



1541 E Basin Ave

1541 E Basin Ave, Pahrump, NV 89060

FOR LEASE

ERIC ROGOSCH

Vice President

702.527.5313

eric.rogosch@svn.com

NV #S.0052003

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.25 - \$1.50 SF/month
AVAILABLE SF:	+/- 1,150 - 1,250 SF
ESTIMATED NNN:	Contact Broker

PROPERTY HIGHLIGHTS

- Two newly completed vanilla shell suites now available for immediate occupancy!
- Modern and professional façade.
- Outstanding Location: near Ian Deutch Justice Complex, Pahrump DMV, Home Depot and more!

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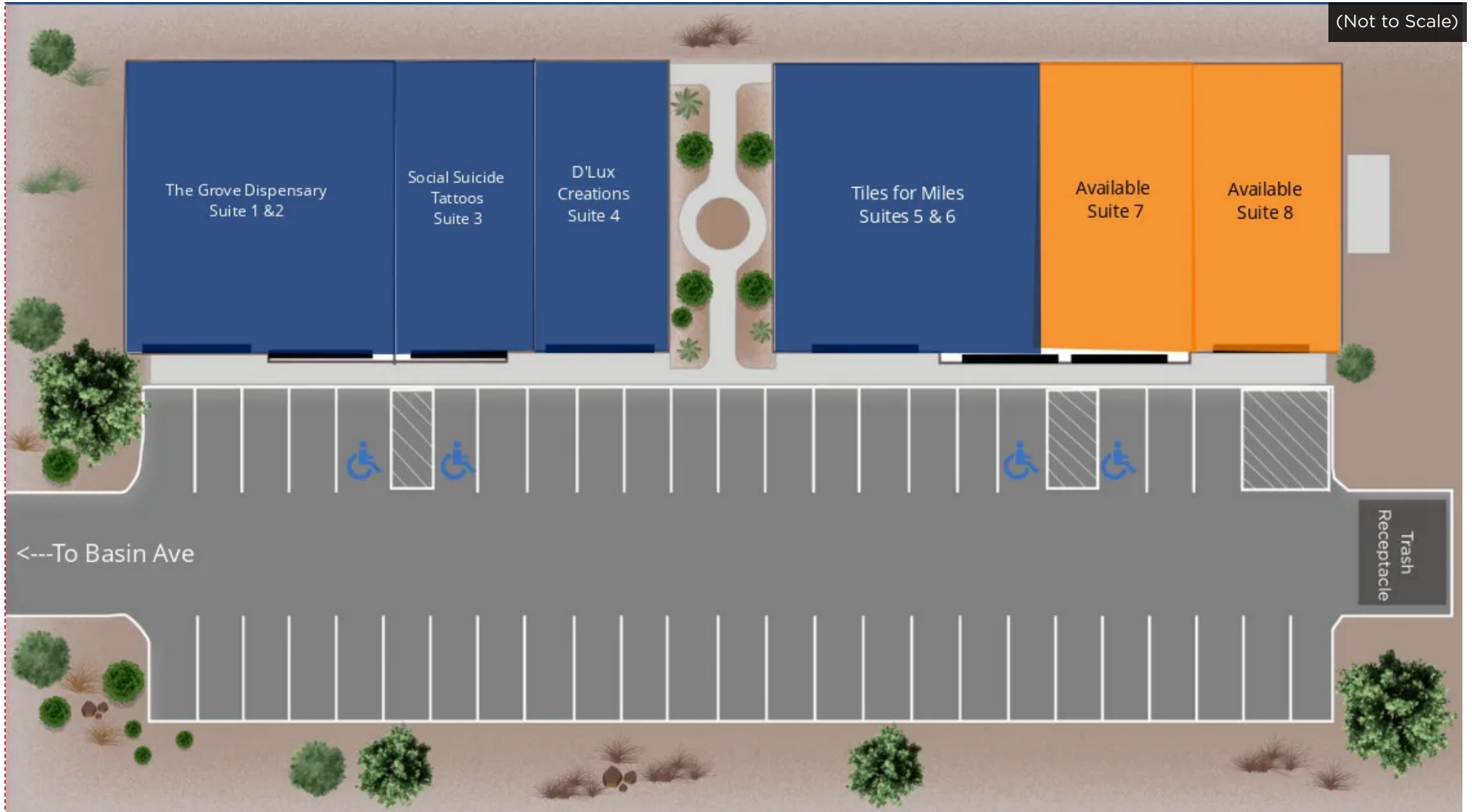
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PROPERTY DESCRIPTION

1541 East Basin Avenue in Pahrump, Nevada, presents an exceptional opportunity in one of the region's fastest-growing markets. This versatile property offers a modern, professional setting ideal for medical, legal, and general office use. Featuring excellent street visibility along East Basin Avenue, abundant on-site parking, and a well-maintained exterior, the property provides both functionality and curb appeal for tenants seeking to attract customers and clients alike.

Ample parking and convenient site access enhance customer experience and operational efficiency, while the property's modern façade ensures a professional and inviting presence.

SITE PLANS



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1 &2	The Grove Dispensary	2,500 SF	NNN	-	-
Suite 3	Social Suicide Tattoos	1,250 SF	NNN	-	-
Suite 4	D'Lux	1,250 SF	NNN	-	-
Suite 5-6	Tiles for Miles	2,500 SF	NNN	-	-
Suite 7	Available	1,150 SF	NNN	\$1.25 - 1.50 SF/month	Call broker for more info
Suite 8	Available	1,250 SF	NNN	\$1.25 - 1.50 SF/month	Call broker for more info

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WEST AERIAL



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AERIAL MAP



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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

