



FOR LEASE

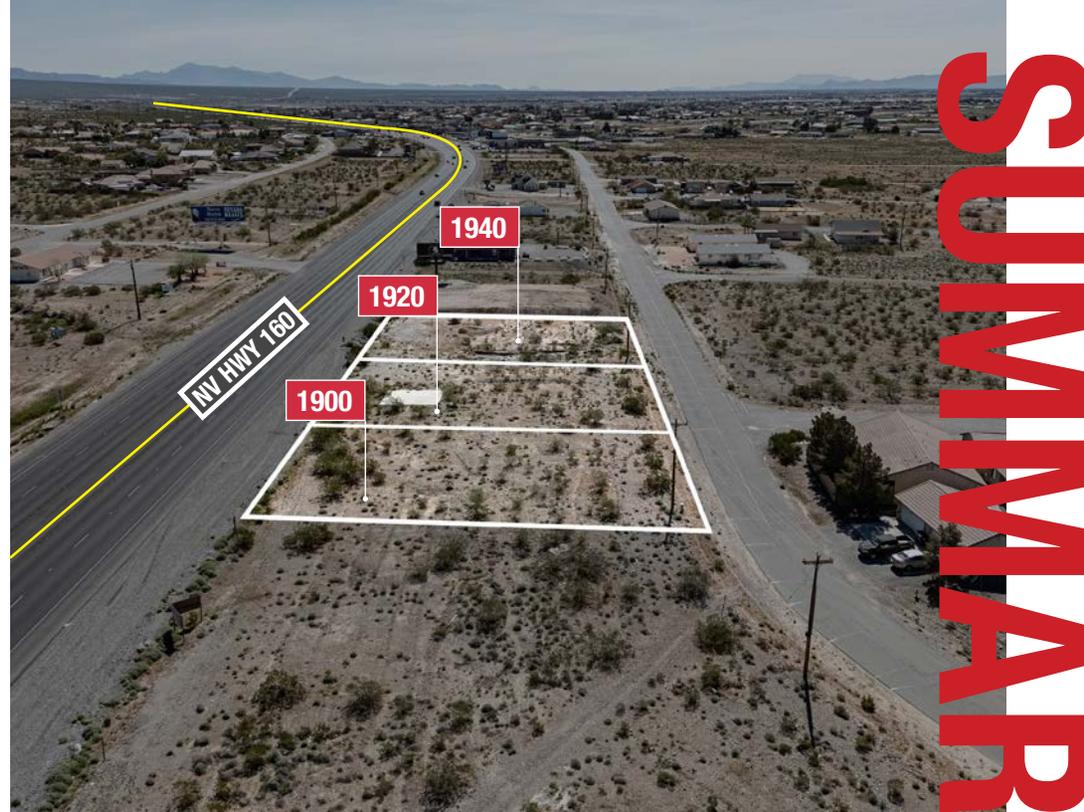
1900, 1920, 1940 S Hwy 160
Pahrump, NV 89048

±1.02 ACRES

Property Specs

LEASE RATE	TBD PSF+NNN
LOT SIZES	1900 ±0.34 AC
	1920 ±0.34 AC
	1940 ±0.34 AC
ZONING	NC
PARCEL NUMBERS	042-114-02, 042-114-03, 042-114-04

- Three parcels of land, each .34 acres each.
- Parcels are located on the going to work side of the street.
- Landlord looking for a ground lease Tenant.
- No power or water at this time.

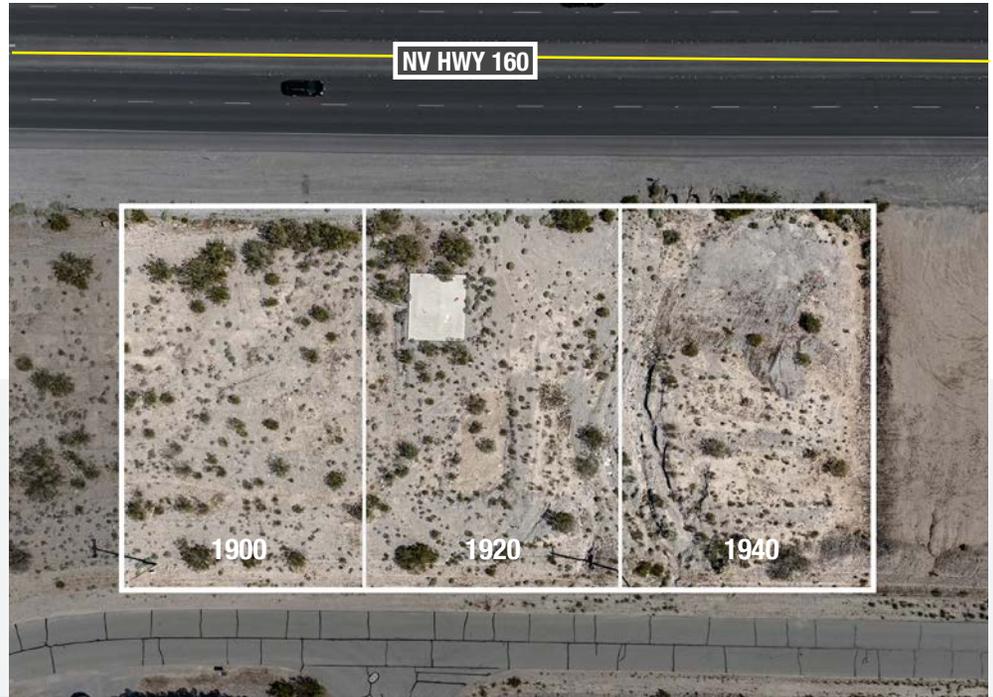


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SUMMARY

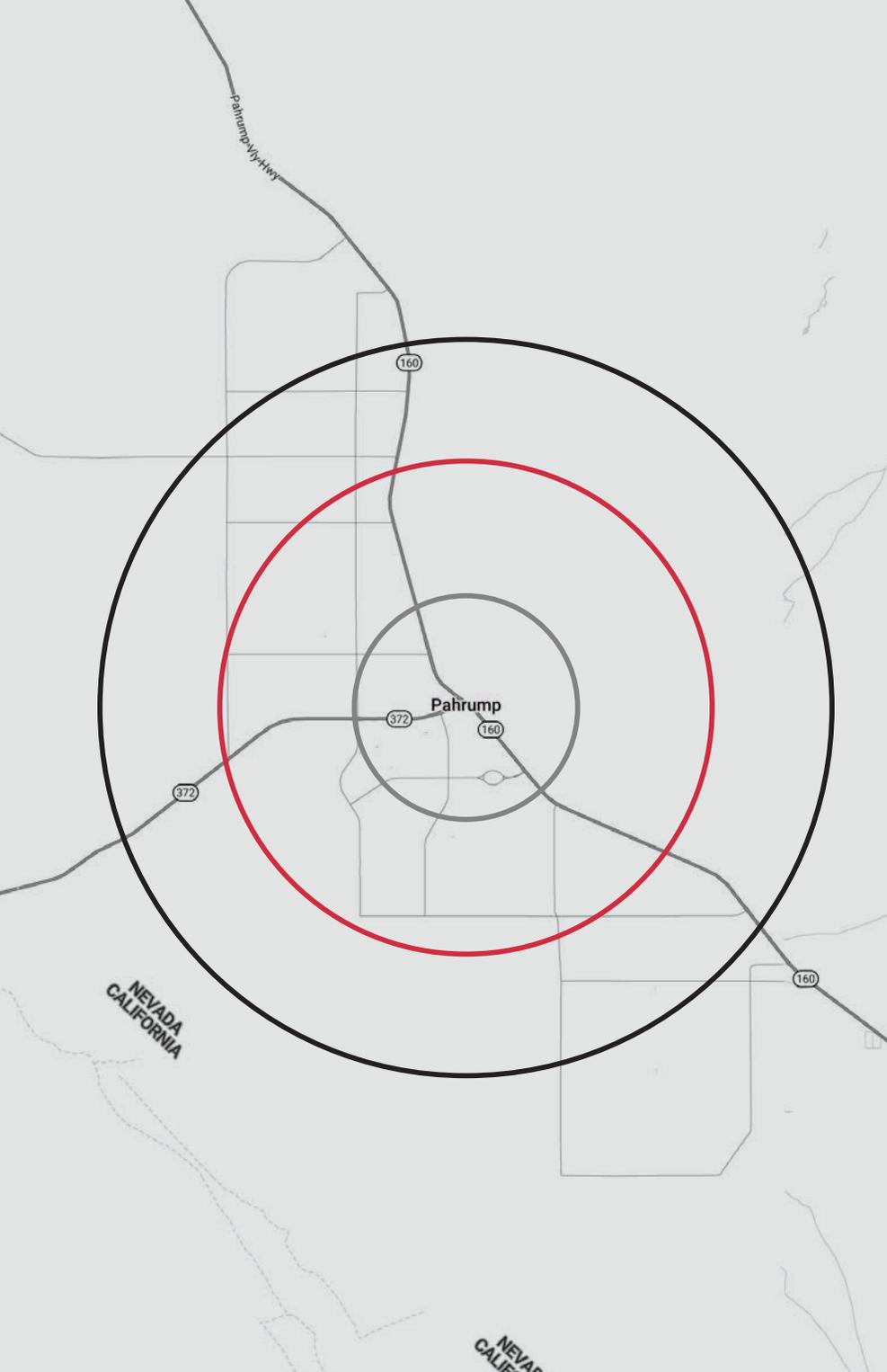


AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	2,146	14,355	29,117
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	944	6,435	12,417
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$62,665	\$71,924	\$75,258

Traffic Counts

STREET	AADT
NV 160	23,300
Pahrump Valley Boulevard	7,800

Cities Nearby

Los Angeles, California	260 miles
Phoenix, Arizona	351 miles
Reno, Nevada	398 miles
Salt Lake City, Utah	482 miles
Denver, Colorado	809 miles
San Antonio, Texas	1,334 miles

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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WHY NAI