

FOR LEASE

±1,400 - 2,700 SF

540 S NV-160
Pahrump, NV 89048

**UNDER
NEGOTIATIONS**



NOW OPEN

**WELLS
FARGO**

**MULTITENANT END
CAP DRIVE THRU
SUITE AVAILABLE**

Property Summary

LEASE RATE **\$3.00 - \$5.00/SF**

CAM CHARGES **\$0.50**

SPACE AVAILABLE **±1,400 - 2,700 SF**

LOT SIZE **±3.37 AC**

ZONING **GC**

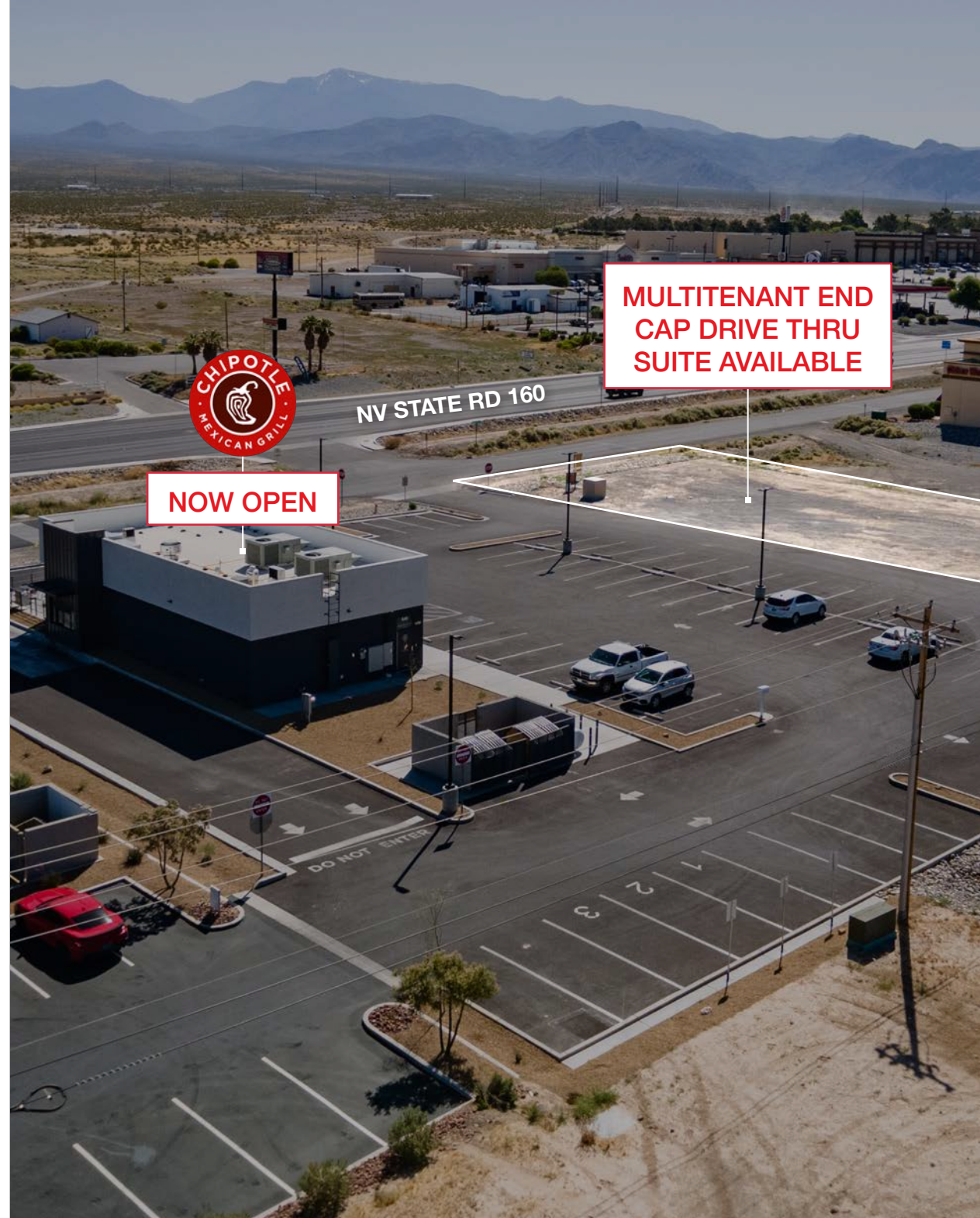
- Downtown Pahrump
- Pahrump is on the map!
Fast growing area in Pahrump
- Available for Build-To-Suit
- End cap drive-thru building with patio available
- Hwy 160 Frontage
- Coffee and **Donut** Use Wanted



OR TEXT 19338 TO 39200

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

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Area Map

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



Area Map



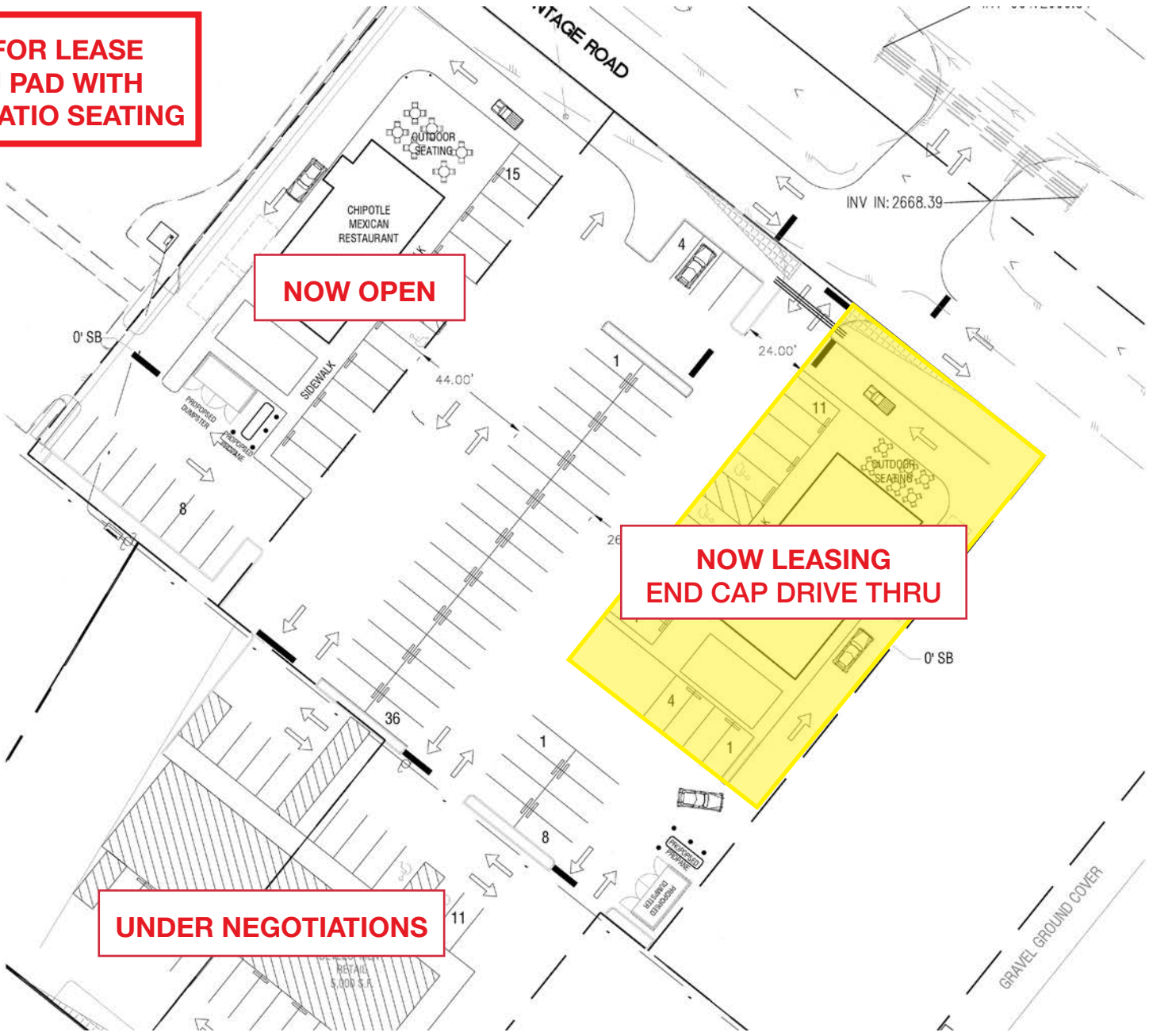
Aerial Map



Conceptual Site Plan

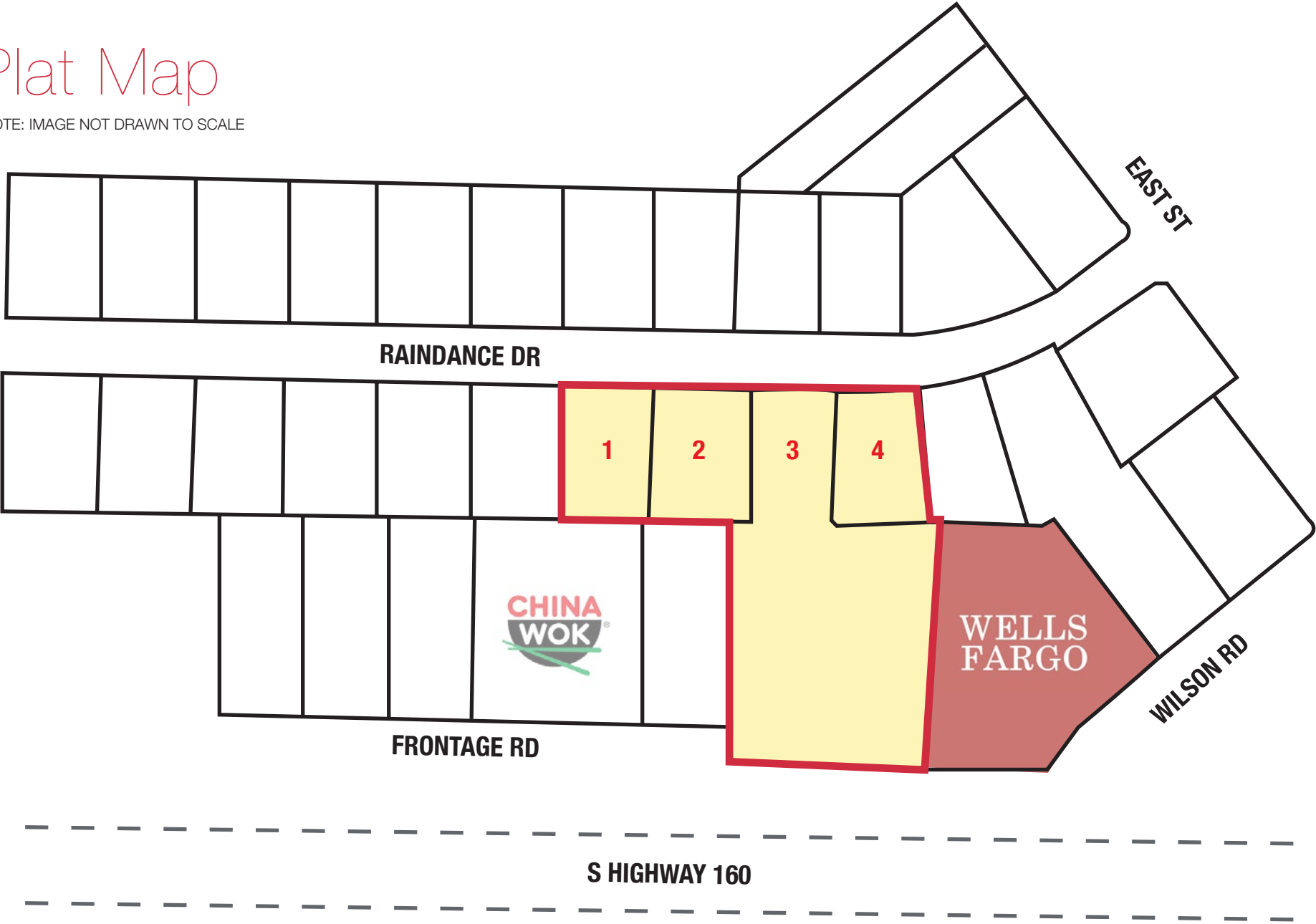
*NOTE: IMAGE NOT DRAWN TO SCALE

**AVAILABLE FOR LEASE
DRIVE THRU PAD WITH
EXTERIOR PATIO SEATING**



Plat Map

*NOTE: IMAGE NOT DRAWN TO SCALE





NV STATE RD 160

MULTITENANT END
CAP DRIVE THRU
SUITE AVAILABLE

NOW OPEN

UNDER NEGOTIATIONS

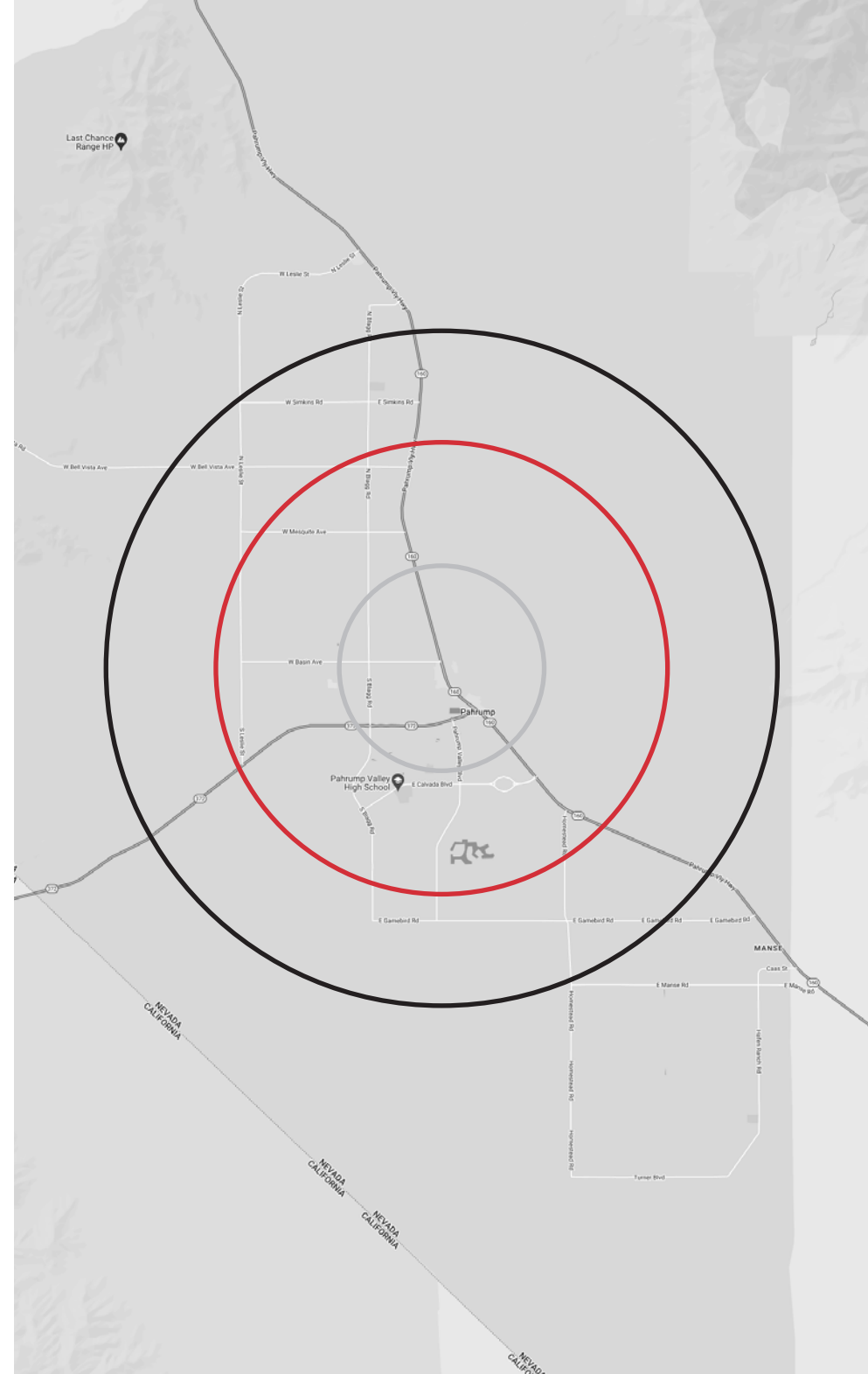


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	1,981	14,134	28,859
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	833	6,296	12,266
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$54,669	\$63,372	\$66,319

Traffic Counts

STREET	CPD
State Hwy 160 / E Calvada Blvd	16,600
State Hwy 160 / W Irene St	17,400
State Hwy 372 / Upland Ave	9,800





Distance to Major Cities

Salt Lake City, Utah	481 miles
Las Vegas, Nevada	63 miles
Los Angeles, California	260 miles
San Diego, California	322 miles
Denver, Colorado	809 miles
Phoenix, Arizona	353 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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