



DO NOT DISTURB TENANTS

FOR SALE
1210 EAST
BASIN
AVENUE
PAHRUMP, NV 89060

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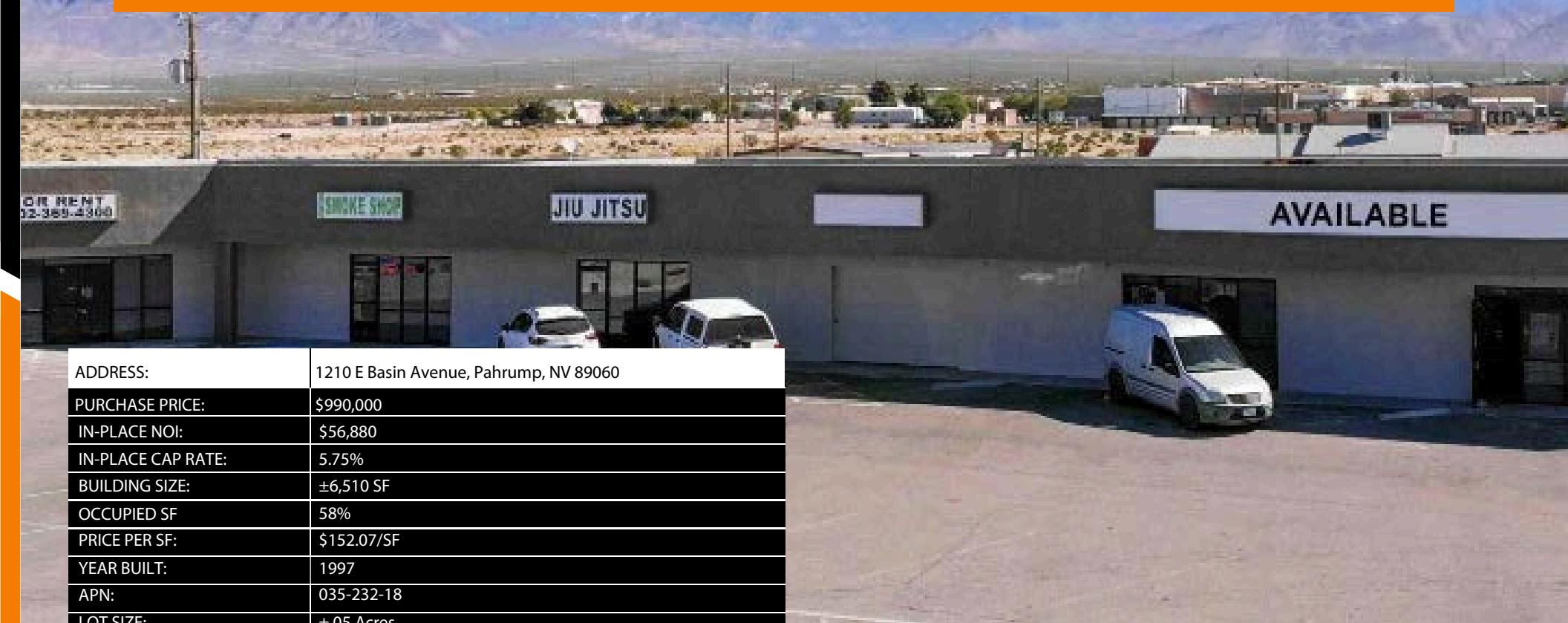
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EXECUTIVE SUMMARY

SVN | The Equity Group is pleased to present an excellent investment opportunity at **1210 E Basin Avenue**, Pahrump, NV, strategically located adjacent to Highway 160, the primary route connecting Las Vegas to Pahrump and serving as the town's main thoroughfare. Pahrump offers the best of Southern Nevada's lifestyle, combining small-town charm with growing commercial activity. The area is known for its wineries, casinos, RV resorts, golf courses, and scenic outdoor recreation, attracting both residents and visitors. The property is surrounded by high-traffic retail and entertainment anchors, including Walmart Supercenter, Albertson's, Smith's Food & Drug, The Home Depot, and Pahrump Nugget and Gold Town Casinos. Just 60 miles west of Las Vegas, Pahrump continues to see population and economic growth, making it a prime market for commercial investment.



ADDRESS:	1210 E Basin Avenue, Pahrump, NV 89060
PURCHASE PRICE:	\$990,000
IN-PLACE NOI:	\$56,880
IN-PLACE CAP RATE:	5.75%
BUILDING SIZE:	±6,510 SF
OCCUPIED SF	58%
PRICE PER SF:	\$152.07/SF
YEAR BUILT:	1997
APN:	035-232-18
LOT SIZE:	±.05 Acres
ZONING:	General Commercial (GC)

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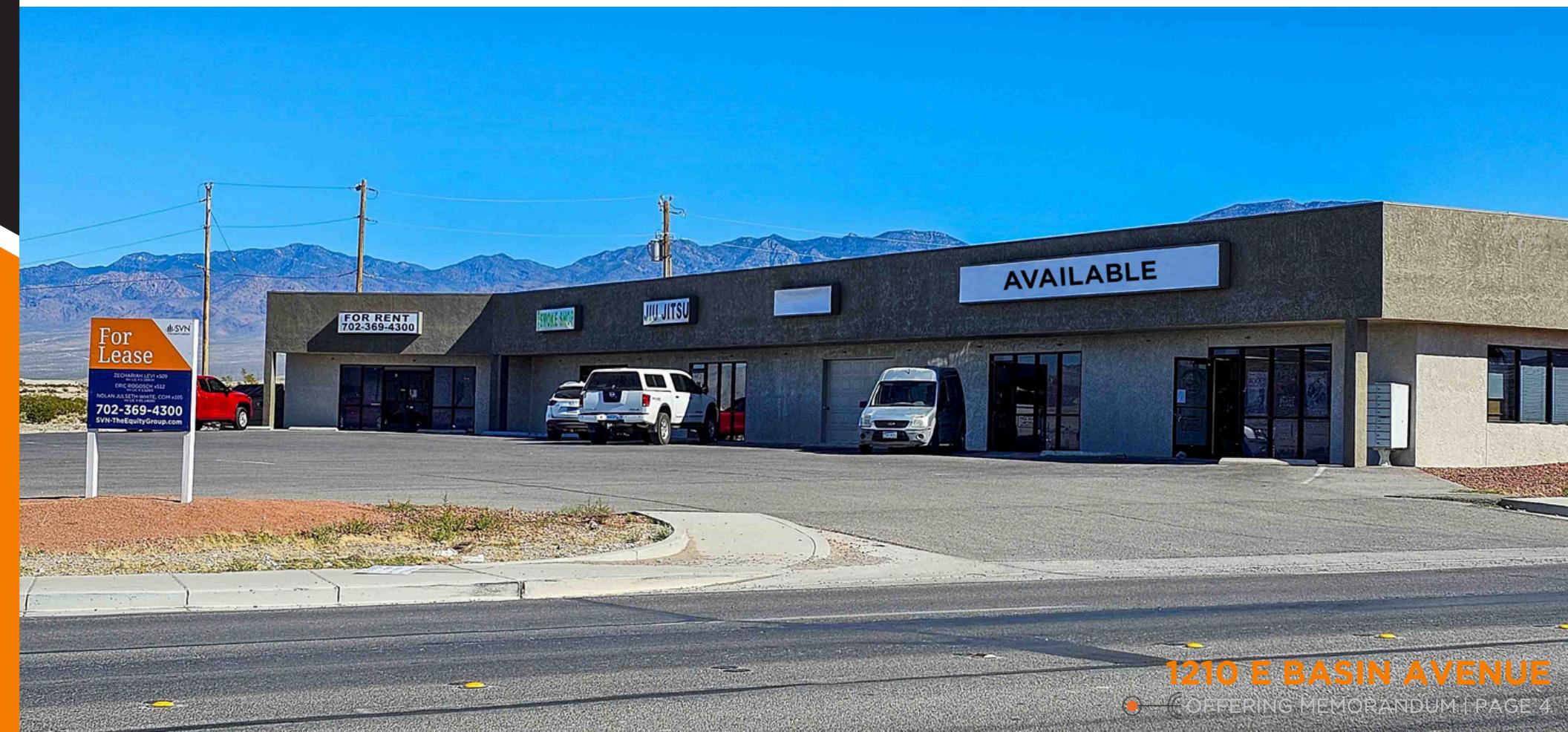
1210 E BASIN AVENUE



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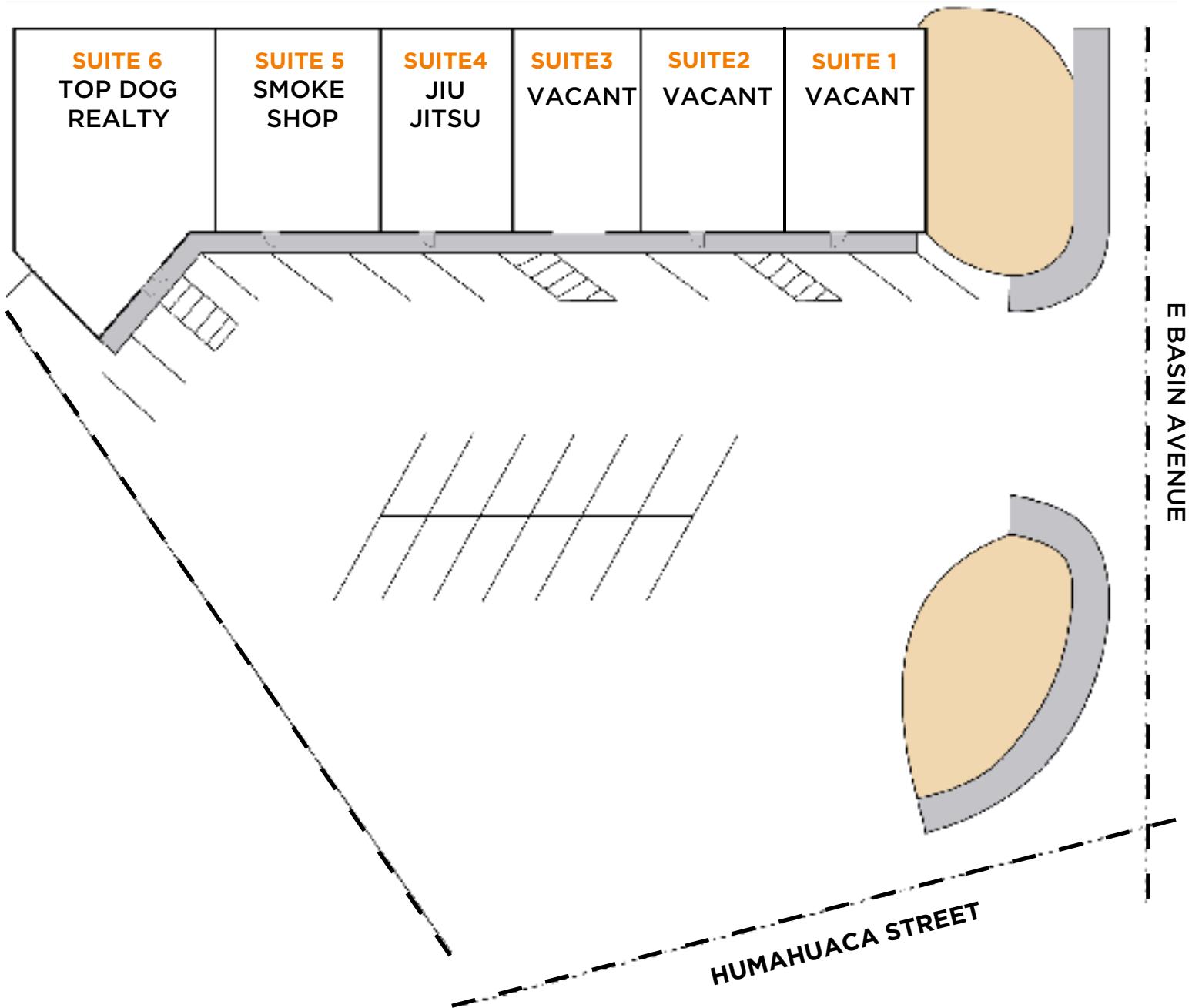
PROPERTY HIGHLIGHTS

- Anchored by The Home Depot:** Positioned near a key national retailer, driving consistent traffic to the area
- Prime Location:** Close proximity to Highway 160, Downtown Pahrump, and just 60 miles west of Las Vegas
- Rapidly Growing Market:** Located in Pahrump, a town experiencing significant commercial and residential expansion
- Strategic Positioning:** Benefits from Southern Nevada's booming economic development and regional growth
- Ideal for Owner-Users or Investors:** Flexible opportunity for business operations or value-add enhancements
- Value-Add Potential:** Rare opportunity to increase property value through higher occupancy and lease optimization

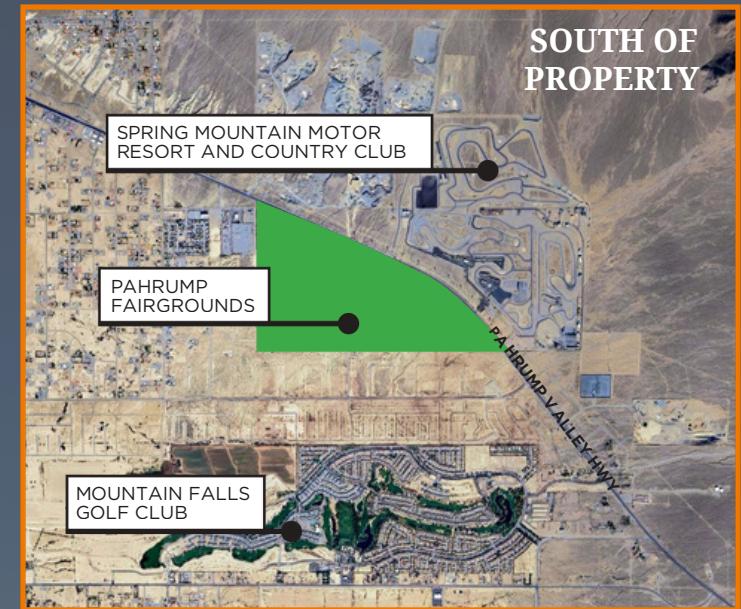


1210 E BASIN AVENUE

SITE PLAN



AERIAL



SUBJECT
PROPERTY

1210 E BASIN AVENUE

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LOCATION MAP

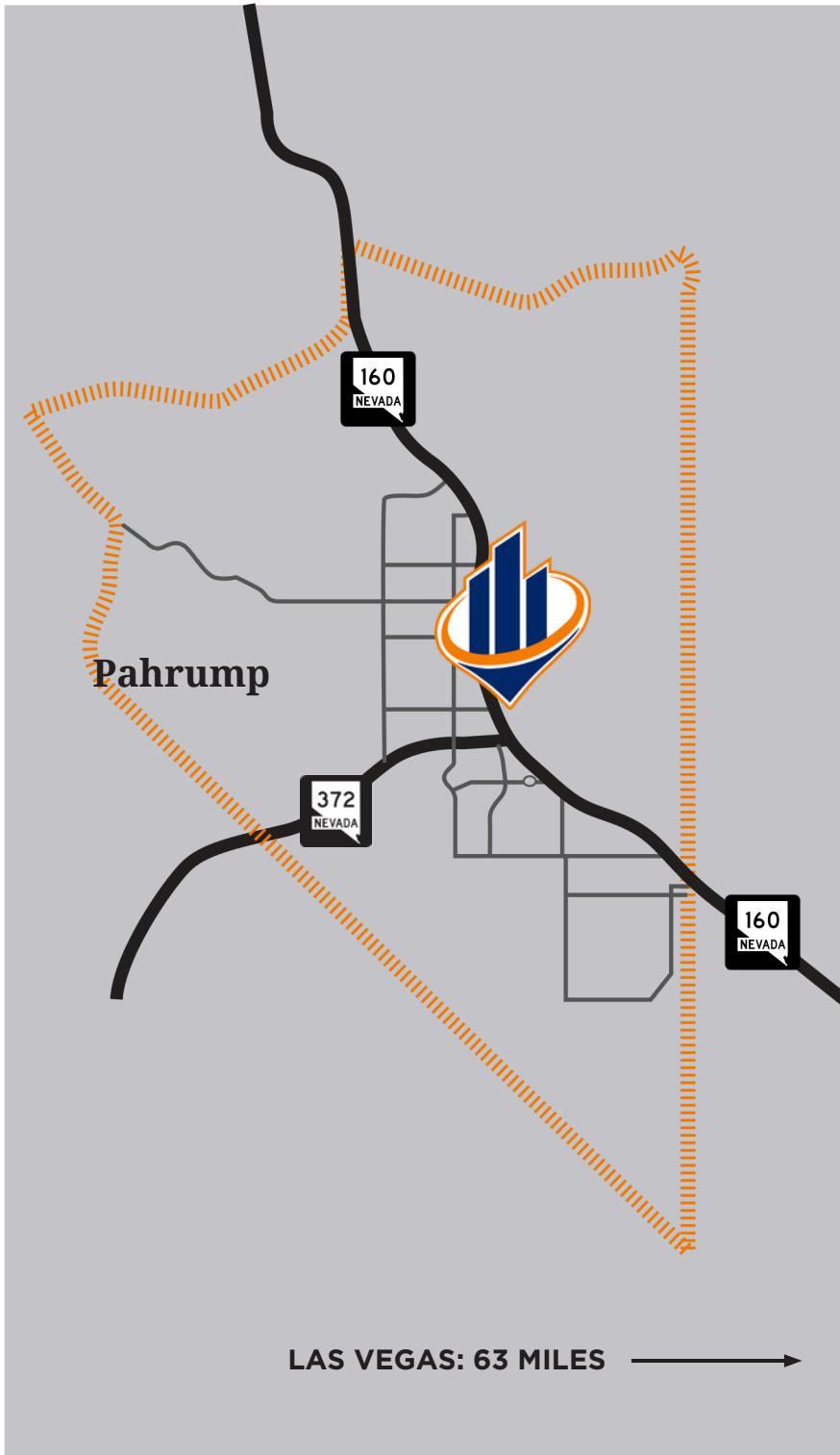


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LOCATION HIGHLIGHTS



1210 E Basin Avenue 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

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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.

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PORTFOLIO OPTION



1141-1151 S HWY 160 & 2201 E POSTAL DR, PAHRUMP, NV 89048

PURCHASE PRICE:	\$2,500,000
BUILDING SIZE:	±23,840 SF
IN-PLACE NOI:	\$170,890.76
IN-PLACE CAP RATE:	6.8%



2281 E POSTAL DRIVE, PAHRUMP, NV 89048

PURCHASE PRICE:	\$973,399
BUILDING SIZE:	±7,160 SF
IN-PLACE NOI:	\$77,871.89
IN-PLACE CAP RATE:	8.0%



2340 E POSTAL DRIVE, PAHRUMP, NV 89048

PURCHASE PRICE:	\$901,988
BUILDING SIZE:	±10,000 SF Total - 2 Buildings
IN-PLACE NOI:	\$71,842.00
IN-PLACE CAP RATE:	7.96%



2341 E POSTAL DRIVE, PAHRUMP, NV 89048

PURCHASE PRICE:	\$902,400
BUILDING SIZE:	±4,800 SF
TYPE:	Owner User
YARD:	Yes

