

PAHRUMP RETAIL

NEC HWY 160 & BASIN AVE
60 N. HUMAHUACA ST | PAHRUMP, NV



**GROUND LEASE PAD
AND
SHOP SPACE
FOR LEASE**

JOIN:



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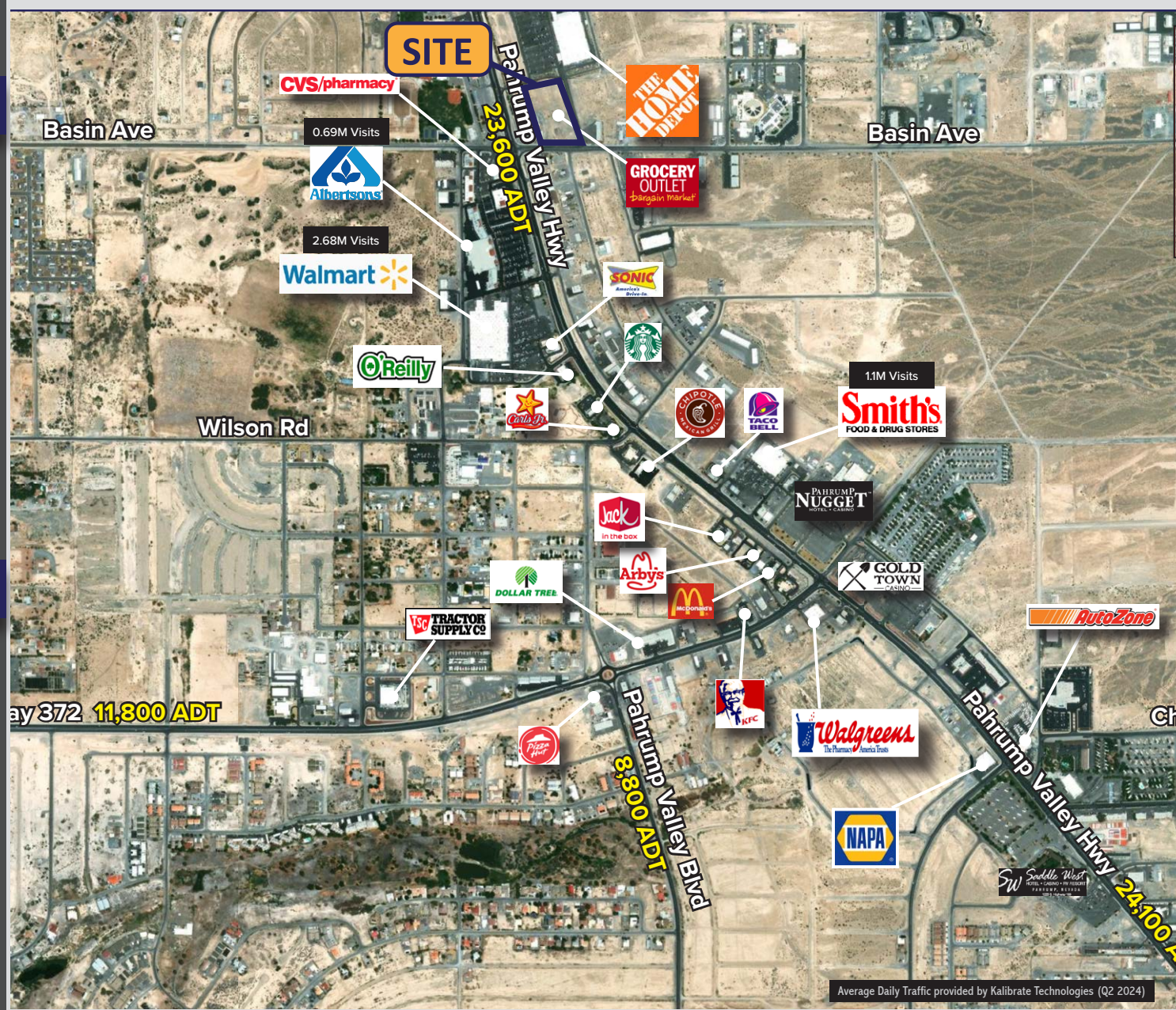


✓ SUMMARY

- ✓ Size: 3.79 Acres
- ✓ Retail: +/- 1,200 to 12,000 SF
- ✓ PADS FOR Ground Lease
- ✓ APN: 035-58-115
- ✓ Zoning: General Commercial

🗨️ FEATURES

- 🗨️ Access From HWY-160 & Basin Ave
- 🗨️ Signalized Intersection



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Conceptual Rendering



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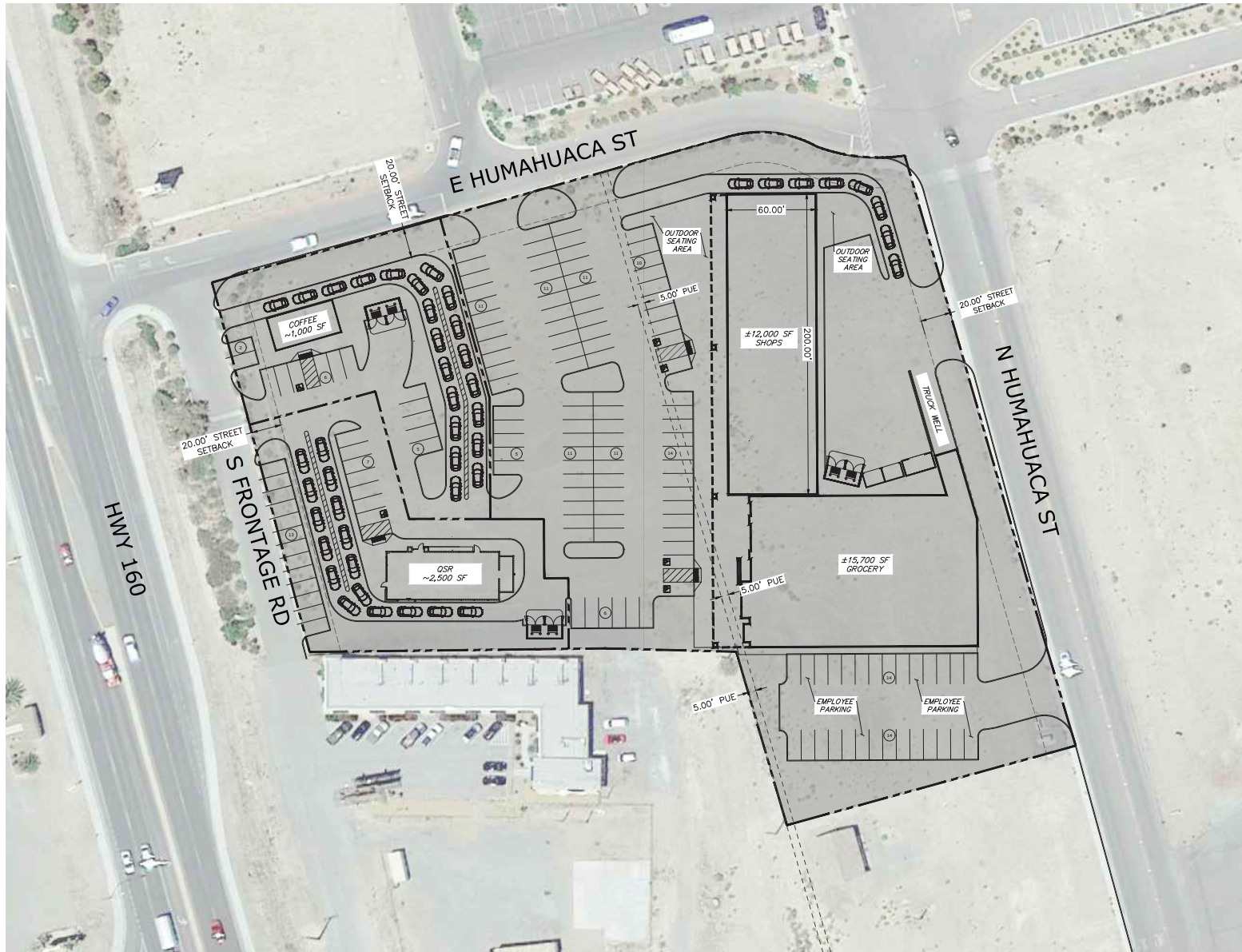
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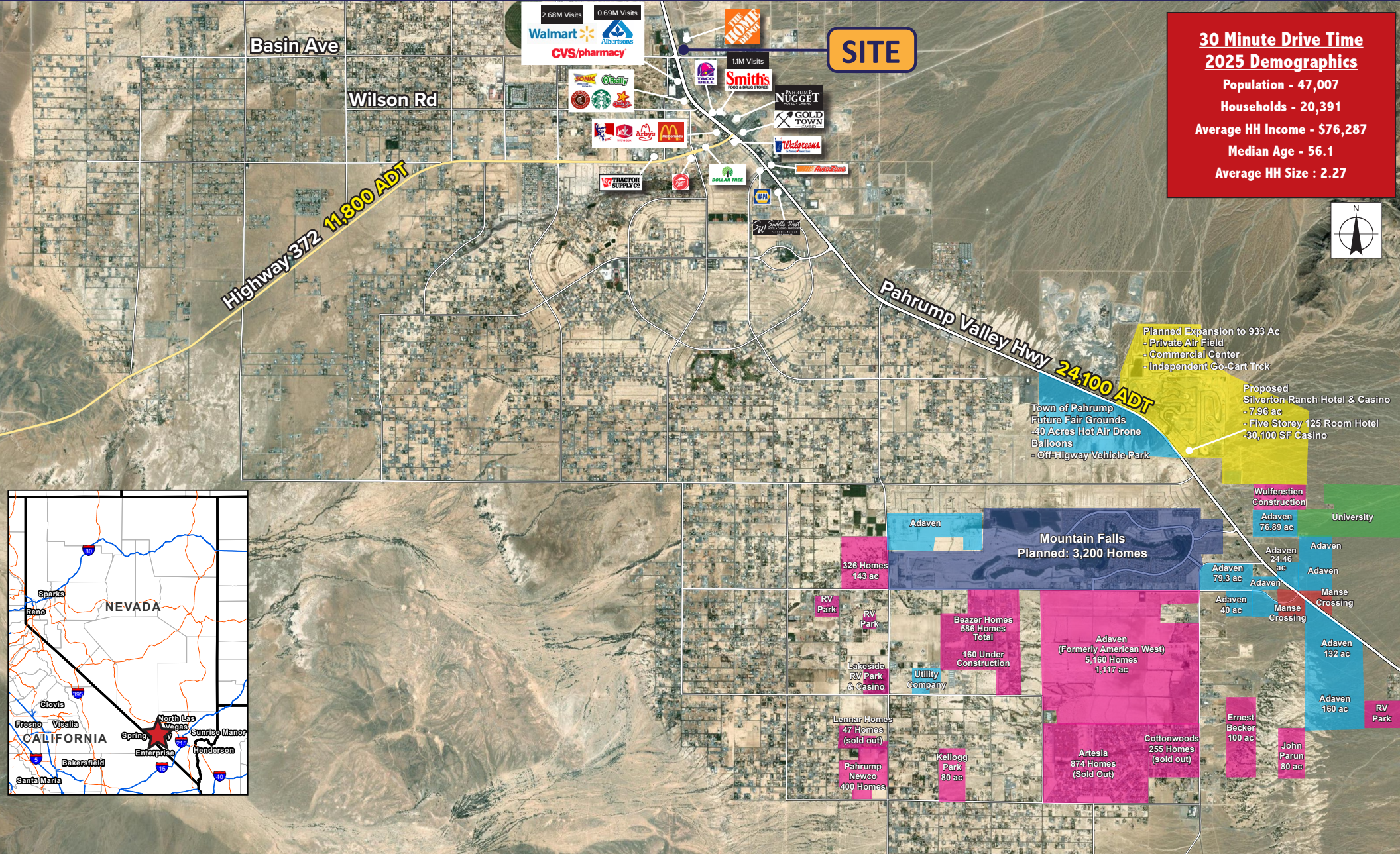
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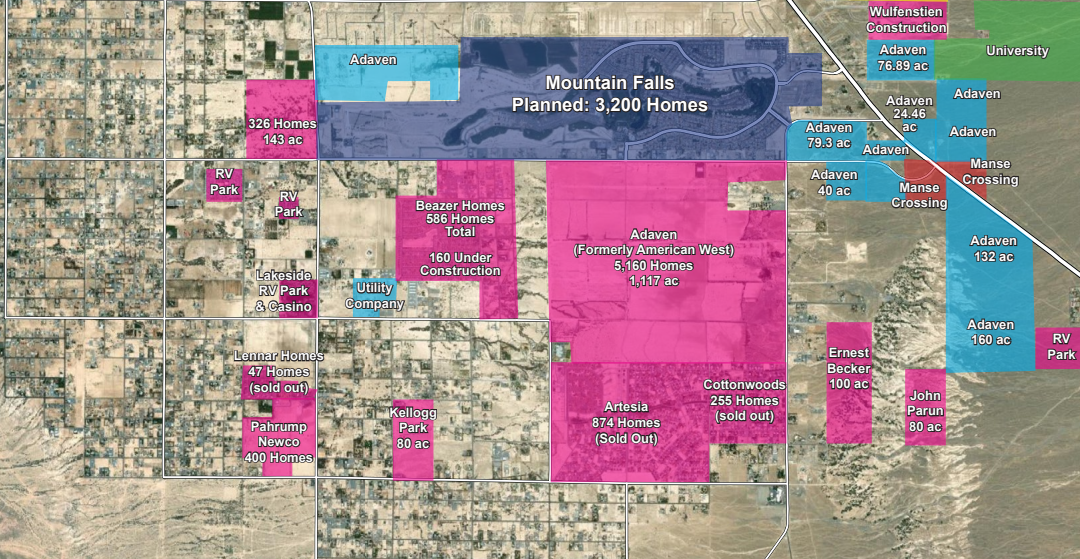
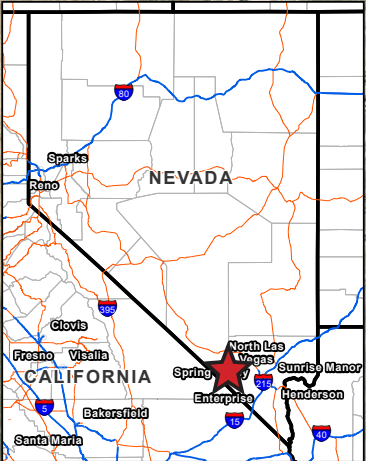


30 Minute Drive Time
2025 Demographics
 Population - 47,007
 Households - 20,391
 Average HH Income - \$76,287
 Median Age - 56.1
 Average HH Size : 2.27

Planned Expansion to 933 Ac
 - Private Air Field
 - Commercial Center
 - Independent Go-Cart Track

Proposed
 Silverton Ranch Hotel & Casino
 - 7.96 ac
 - Five Storey 125 Room Hotel
 - 30,100 SF Casino

Town of Pahrump
 Future Fair Grounds
 - 40 Acres Hot Air Drone
 Balloons
 - Off-Highway Vehicle Park



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3 MILE DEMOGRAPHICS

2025
Population



11,599

2025 Average
Household Income



\$70,415

2025
Households

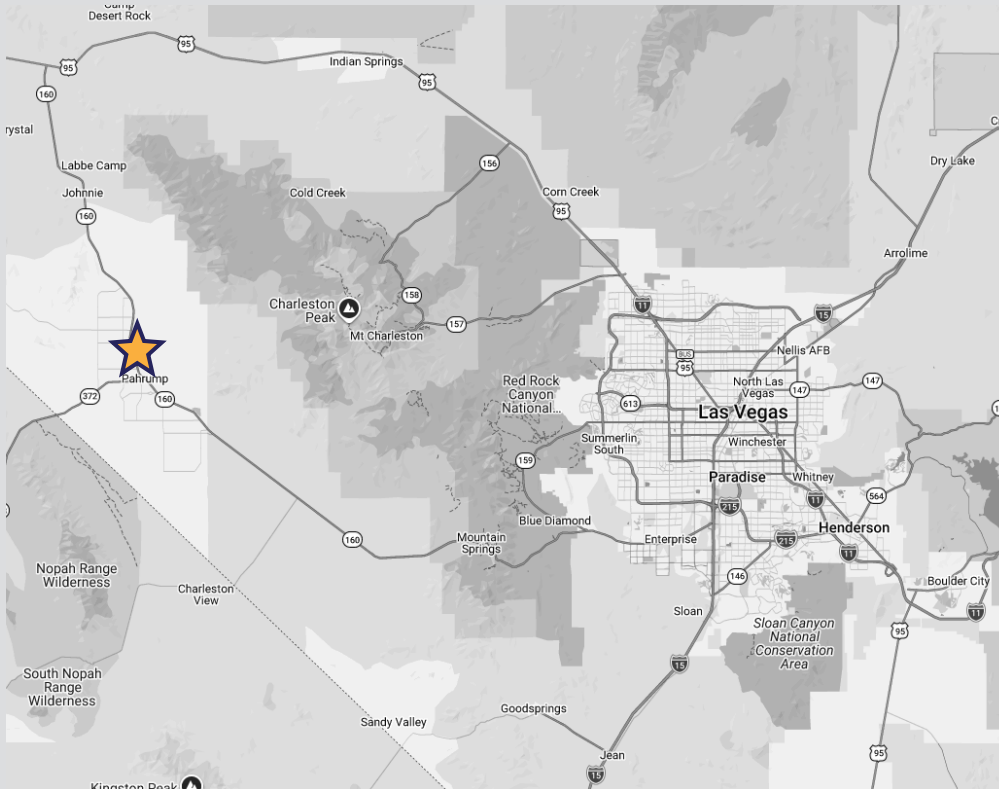


5,575

5-Year Population
Growth



1.66%



DEMOGRAPHIC REPORT

| Census 2020 Summary | 1 mile | 3 miles | 5 miles |
|--------------------------------------|----------|----------|----------|
| Population | 1,070 | 11,599 | 27,728 |
| Households | 341 | 5,175 | 11,676 |
| Average Household Size | 2.46 | 2.15 | 2.28 |
| 2025 Summary | | | |
| Population | 1,083 | 12,319 | 29,468 |
| Households | 360 | 5,575 | 12,562 |
| Families | 190 | 3,057 | 7,464 |
| Average Household Size | 2.32 | 2.12 | 2.26 |
| Owner Occupied Housing Units | 266 | 3,604 | 9,380 |
| Renter Occupied Housing Units | 94 | 1,971 | 3,182 |
| Median Age | 56.8 | 54.0 | 54.6 |
| Median Household Income | \$43,500 | \$50,098 | \$54,708 |
| Average Household Income | \$56,121 | \$70,415 | \$76,229 |
| 2030 Summary | | | |
| Population | 1,150 | 13,374 | 32,085 |
| Households | 392 | 6,116 | 13,828 |
| Families | 206 | 3,338 | 8,184 |
| Average Household Size | 2.30 | 2.10 | 2.24 |
| Owner Occupied Housing Units | 303 | 4,082 | 10,541 |
| Renter Occupied Housing Units | 89 | 2,035 | 3,287 |
| Median Age | 57.6 | 54.4 | 54.9 |
| Median Household Income | \$45,928 | \$54,642 | \$60,960 |
| Average Household Income | \$58,549 | \$77,149 | \$85,341 |
| Trends: 2025-2030 Annual Rate | | | |
| Population | 1.21% | 1.66% | 1.72% |
| Households | 1.72% | 1.87% | 1.94% |
| Families | 1.63% | 1.77% | 1.86% |
| Owner Households | 2.64% | 2.52% | 2.36% |
| Median Household Income | 1.09% | 1.75% | 2.19% |

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