



FOR LEASE

PAHRUMP STATION

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, Pahrump Station. Situated on the corner of Nevada Hwy 160 and E. Postal Dr., Pahrump Station includes retail, medical, and office uses. Directly across from USPS - Pahrump Station, this center offers ample parking and a large pylon sign on HWY 160 for excellent highway visibility. Join Pahrump Station Laundromat, Fidelity Title Co Spring Mountain Medical, Arnie’s Cocktail Lounge, and more!

PROPERTY HIGHLIGHTS

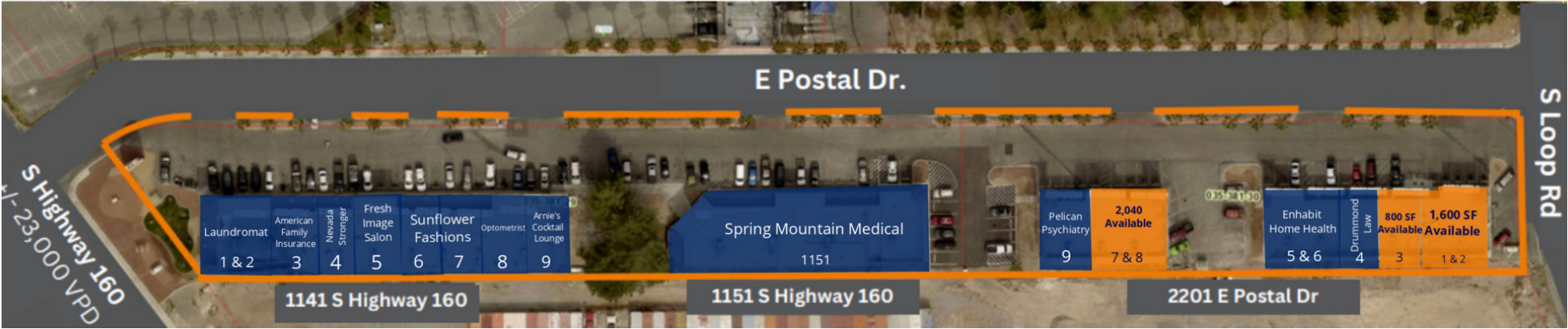
- Suitable for retail, medical, or general office uses
- Second-Generation Spaces Ready for Immediate Move-In
- Pylon Sign on NV Highway 160
- End-cap 2nd generation restaurant with grease trap, 12-foot hood, bar seating, additional dine-in space, and ample parking - now available.

OFFERING SUMMARY

LEASE RATE:	\$1.25 - \$1.50 SF/month
RESTARAUNT RATE:	\$2.00 SF/month
NNN RATE:	\$0.53
AVAILABLE SF:	+/- 800 - 2,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	780	6,409	12,836
TOTAL POPULATION	1,662	14,532	29,789
AVERAGE HH INCOME	\$71,303	\$77,926	\$77,170

PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1141 S Highway 160 - Suites 1 & 2	Laundromat	2,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 3	American Family Insurance	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 4	Nevada Stronger	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 5	Fresh Image Salon	1,100 SF	NNN	Leased	-
1141 S Highway 160 - Suite 6	Sunflower Fashions- Consignment	900 SF	NNN	Leased	-
1141 S Highway 160 - Suite 7	Sunflower Fashions	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 8	Optometrist	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 9	Arnie's Cocktail Lounge	1,000 SF	NNN	Leased	-

PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1151 S Highway 160	Spring Mountain Medical	7,040 SF	NNN	Leased	-
2201 E Postal Dr - Suites 1 & 2	Available	1,600 SF	\$0.53	\$2.00 SF/month	Fully built-out second-generation restaurant with hood, grease trap, and two restrooms.
2201 E Postal Dr - Suite 3	Available	800 SF	\$0.53	\$1.25 - 1.50 SF/month	-
2201 E Postal Dr - Suite 4	Drummond Law	800 SF	NNN	Leased	-
2201 E Postal Dr - Suites 5 & 6	Enhabit Home Health	1,600 SF	NNN	Leased	-
2201 E Postal Dr - Suites 7 & 8	Available	2,040 SF	\$0.53	\$1.25 - 1.50 SF/month	Former Medical space, Large Open Area, 2 Private Offices, 1 room with tile/shower, 1 restroom, and back storage with extra sink.



RETAILER MAP

