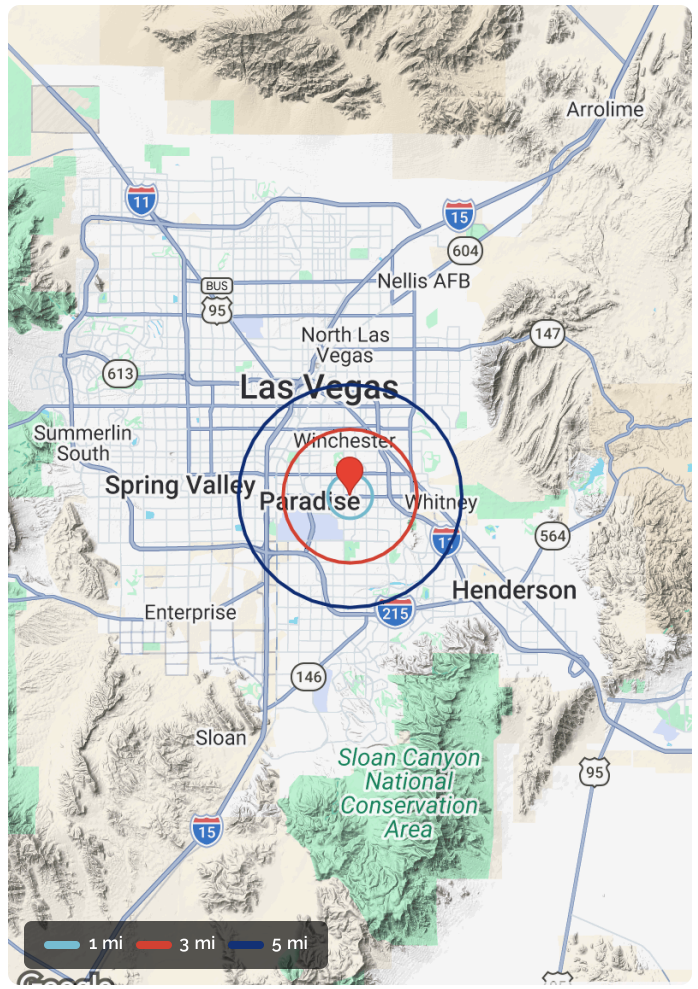
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,634	156,888	387,039
2010 Population	20,757	153,515	407,831
2025 Population	21,720	164,816	432,170
2030 Population	22,648	168,485	443,790
2025-2030 Growth Rate	0.84 %	0.44 %	0.53 %
2025 Daytime Population	23,313	203,166	670,109

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,668	66,244	155,305
2010 Total Households	8,953	62,854	160,003
2025 Total Households	9,322	69,694	179,561
2030 Total Households	9,774	71,962	186,601
2025 Avg. Household Size	2.32	2.34	2.39
2025 Owner Occupied Housing	3,919	25,133	76,708
2030 Owner Occupied Housing	4,136	26,146	81,007
2025 Renter Occupied Housing	5,403	44,561	102,853
2030 Renter Occupied Housing	5,638	45,815	105,595
2025 Vacant Housing	750	8,120	21,330
2025 Total Housing	10,072	77,814	200,891

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	794	7,178	19,366
\$15,000-\$24,999	919	6,486	15,378
\$25,000-\$34,999	839	7,358	16,881
\$35,000-\$49,999	1,188	9,567	22,590
\$50,000-\$74,999	1,825	13,955	33,576
\$75,000-\$99,999	1,205	8,922	23,595
\$100,000-\$149,999	1,463	8,869	25,841
\$150,000-\$199,999	483	3,857	10,853
\$200,000 or greater	605	3,493	11,469
Median HH Income	\$61,044	\$56,658	\$61,088
Average HH Income	\$84,554	\$77,432	\$83,796

\$61,044 MEDIAN HH INCOME	\$84,554 AVG HH INCOME
42.0% OWNER OCCUPIED	58.0% RENTER OCCUPIED
7.4% VACANCY RATE	0.84 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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