



1541 E Basin Ave

1541 E Basin Ave, Pahrump, NV 89060

FOR SALE: \$1,900,000

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1541 E BASIN

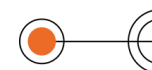


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1541 E BASIN

PRIME INVESTMENT OPPORTUNITY

SVN | The Equity Group is pleased to present 1541 E Basin Ave. in Pahrump, Nevada. The property consists of approximately 10,000 square feet of retail, professional, and medical office space across two buildings. It is centrally located adjacent to the Ian Deutch Government Complex, Nevada DMV, The Home Depot, and in close proximity to the McCullough Rodeo Arena.

The property is well maintained and currently occupied by tenants including The Grove, a tattoo studio, and a print shop, providing a mix of retail and service uses. With approximately 50% of the property vacant, the asset offers immediate upside potential through lease-up. In addition, the property may also be well-suited for an owner-user.



1541 E BASIN



This asset offers substantial value-add potential, with 50% current vacancy providing immediate upside through lease-up and income growth toward the pro forma NOI of \$159K. Its prime location adjacent to the Ian Deutch Government Complex, DMV, and major retailers positions the property for **strong tenant demand and long-term stability.**

1541 E BASIN AVE PAHRUMP, NV 89060

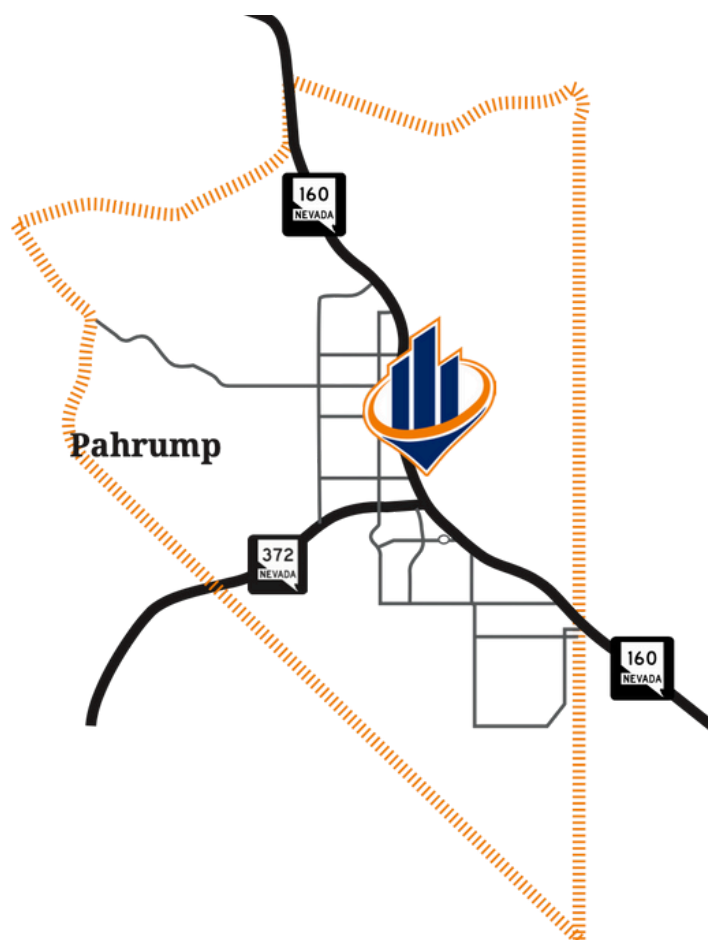
Purchase Price:	\$1,900,000
Price Per SF:	\$190/SF
In-Place NOI:	\$63,485
ProForma NOI:	\$159,485
ProForma Cap Rate:	8.39%
Building Size:	+/- 10,000 SF
Occupancy:	50%
Year / Renovations	2007
APN:	038-241-23
Lot Size:	+/- 1.12 Acres
Zoning:	GC (Nye County)



1541 E BASIN



Positioned just off Highway 160, 1541 E Basin offers excellent visibility and accessibility within a rapidly expanding market. The property is surrounded by retail, dining, and professional services, and benefits from its close proximity to key civic anchors, including the DMV and the Ian Deuth Government Complex, which draws consistent daily traffic to the area. Nearby destinations such as Pahrump Valley Winery and Spring Mountain Motorsports Ranch further add to the community's appeal, reinforcing its strong growth trajectory. **This property offers investors an excellent opportunity to acquire a quality asset with strong upside potential in a growing community. Its flexible configuration makes it well-suited for long-term medical, office, or retail tenancy.**



Rapidly Growing Market:

Located in Pahrump, a town experiencing significant commercial and residential expansion



Prime Location:

Close proximity to Highway 160, Downtown Pahrump, and just 60 miles west of Las Vegas.



Value-Add Potential:

Rare opportunity to increase property value through higher occupancy and lease optimization.



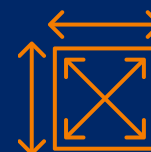
Ideal Owner-Users or Investors:

Flexible opportunity for business operations or value-add enhancements.



Shadow-Anchored by The Home Depot:

Positioned near a key national retailer, driving consistent traffic to the area.



Additional Development Opportunity:

+/-0.25 acres of excess land for development.

10





IAN DEUTCH
GOVERNMENT
COMPLEX

Pahrump Justice Court
Nye County Sheriff's Office
Nye County Assessor
Nye County Court



E BASIN AVE



+/-0.25
acres
of excess
land

1541 E BASIN





Walmart

Albertsons

China a GoGo
CVS pharmacy
Little Caesars

OHJAH
OHJAH NOODLE HOUSE
ARCO

McCulloch
Rodeo Arena

160 HIGHWAY 160
VPD 25,000

THE HOME
DEPOT

SONIC

Denny's

cricket
wireless

+/-0.25
acres of
excess
land

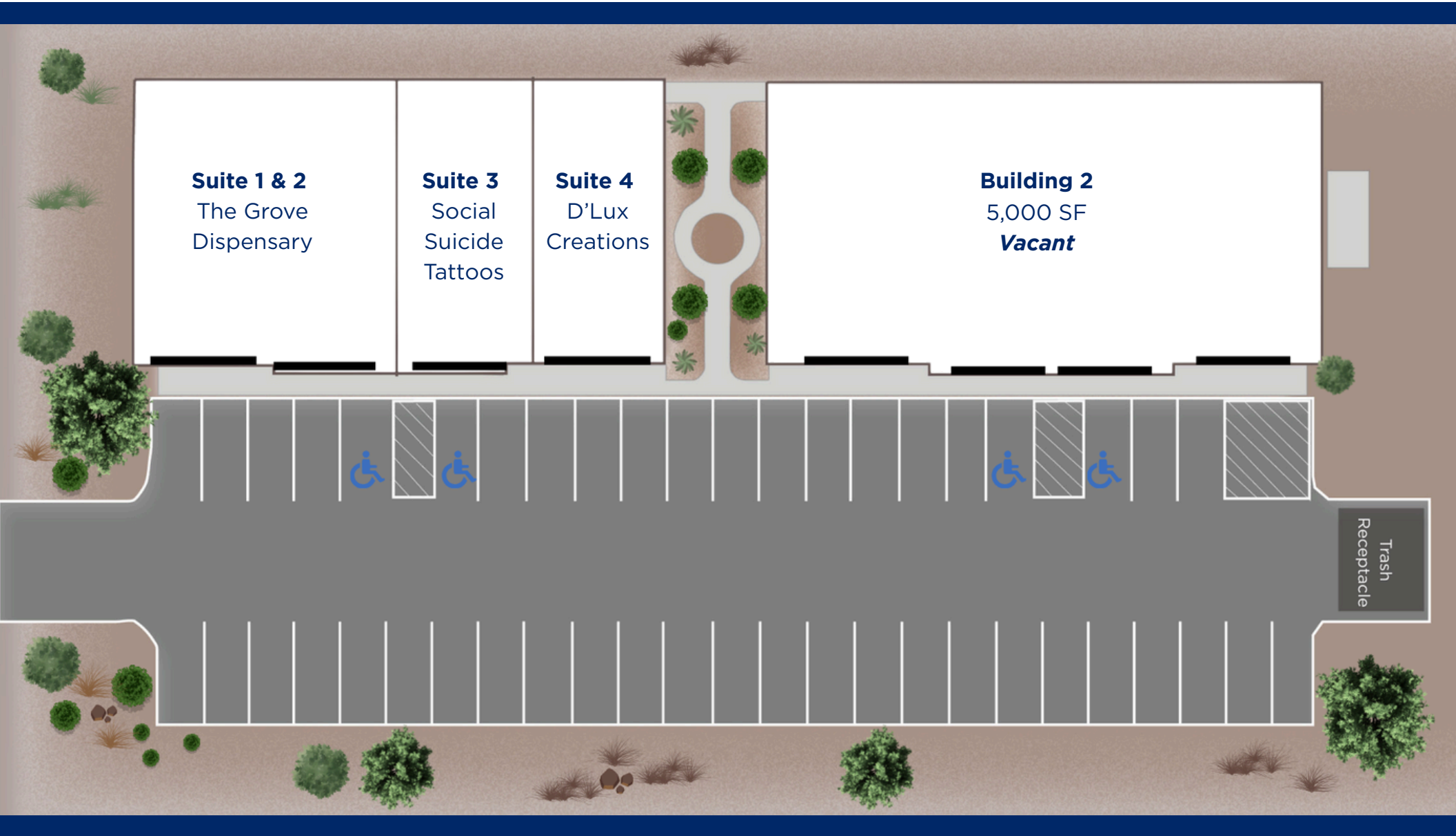


E BASIN AVE

1541 E BASIN

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SITE PLAN



INTERIOR PHOTOS - BUILDING 2



INTERIOR PHOTOS - BUILDING 2





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.

HISTORICAL SIGNIFICANCE

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 the winemaking.

KEY 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:

- 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 events throughout the year, including:

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



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

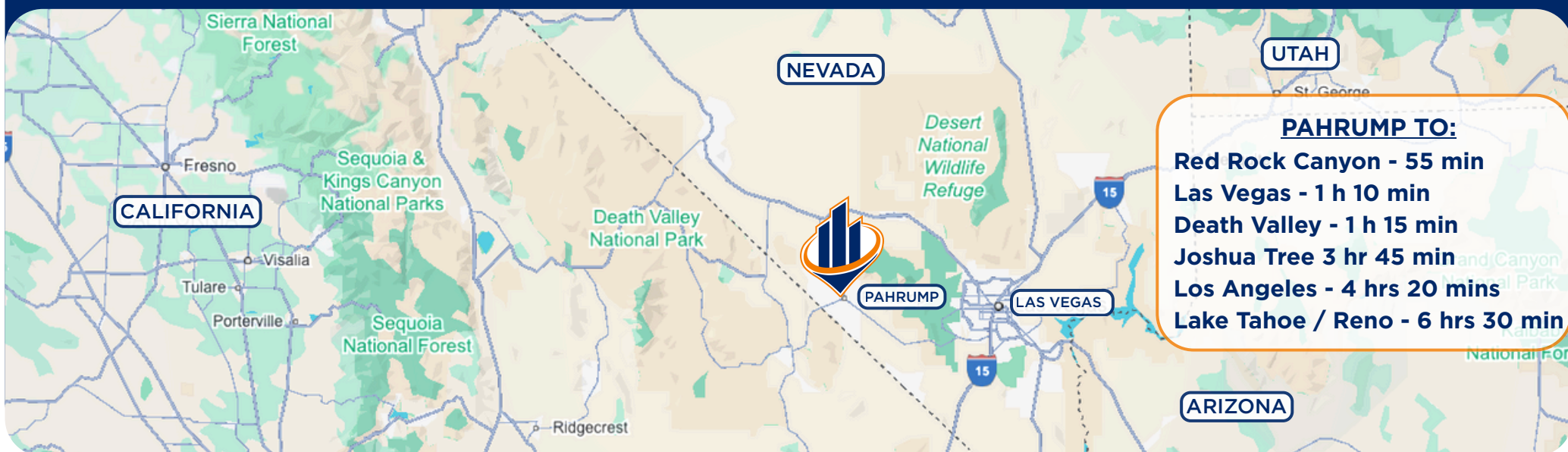
MEDIAN AGE

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





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