



DO NOT DISTURB TENANTS

**1210 EAST
BASIN
AVENUE**
PAHRUMP, NV 89060

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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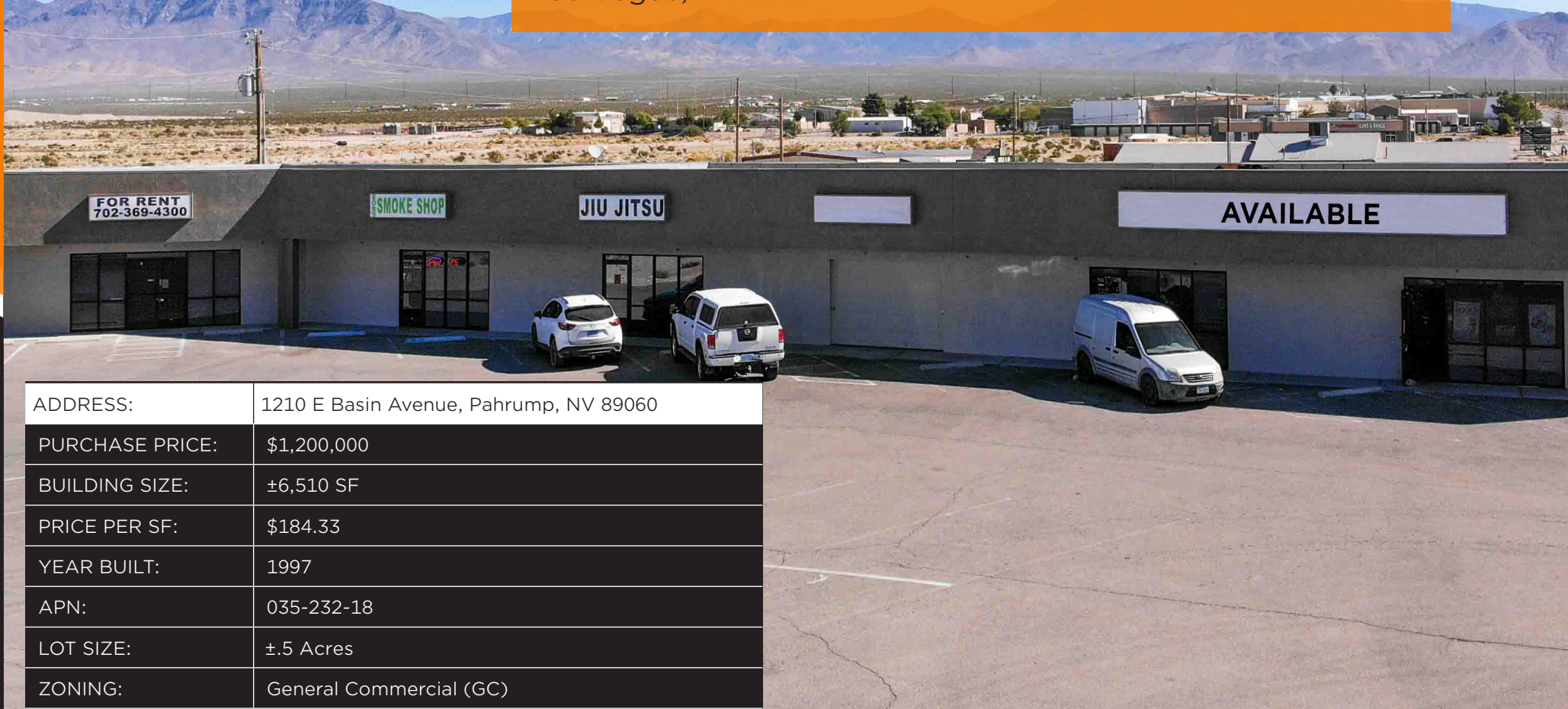
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1210 E BASIN AVENUE

EXECUTIVE SUMMARY

SVN The Equity Group is proud to offer for Sale, adjacent to Highway 160 at **1210 E Basin Avenue**, in Pahrump, Nevada. Highway 160 is the state highway that connects the Las Vegas Valley to the Pahrump area and is the major thoroughfare throughout Pahrump. Pahrump is home to the best of Southern Nevada from wineries, casinos, RV resorts, golf courses, and scenic outdoor trails. Major traffic generators in the immediate area include Walmart Supercenter, Albertson's, Smith's Food and Drug, The Home Depot, and the Pahrump Nugget and Gold Town Casinos, located approximately 60 miles west of Las Vegas, NV.



ADDRESS:	1210 E Basin Avenue, Pahrump, NV 89060
PURCHASE PRICE:	\$1,200,000
BUILDING SIZE:	±6,510 SF
PRICE PER SF:	\$184.33
YEAR BUILT:	1997
APN:	035-232-18
LOT SIZE:	±.5 Acres
ZONING:	General Commercial (GC)

DO NOT DISTURB TENANTS- CONTACT BROKER

1210 E BASIN AVENUE

PROPERTY HIGHLIGHTS

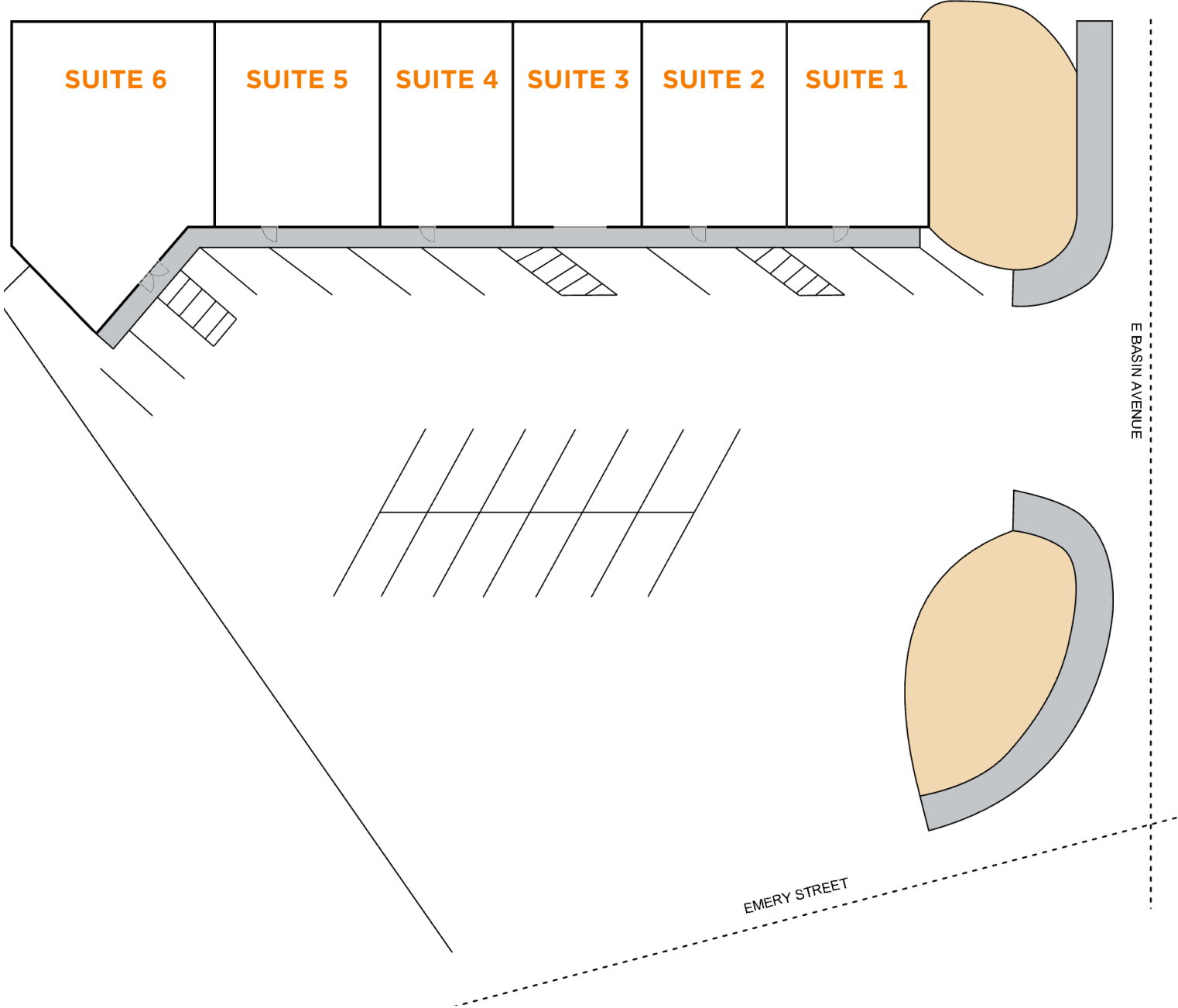
- **Access and Visibility:** Close Proximity to Highway 160, Downtown Pahrump, located approximately 60 miles west of Las Vegas, Nevada.
- **Strategic Location:** Located in the rapidly expanding town of Pahrump, Nevada which is undergoing substantial commercial and residential growth. This property is strategically positioned 60 Miles west of Las Vegas, Nevada benefiting from Southern Nevada's booming economic development.
- **Significant Upside Potential:** Ideal for Owner User or Value-Add Opportunity for Investors
- **Value-Add Potential:** Any buyer has the rare opportunity to boost the value of this freestanding retail center through increasing occupancy.



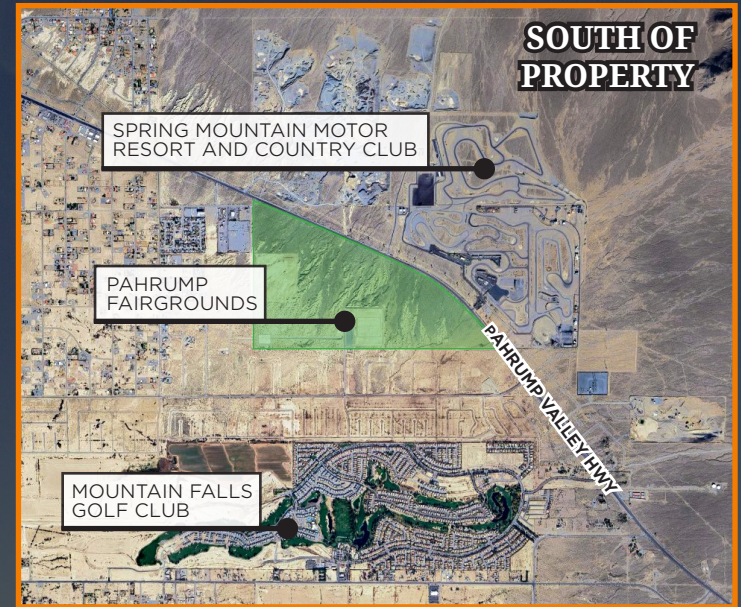
1210 E BASIN AVENUE

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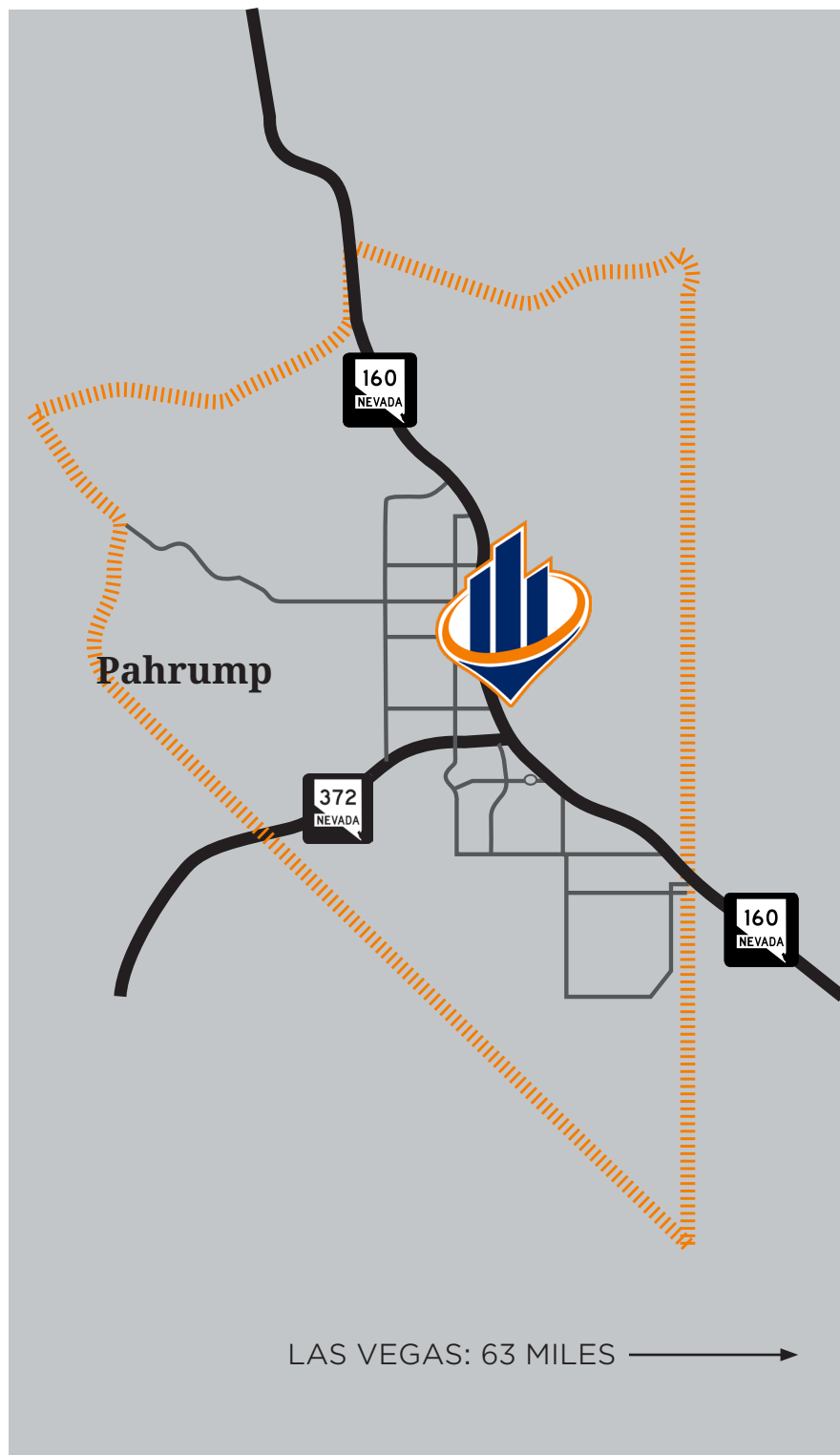
SITE PLAN



AERIAL



LOCATION HIGHLIGHTS



Pahrump Station Nestled in Nye County, 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.

KEY DEMOGRAPHICS:

- **Median Age:** 53.7 years, with a slight 0.37% decrease over the past year.
- **Median Household Income:** \$54,988, showing a 2.32% rise.
- **Median Property Value:** \$251,100, a substantial 16.7% increase, reflecting the growing real estate market

ECONOMIC LANDSCAPE:

Pahrump's economy is diverse and thriving. Major industries include:

- **Retail Trade:** 1,850 employees
- **Construction:** 1,408 employees
- **Educational Services:** 1,166 employees the growing real estate market

TOP-PAYING SECTORS:

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

PAHRUMP HIGHLIGHTS

Historical and Cultural Context: Pahrump's history stretches back thousands of years, initially inhabited by the Southern Paiute tribe. European settlers arrived in the early 19th century, with significant growth occurring in the late 1800s. The 20th century saw a rise in agriculture, with Pahrump gaining fame for its high-quality grapes used in winemaking.

Attractions and Activities: Pahrump is ideally situated between the Entertainment Capital of the World and Death Valley National Park. It serves as a gateway to a diverse range of experiences, including:

- Death Valley National Park
- Ash Meadow National Wildlife Refuge
- PrairieFire Shooting Range and School
- Multiple Casinos and Hotels
- Spring Mountain Motor Resort and Country Club
- Mountain Falls Golf Club
- Pahrump Valley Winery
- Various RV Resorts and Campgrounds

Events and Festivals: Pahrump hosts a variety of exciting events throughout the year, including:

- Silver State Chili Cook-Off
- Pahrump Fireworks Over Pahrump Series (Memorial Day, July 4th, Labor Day, New Year's Eve)
- Pahrump Fall Festival
- Coffinwood: A "Scary Christmas"
- Balloons Over Pahrump



Whether you're looking to invest in real estate, start a new chapter, or simply explore a charming community with rich history and diverse opportunities, Pahrump offers a welcoming environment and promising future.



FOR RENT
702-369-4300

SMOKE SHOP

JIU JITSU

AVAILABLE

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