

Animal Care Center of Pahrump

6981 N Highway 160 | Pahrump, NV 89060



AMERIVET
VETERINARY PARTNERS

±8.19 Years Remaining | 213 Unit Operator | Nationally Recognized Veterinary Leader



**Veterinary
Investment Opportunity**

Offering Memorandum

MATTHEWS™

Exclusively Listed By

David Harrington

Broker of Record

(310) 295-1170

david.harrington@matthews.com

Broker License No. B.1003120.CORP (NV)

Firm License No. B.1003120.CORP (NV)

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MATTHEWS™



| Executive Summary



Offering Summary

Matthews™ is pleased to present a ±4,032-square-foot, single-tenant veterinary clinic investment occupied by AmeriVet Veterinary Partners, situated on a ±0.61-acre parcel along North Highway 160 in Pahrump, Nevada. AmeriVet is one of the nation's fastest-growing veterinary support organizations, headquartered in San Antonio, Texas, with a network of more than 200 partner practices across the country. The property is secured by a corporate-guaranteed lease with approximately eight years remaining on the original 15-year term, featuring scheduled rental increases throughout the primary term and two five-year renewal options. With minimal landlord responsibilities, contractual rent growth, and a mission-critical medical use supported by durable pet care demand, the offering provides investors with stable, long-term passive income.

Strategically positioned along Highway 160, Pahrump's primary commercial corridor, the property benefits from excellent visibility and consistent traffic in the heart of the town's retail core. Located approximately 60 miles west of Las Vegas, Pahrump is the largest community in Nye County and continues to grow as an affordable alternative to the Las Vegas Valley, attracting new residents drawn to Nevada's favorable tax environment, including no state income tax. Veterinary care remains one of the most recession-resistant and e-commerce-proof segments of net lease retail, supported by consistent, needs-based demand.



The Opportunity

Name

AmeriVet dba Animal Care Center Pahrump

Property Address

6981 N Highway 160, Pahrump, NV 89060

GLA (SF)

±4,032

Term Remaining

±8.19 Years

Price

\$976,000

Cap Rate

7.50%

Price/SF

\$242.06

Investment Highlights



Tenant Investment In Location

Veterinary hospitals rarely relocate due to high build-out costs and difficulty in retaining the same patients after moving.

Very Passive Lease Structure

This investment offers a very passive, 'hands-off' opportunity for both local and national investors.

Ideal 1031 Exchange Property

With a long-term lease and minimal landlord responsibilities, this is an ideal property for a local or out of state investor.

5% Admin Fee

The lease is structured to include an additional 5% administration fee that increases the return. The admin fee is calculated as part of the NOI.

Expanding Operations

AmeriVet Veterinary Partners is a premier veterinary operator that expands by acquiring existing veterinary practices that are already successful and established within their communities. The company has built a substantial national footprint, with 213 veterinary clinics across 37 states, demonstrating its scale, geographic diversification, and established presence throughout the United States.

\$157 Billion Industry

The U.S. pet industry spending exceeds \$157 billion annually with a projected CAGR ranging from 7.1% - 8.1% by the early 2030s.



Financial Overview



Investment Summary

List Price	\$976,000
NOI	\$73,200*
Cap Rate	7.50%

*NOI includes both admin fee and amortized capex payments. These payments are paid as additional rent.

Property Overview

Property Name	Amerivet
Address	6981 N Highway 160, Pahrump, NV 89060
Property Size (SF)	±4,032
Lot Size (AC)	±0.61
Year Built	1997
Occupancy	100%
Property Type	Veterinary
Ownership Type	Fee Simple

Lease Abstract

Tenant Name	Amerivet
Ownership Type	Fee Simple
Lease Guarantor	Corporate
Occupancy	100%
Initial Term	15 Years
Rent Commencement	11/18/19
Lease Expiration	11/17/34
Lease Term Remaining	±8.19 Years
Rental Increases	See table
Renewal Options	2 5-Year Options
Expense Structure	NNN
Insurance	Tenant
Taxes	Tenant
ROFR/ROFO	No

Financial Overview



Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Year 1	\$50,000	\$4,166.67	\$12.40	5.12%
Year 2	\$51,500	\$4,291.67	\$12.77	5.28%
Year 3	\$53,000	\$4,416.67	\$13.14	5.43%
Year 4	\$55,000	\$4,583.33	\$13.64	5.64%
Year 5	\$56,500	\$4,708.33	\$14.01	5.79%
Year 6	\$58,000	\$4,833.33	\$14.38	5.94%
Current Year	\$58,000	\$4,833.33	\$14.38	5.94%
Year 8	\$58,000	\$4,833.33	\$14.38	5.94%
Year 9	\$58,000	\$4,833.33	\$14.38	5.94%
Year 10	\$58,000	\$4,833.33	\$14.38	5.94%
Year 11	\$67,000	\$5,583.33	\$16.62	6.86%
Year 12	\$67,000	\$5,583.33	\$16.62	6.86%
Year 13	\$67,000	\$5,583.33	\$16.62	6.86%
Year 14	\$67,000	\$5,583.33	\$16.62	6.86%
Year 15	\$67,000	\$5,583.33	\$16.62	6.86%



Pahrump Valley Hwy

Subject Property

Cruising & Travel
Travel Agency

Calvada Valley North
Average Household Income: \$80K
Average Home Price: \$50K
Homes on Market under \$200K: 7%

160

Death Valley
Marketplace

 **Toughboy RV Park**
Mobile Home Park

**FAMILY
DOLLAR**

Horizon Market
Market

 **Nevada Treasure**
Mobile Home Park



Tenant Overview

AmeriVet Veterinary Partners is a leading U.S. veterinary services platform that partners with independent veterinary practices while preserving local leadership, clinical autonomy, and established practice identities. Headquartered in San Antonio, Texas, AmeriVet has developed a significant national presence through an acquisition-driven partnership model that combines local veterinary expertise with centralized operational, recruiting, marketing, technology, procurement, and administrative resources. The company's scale, institutional ownership, diversified geographic footprint, and exposure to the resilient companion-animal healthcare sector contribute to a compelling tenant profile for real estate investors.



Year Founded
2016

Headquarters
San Antonio, TX

of Employees
3,400+

of Locations
213

Website
amerivet.com

Pahrump, NV

Market Demographics: 5-Mile Radius of Subject Property

7,711

Total Population

\$79,016

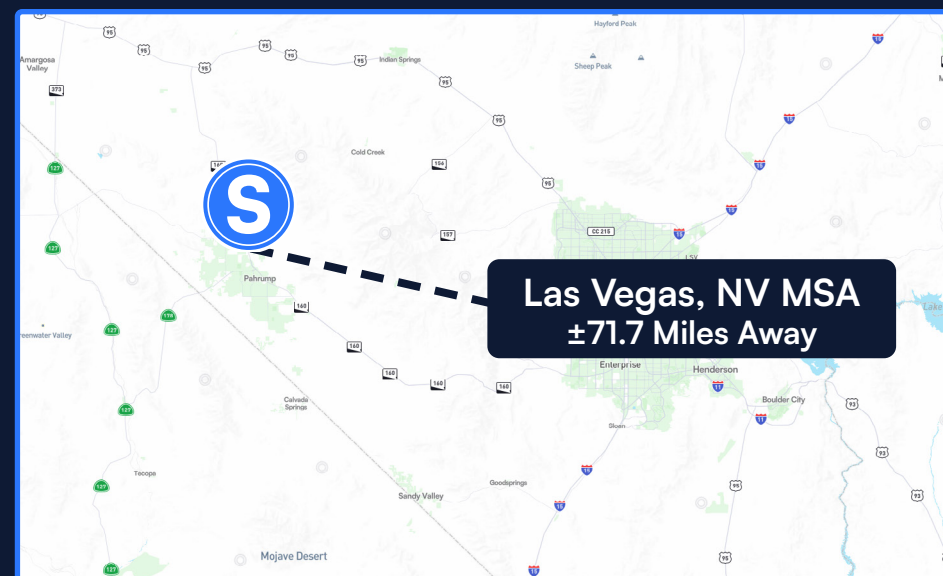
Average HH Income

3,146

of Households

56.3 Years

Median Age



Local Market Overview

Pahrump, Nevada, offers a distinctive combination of small-town character, affordability, and access to the broader Southern Nevada economy. Located in Nye County approximately 60 miles west of Las Vegas, the community benefits from its proximity to one of the nation's most recognizable metropolitan areas while maintaining a lower-density setting and comparatively attainable cost of living. Pahrump serves as a regional hub for shopping, healthcare, professional services, and everyday necessities, supporting residents throughout the surrounding area. Its desert landscape, open space, and access to outdoor recreation further contribute to its appeal among households seeking an alternative to the denser communities of the Las Vegas Valley.

Continued residential development and population expansion have strengthened Pahrump's role within Southern Nevada. The community attracts retirees, remote workers, families, and residents seeking larger homesites and lower housing costs while remaining within driving distance of Las Vegas employment and amenities. State Route 160 provides the primary connection to the Las Vegas Valley, supporting commuter movement, tourism, and commercial activity.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	2,541	6,765	25,699
2025 Population	3,019	7,711	28,173
2030 Population Projection	3,243	8,227	29,849
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	1,092	2,714	10,849
2025 Households	1,296	3,146	11,973
2030 Household Projections	1,391	3,364	12,694
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$64,449	\$79,016	\$76,352

Las Vegas, NV

Las Vegas is a dynamic, fast-growing city that combines modern infrastructure with a year-round lifestyle. Backed by a diverse and evolving economy that includes tourism, entertainment, technology, and hospitality, the region continues to attract businesses and new residents alike. Its strategic location in the Southwest, world-class amenities, and nonstop energy make

it an appealing place to live, work, and visit. With ongoing development, expanding cultural offerings, and steady population growth, Las Vegas has solidified its position as one of the most competitive and influential metropolitan areas in the western United States.

Metro Statistics:

Total Population
±3.04 Million

Annual Visitors
41.7 Million (2024)

Tourism Economic Impact
\$55+ Billion Annually

GDP
\$160+ Million

Total Employment
1.15 Million Jobs



Economic Drivers

Economic Drivers

Las Vegas remains one of the country's most recognized consumer destinations, but its economic profile has widened materially through distribution, advanced logistics, healthcare systems growth, higher education, sports and entertainment, and regional corporate operations. The market's scale is supported by resort employment, freight access via Interstate 15 and regional beltway links, and a deep pipeline of tourism, mixed-use, and civic reinvestment projects. This diversification supports retail fundamentals by expanding both resident purchasing power and nonresident spending, while sustaining traffic counts across major commercial corridors.

Primary Industries

- Tourism, gaming, and hospitality
- Healthcare and medical services
- Logistics and warehousing
- Construction and real estate development
- Professional and business services
- Higher education and public sector employment

Development Trends

Southern Nevada's economy remains highly consumer-facing, but its scale, labor pool, airport throughput, and development pipeline provide resilience beyond a single sector. The region continues to benefit from population growth, tourism recovery, public infrastructure investment, and expanding institutional anchors, all of which reinforce retail demand across both destination and neighborhood formats.



Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6981 N Highway 160, Pahrump, NV 89060** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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