



ERIC ROGOSCH

Vice President

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

FOR LEASE

PAHRUMP STATION

1141 -1151 S. Nevada Highway 160, Pahrump, NV 89048



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, Pahrump Station. Situated on the corner of Nevada Hwy 160 and E. Postal Dr., Pahrump Station includes retail, medical, and office uses. Directly across from USPS - Pahrump Station, this center offers ample parking and a large pylon sign on HWY 160 for excellent highway visibility. Join Pahrump Station Laundromat, Spring Mountain Medical, Arnie's Cocktail Lounge, and more!

PROPERTY HIGHLIGHTS

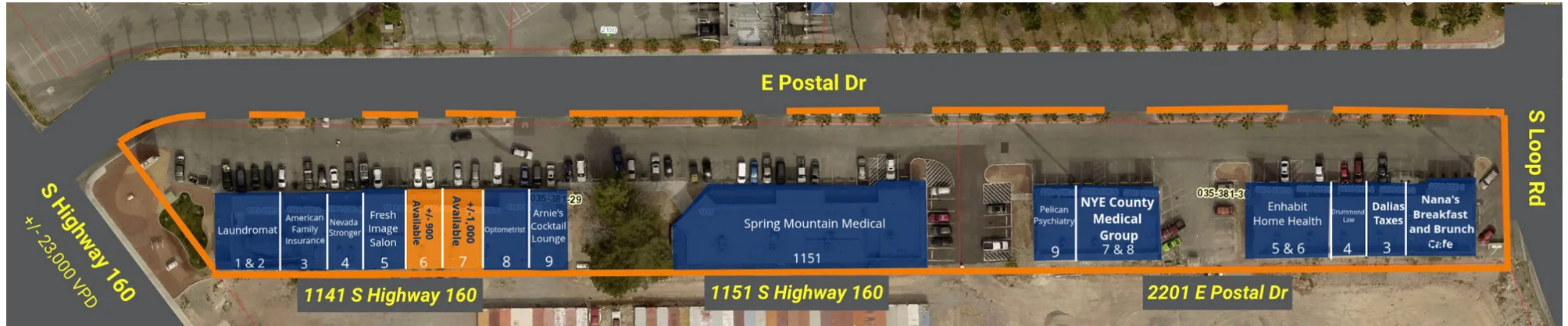
- Suitable for retail, medical, or general office uses
- Option to combine Suites 6 & 7 to ±1,900 SF
- Pylon Sign on NV Highway 160

OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month (NNN)
AVAILABLE SF:	+/- 900 - 1,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	580	5,661	10,923
TOTAL POPULATION	1,349	13,740	26,577
AVERAGE HH INCOME	\$70,988	\$75,164	\$76,302

PLANS



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1141 S Highway 160 - Suites 1 & 2	Laundromat	2,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 3	American Family Insurance	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 4	Nevada Stronger	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 5	Fresh Image Salon	1,100 SF	NNN	Leased	-
1141 S Highway 160 - Suite 6	Available	900 SF	NNN	\$1.50 SF/month	Can be combined with adjacent suite (+/- 1,900 SF)
1141 S Highway 160 - Suite 7	Available	1,000 SF	NNN	\$1.50 SF/month	Can be combined with adjacent suite (+/- 1,900 SF)
1141 S Highway 160 - Suite 8	Optometrist	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 9	Arnie's Cocktail Lounge	1,000 SF	NNN	Leased	-

PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1151 S Highway 160	Spring Mountain Medical	7,040 SF	NNN	Leased	-
2201 E Postal Dr - Suites 1 & 2	Nana's Breakfast and Brunch Cafe	1,600 SF	NNN	Leased	Opening Soon
2201 E Postal Dr - Suite 3	Dalias Taxes	800 SF	NNN	Leased	-
2201 E Postal Dr - Suite 4	Drummond Law	800 SF	NNN	Leased	-
2201 E Postal Dr - Suites 5 & 6	Enhabit Home Health	1,600 SF	NNN	Leased	-
2201 E Postal Dr - Suites 7 & 8	NYE County Medical Group	2,040 SF	NNN	Leased	-
2201 E Postal Dr - Suite 9	Pelican Psychiatry	960 SF	NNN	Leased	-

AERIAL



RETAILER MAP

