



lisamariewandgroup



FOR SALE

585 E ST
HAWTHORNE, NV 89415

PRIME COMMERCIAL RETAIL PROPERTY • 5658 SF OF OPEN SPAN RETAIL STOREFRONT

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NV B.145463.CORP • NV BUSB.0007116.BKR • CA DRE 01935110

Investment Overview

EXECUTIVE SUMMARY

Address 585 E St, Hawthorne, NV 89415

Property Type Retail Storefront

Investment Type Owner/User

Tenancy Single

Occupancy 100%

Building Size 5,658 SF

Price PSF \$33.40

Year Built 1953

Zoning C1

Lot Size 0.15 Acres

APN 001-164-21

LEASE SUMMARY

Tenancy Long-Term Tenant

Term Month to Month

Lease Type Modified Gross



Investment Overview

Discover a fantastic investment opportunity in the heart of Hawthorne, NV! This commercial retail property, located at 585 E St, offers an ideal location for entrepreneurs, investors, or business owners looking to establish or expand their presence in this growing community.

Key Features

- **Versatile Commercial Space:** The property boasts an open floor plan, perfect for a variety of retail, service, or business uses.
- **Functional Layout:** Includes a dedicated storage and workroom area, providing flexibility for inventory management or operations.
- **Private Amenities:** Features a private restroom for convenience and comfort.
- **Outdoor Storage Area:** Additional outdoor storage space enhances the property's functionality and versatility.
- **Established Tenant:** Benefit from an existing long-term tenant on a month-to-month lease, providing immediate rental income and flexibility for future plans.
- **Prime Location:** Situated in a high-visibility area with easy access, the property is perfectly positioned to attract foot and vehicle traffic.
- **Ample Potential:** Whether you're an investor seeking passive income or a business owner looking for a new home base, this property offers endless possibilities.

Property Highlights

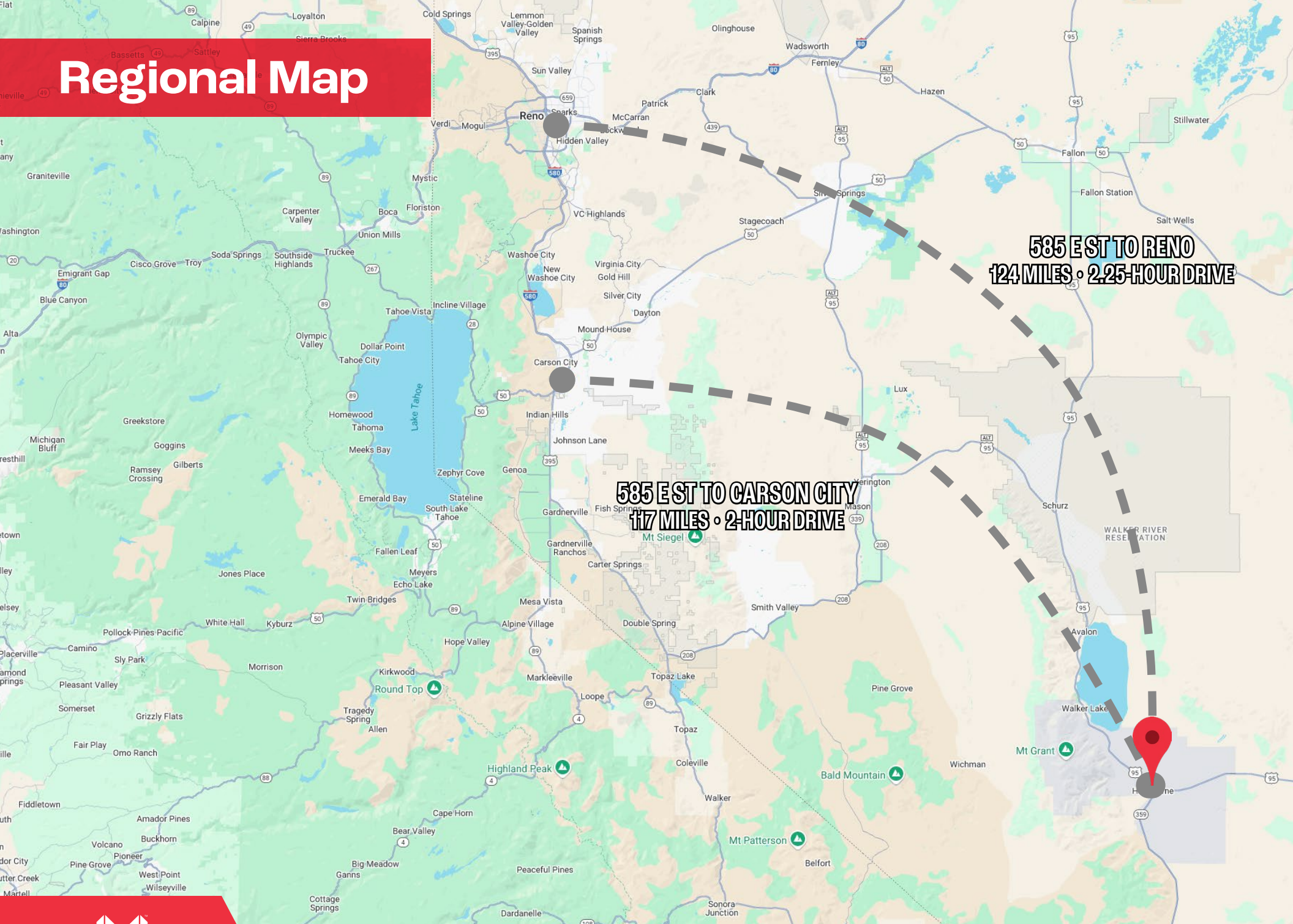
- **Open Floor Plan:** Versatile layout suitable for a variety of retail, service, or business uses.
- **Functional Features:** Includes a dedicated storage and workroom area, private restroom, and outdoor storage space.
- **Established Tenant:** Current long-term tenant on a month-to-month lease provides immediate rental income.
- **Prime Location:** High-visibility property in the heart of Hawthorne, ideal for attracting both foot and vehicle traffic.
- **Investment Potential:** Flexible space with endless possibilities for owner-occupiers or investors.



Aerial Map



Regional Map



Demographics

	1 Mile	5 Mile
Population		
2020 Population	2,960	3,377
2024 Population	2,749	3,161
2029 Population Projection	2,699	3,109
Annual Growth 2020-2024	-1.8%	-1.6%
Annual Growth 2024-2029	-0.4%	-0.3%
Households		
2020 Households	1,368	1,551
2024 Households	1,268	1,449
2029 Household Projection	1,244	1,425
Annual Growth 2020-2024	-1.3%	-1.1%
Annual Growth 2024-2029	-0.4%	-0.3%
Avg Household Size	2.10	2.10
Avg Household Vehicles	2.00	2.00
Housing		
Median Home Value	\$163,863	\$153,688
Median Year Built	1970	1970
Owner Occupied Households	773	895
Renter Occupied Households	471	530
Household Income		
< \$25,000	350	432
\$25,000 - 50,000	265	289
\$50,000 - 75,000	222	245
\$75,000 - 100,000	271	290
\$100,000 - 125,000	53	63
\$125,000 - 150,000	31	40
\$150,000 - 200,000	77	84
\$200,000+	0	8
Avg Household Income	\$59,693	\$59,816
Median Household Income	\$51,822	\$50,381

	3 Mile	5 Mile
Population Summary		
Age 15+	2,291	2,624
Age 20+	2,160	2,471
Age 35+	1,730	1,975
Age 55+	1,137	1,294
Age 65+	733	831
Median Age	46.30	45.80
Avg Age	44.50	44.30
Education		
Some High School, No Diploma	214	258
High School Graduate	792	902
Some College, No Degree	724	826
Associate Degree	119	135
Bachelor's Degree	239	265
Advanced Degree	62	72
Employment		
Civilian Employed	1,117	1,271
Civilian Unemployed	53	61
Civilian Non-Labor Force	1,093	1,260
U.S. Armed Forces	0	0
Housing Value		
< \$100,000	253	324
\$100,000 - 200,000	220	244
\$200,000 - 300,000	159	173
\$300,000 - 400,000	89	103
\$400,000 - 500,000	0	0
\$500,000 - 1,000,000	66	66
\$1,000,000+	0	0

Demographic data © CoStar 2024

Advisor Bio



Lisamarie Wand
MANAGING PARTNER

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Lisamarie Wand serves as the Managing Partner in Mohr Partners' Reno, Nevada, office. A seasoned veteran of commercial real estate, Wand is the firm's market leader and broker of record for Nevada.

Prior to joining Mohr Partners, Wand was the Designated Managing Broker for eXp Commercial. Operating as the founder and CEO of the Lisamarie Wand Group banner, she oversaw all commercial real estate agents and transactions in the state of Nevada and was one of the top commercial real estate brokers in the state.

She also served as the Senior Advisor of Agent Development at eXp Commercial, where she coached and mentored commercial real estate agents across the country. In 2021, she earned the Commercial Instructor of the Year award from eXp University for her work.

After a successful career in banking and consulting, Wand obtained her Master of Business Administration and put her skills to use in the real estate market. She has previously worked as the Director, Commercial Division for KW Commercial and as Commercial & Investment Real Estate Broker for Chase International.

Wand is also a licensed business broker status and holds membership with the International Business Brokers Association (IBBA). Additionally, she is a candidate for the prestigious Certified Commercial Investment Member designation.

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The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



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