



# 1541 E Basin Ave

1541 E Basin Ave, Pahrump, Las Vegas, NV 89060

**FOR SALE: \$1,700,000**

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## CONTACT

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# 1541 E BASIN

## PRIME INVESTMENT OPPORTUNITY

**SVN | The Equity Group** is pleased to present to you **1541 E Basin**. A  $\pm 10,000$  SF retail shopping center, centrally located in Pahrump, NV, the area surrounding the property offers a vibrant commercial environment for potential investors.

### **1541 E BASIN AVE PAHRUMP, LAS VEGAS, NV 89060**

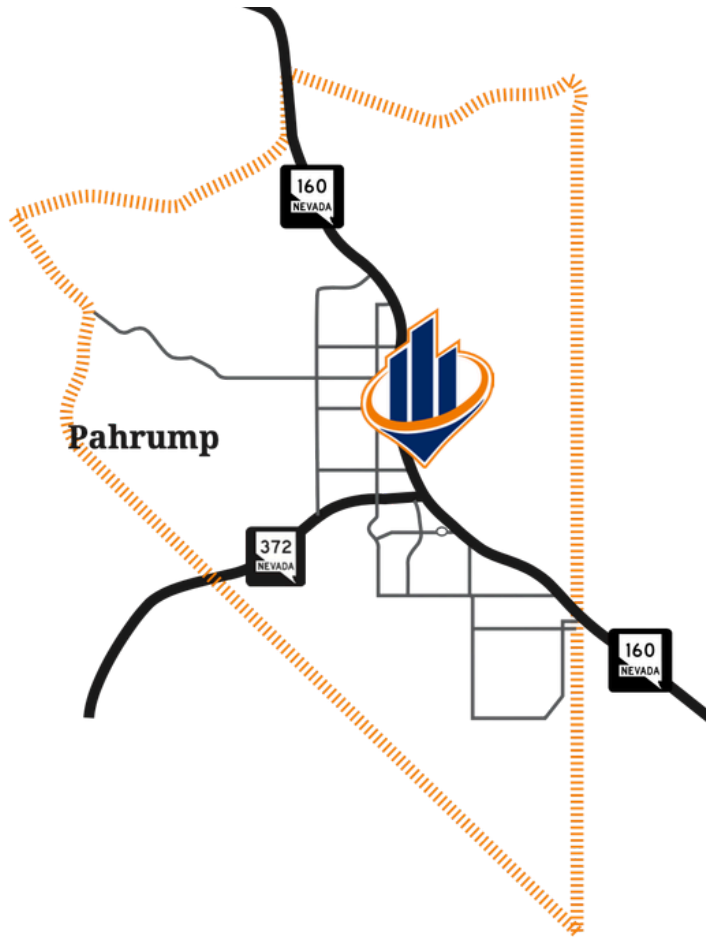
Purchase Price:	\$1,700,000
Price Per SF:	\$170/SF
Building Size:	+/- 10,000 SF
Occupancy:	75%
Year / Renovations	2007
APN:	038-241-23
Lot Size:	+/- 1.12 Acres
Zoning:	GC (Nye County)



**1541 E BASIN**

# PROPERTY DESCRIPTION

**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. **For investors, this location presents an opportunity to secure a quality office asset in a community with long-term upside.**



### 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.

LAS VEGAS: 63 MILES →

## 1541 E BASIN

# AERIAL MAP



**1541 E BASIN**

IAN DUETH  
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 GoGo 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

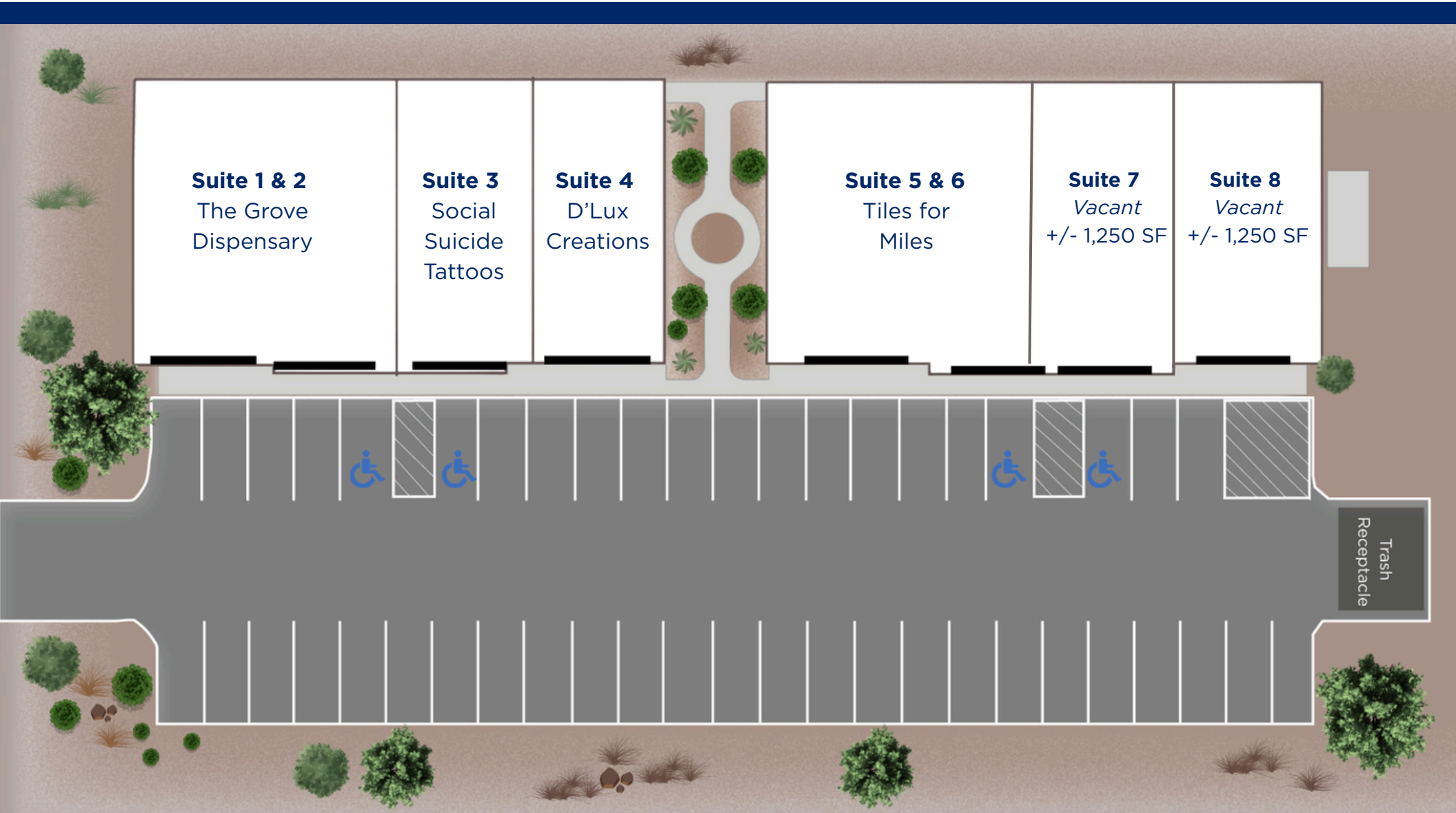
+/-0.25 acres of excess land



E BASIN AVE

1541 E BASIN

# SITE PLAN



# 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 19<sup>th</sup> century, with significant growth occurring in the late 1800s. The 20<sup>th</sup> 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 4<sup>th</sup>, 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**

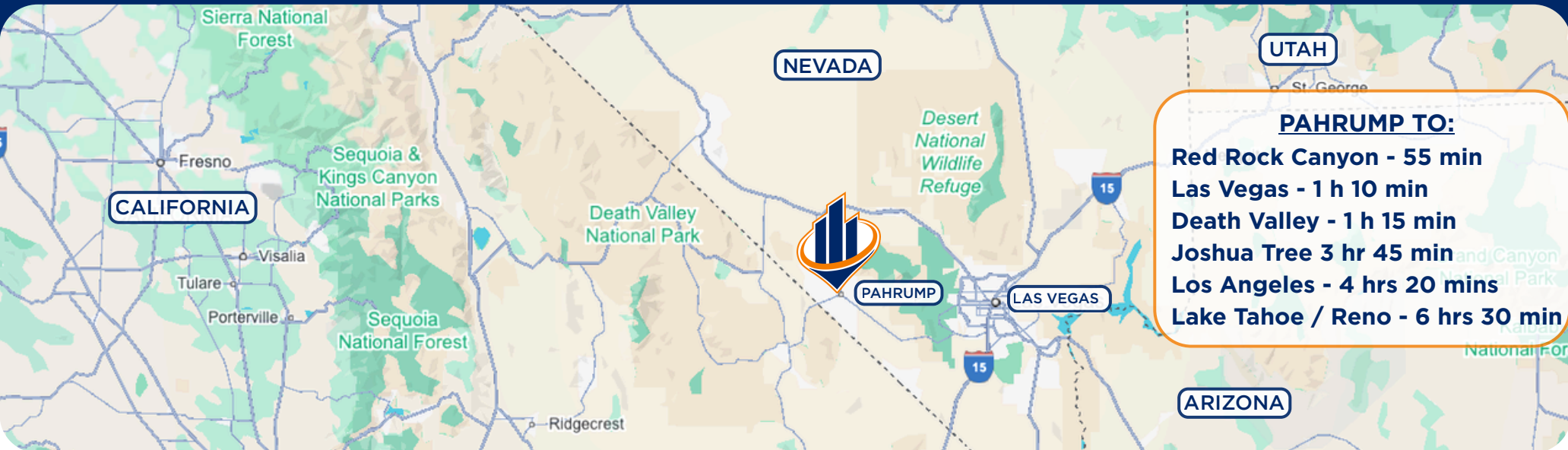
### MEDIAN AGE

Slight 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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