



**FOR LEASE**

# 1210 E BASIN AVENUE

**Pahrump, Nevada 89060**

**ERIC ROGOSCH**

**Vice President**

**O: 702.527.5313**

**eric.rogosch@svn.com**

**NV #S.52003**

**NOLAN JULSETH-WHITE, CCIM**

**Managing Director**

**O: 702.527.7562**

**nolan.jwhite@svn.com**

**NV #BS.146060.LLC**





PROPERTY SUMMARY



LOCATION DESCRIPTION

SVN The Equity Group is pleased to present the opportunity to lease retail space adjacent to Highway 160 at 1210 E Basin Ave, in Pahrump, Nevada. Highway 160 is the state highway that connects the Las Vegas Valley to the Pahrump area and is the major thoroughfare throughout Pahrump. Pahrump is home to the best of Southern Nevada from wineries, casinos, RV resorts, golf courses, and scenic outdoor trails. Major traffic generators in the immediate area include Walmart Supercenter, Albertson’s, Smith’s Food and Drug, The Home Depot, and the Pahrump Nugget and Gold Town Casinos, located approximately 60 miles west of Las Vegas, NV.

PROPERTY HIGHLIGHTS

- New vanilla shell End Cap Available!
- ±1,830 - 2,740 SF Available
- ±910 SF Storage Unit (may be combined with Suite 1-2)
- Shadow-Anchored by The Home Depot

LEASING SUMMARY

LEASE RATE:	\$1.50 - 1.75 SF/month (NNN = \$0.47)
AVAILABLE SF:	910 - 1,830 SF
NNN:	\$0.47/ SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	401	4,816	10,334
TOTAL POPULATION	756	9,593	22,779
AVERAGE HH INCOME	\$39,988	\$49,333	\$53,387

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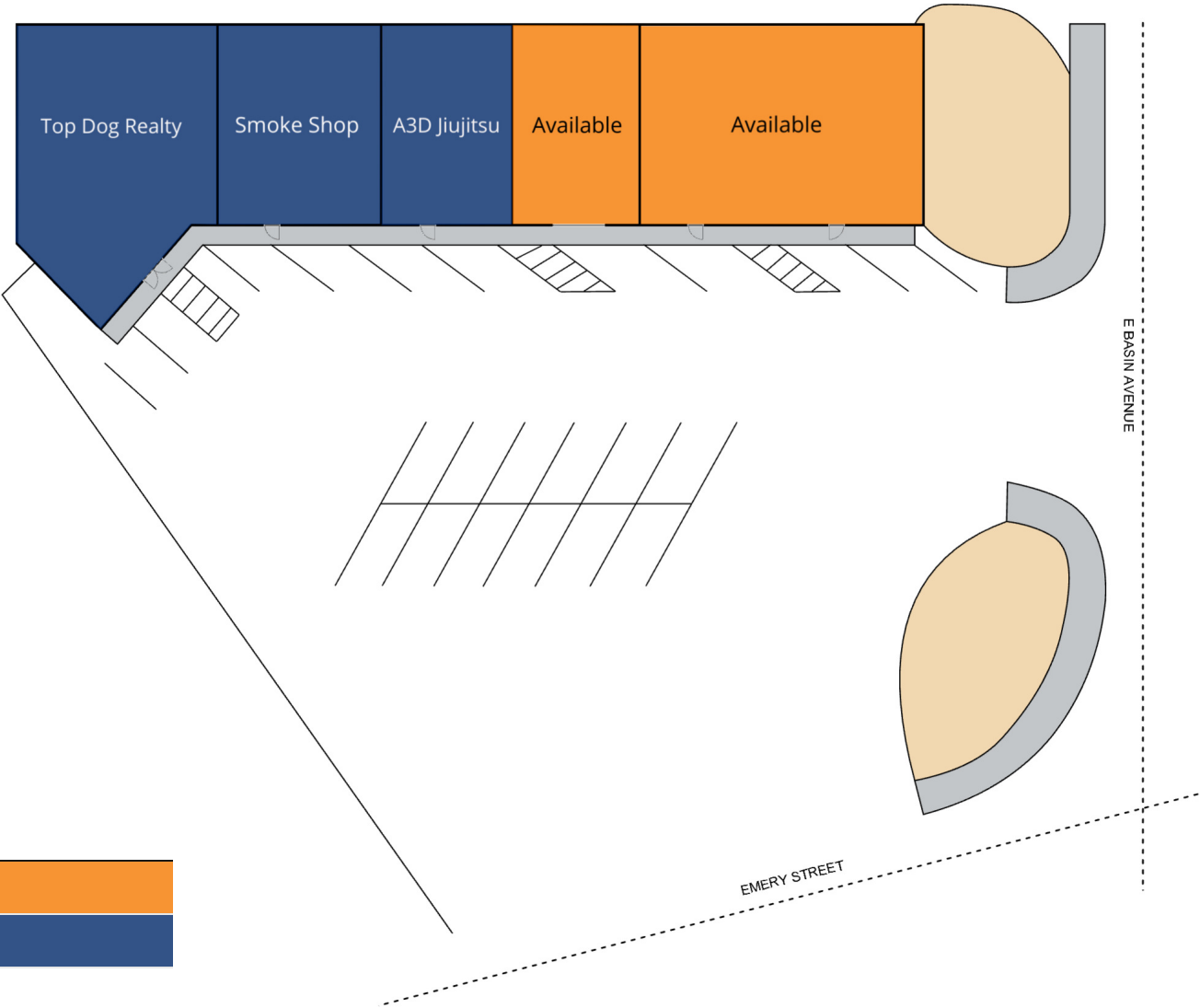
ADDITIONAL PHOTOS



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SITE PLAN



LEGEND

Available
Occupied

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SITE PLAN

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 5	Smoke Shop	910 SF	NNN = \$0.45	Leased	Large Open Space with 1 Large Office and 1 Restroom.
Suite 4	A3D JiuJitsu	910 SF	NNN = \$0.45	Leased	Large Open Space with 1 Restroom.
Suite 1 - 2	Available	1,830 SF	NNN = \$0.47	\$1.50 SF/month	Can be combined with adjacent suite (+/- 2,740 SF)
Suite 3	Available	910 SF	NNN = \$0.47	\$1.75 SF/month	Storage Space. Landlord will convert to storefront for qualified tenants.
Suite 6	Top Dog Realty	1,950 SF	NNN = \$0.45	\$1.25 - 1.50 SF/month	Lobby/Reception Area with 6 Offices, 2 Restrooms, Break area w/sink.

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## RETAILER MAP



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