



# 1541 E Basin Ave

1541 E Basin Ave, Pahrump, NV 89060

**FOR LEASE**

**ERIC ROGOSCH**

Vice President

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NV #S.0052003

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NV #BS.146060.LLC

## PROPERTY SUMMARY



### OFFERING SUMMARY

|                       |                 |
|-----------------------|-----------------|
| <b>LEASE RATE:</b>    | \$1.00 SF/month |
| <b>AVAILABLE SF:</b>  | +/- 5,000 SF    |
| <b>ESTIMATED NNN:</b> | \$0.35          |

### PROPERTY HIGHLIGHTS

- Ample parking and convenient site access
- Modern and professional façade
- Current layout allows for adaptable configurations suitable for a wide range of commercial applications.

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### PROPERTY DESCRIPTION

1541 East Basin Avenue in Pahrump, Nevada, presents an exceptional opportunity in one of the region's fastest-growing markets. This versatile property offers a modern, professional setting ideal for retail, office, or medical use. Featuring excellent street visibility along East Basin Avenue, abundant on-site parking, and a well-maintained exterior, the property provides both functionality and curb appeal for tenants seeking to attract customers and clients alike.

The property's design and layout allow for adaptable configurations suitable for a wide range of commercial applications. Ample parking and convenient site access enhance customer experience and operational efficiency, while the property's modern façade ensures a professional and inviting presence.

## INTERIOR PHOTOS



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SITE PLANS



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LEASE INFORMATION

|              |              |             |                 |
|--------------|--------------|-------------|-----------------|
| LEASE TYPE:  | \$0.35/NNN   | LEASE TERM: | Negotiable      |
| TOTAL SPACE: | +/- 5,000 SF | LEASE RATE: | \$1.00 SF/month |

AVAILABLE SPACES

| SUITE      | TENANT                 | SIZE     | TYPE       | RATE            | DESCRIPTION                                                                                         |
|------------|------------------------|----------|------------|-----------------|-----------------------------------------------------------------------------------------------------|
| Suite 1 &2 | The Grove Dispensary   | 2,500 SF | NNN        | -               | -                                                                                                   |
| Suite 3    | Social Suicide Tattoos | 1,250 SF | NNN        | -               | -                                                                                                   |
| Suite 4    | D'Lux                  | 1,250 SF | NNN        | -               | -                                                                                                   |
| Suite 5-8  | Available              | 5,000 SF | \$0.35/NNN | \$1.00 SF/month | Currently built out as an adult day care. Includes multiple restrooms. CALL BROKER FOR MORE DETAILS |

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FLOORPLAN



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## WEST AERIAL



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SVN | THE EQUITY GROUP

## AERIAL MAP



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## LOCATION HIGHLIGHTS

**1541 E Basin Avenue** in Pahrump, Nevada, offers a unique blend of scenic beauty and vibrant community life. With a population of 49,191 in 2024, Pahrump has experienced a notable 4.77% growth over the past year, and 28.13% since the most recent census (2020), reflecting its increasing appeal as a place to call home.

## ECONOMIC LANDSCAPE

Pahrump's economy is diverse and thriving, with major industries including:

- **Retail Trade:** 1,850 employees
- **Construction:** 1,408 employees
- **Educational Services:** 1,166 employees

**\$54,988**

### MEDIAN HOUSEHOLD INCOME

Showing a 2.32% rise

**\$251,100**

### MEDIAN PROPERTY VALUE

Substantial 16.7% increase

**53.7**

### MEDIAN AGE

Sight 0.37% decrease

## TOP-PAYING SECTORS

From underground resources to everyday utilities:

- **Mining, Quarrying, and Oil & Gas Extraction:** \$105,531
- **Utilities:** \$86,736
- **Agriculture, Forestry, Fishing & Hunting, & Mining:** \$73,523

