



FOR LEASE

580 NV-160
Pahrump, NV 89048

- 2nd Generation restaurant located in Downtown Pahrump

±7,200 SF RETAIL

Property Specs

SALE PRICE	\$2.50 PSF+NNN
CAM RATE	\$0.35 PSF
SPACE SQFT	±7,200
MONTHLY RENT	\$20,520.00
YEAR BUILT	2014
LOT SIZE	1.06 AC
ZONING	GC



- 2nd Generation restaurant located in Downtown Pahrump
- All equipment to stay with the suite with the exception of the dishwasher. Dishwasher is leased
- Currently being run as a Chinese buffet
- May tour on Wednesdays when restaurant is closed
- Owner is wanting to retire
- Current lease is month-to-month



OR TEXT 23516 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



PHOTOS





PHOTOS

AREA MAP



IRENE ST

BASIN AVE

STATE 372

NV HWY 160

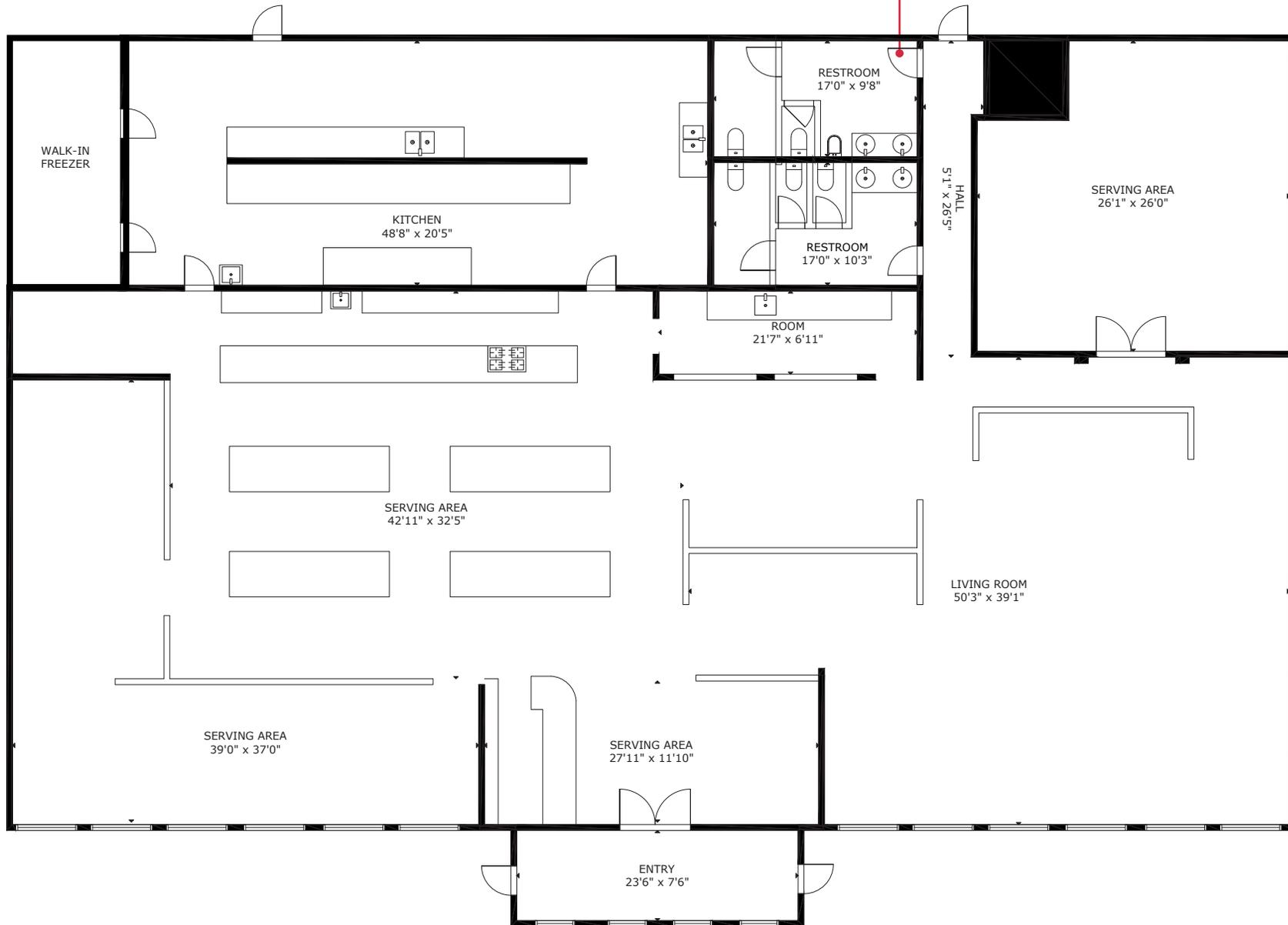
SITE



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

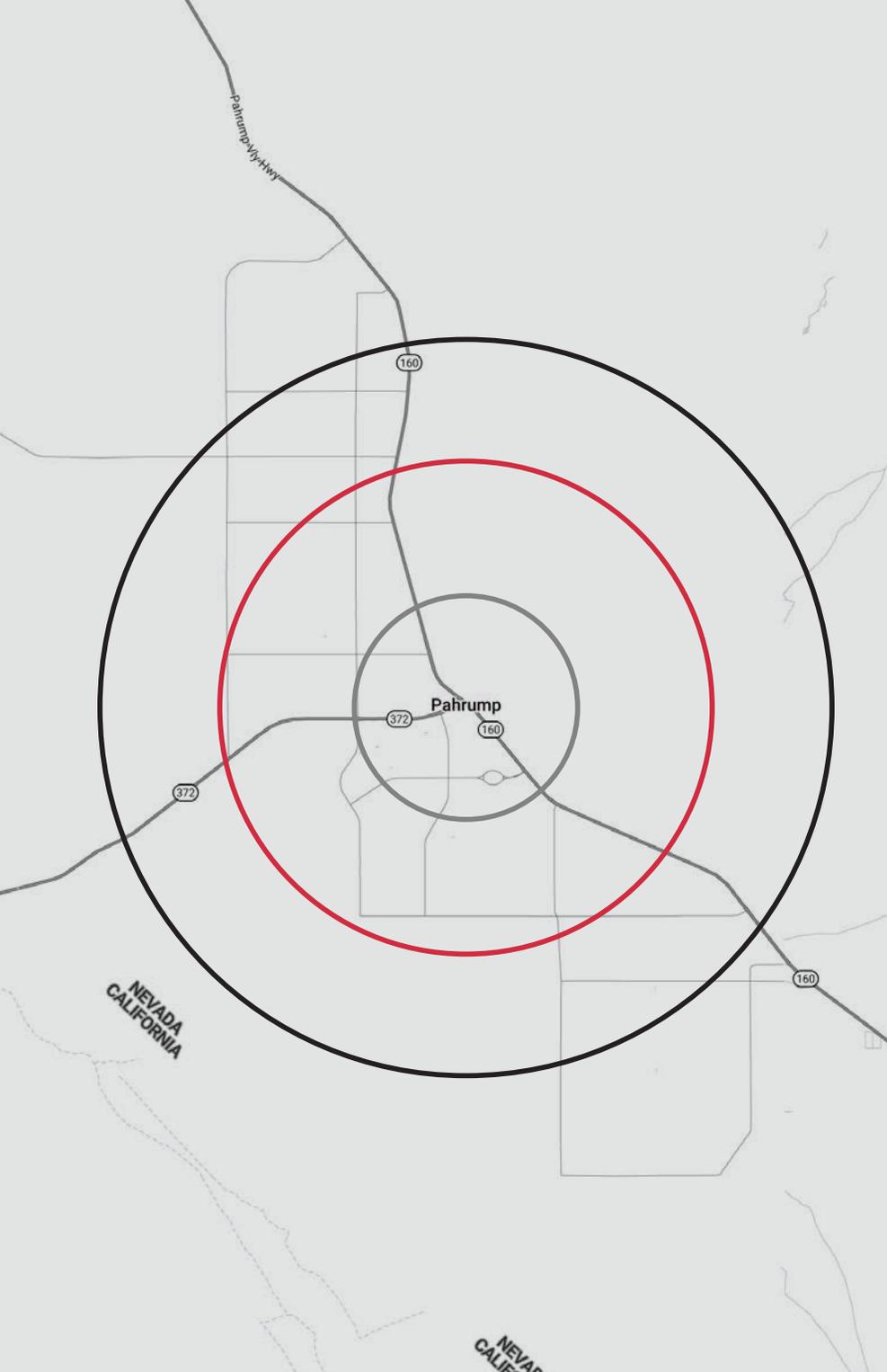


CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

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

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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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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6064 S Durango Dr
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702.383.3383 | naiexcel.com

Maria Herman
LIC#BS.0027640
702.334.7280
mherman@naiexcel.com

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