

900 W. NEVADA HIGHWAY 372

PAHRUMP, NV 89048



BUSINESS AND REAL ESTATE SALE

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NORTHCAP 
COMMERCIAL

Symphony Park
575 W. Symphony Park Ave Ste 100
Las Vegas, NV 89106
www.northcapcommercial.com

HIGHLIGHTS

LISTING PRICE:

\$1,500,000

BUILDING SIZE:

4,098 SF

YEAR BUILT:

2001

LOT SIZE:

+/- 1.48AC

PARCEL ID:

035-331-73

ZONING:

COMMERCIAL

PARKING:

19 SPACES

19 Marked Parking Spaces
with Additional Capacity for
Approximately 70 Vehicles
Across the Entire Parcel

THE OPPORTUNITY • 900 W NEVADA HWY 372

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Pahrump, NV 89048

BUSINESS OVERVIEW

Who's Dunes Lounge operates as a neighborhood tavern serving the local Pahrump community. The business offers patrons a relaxed social environment with beverage service, entertainment opportunities, and gaming potential.

BUSINESS DESCRIPTION

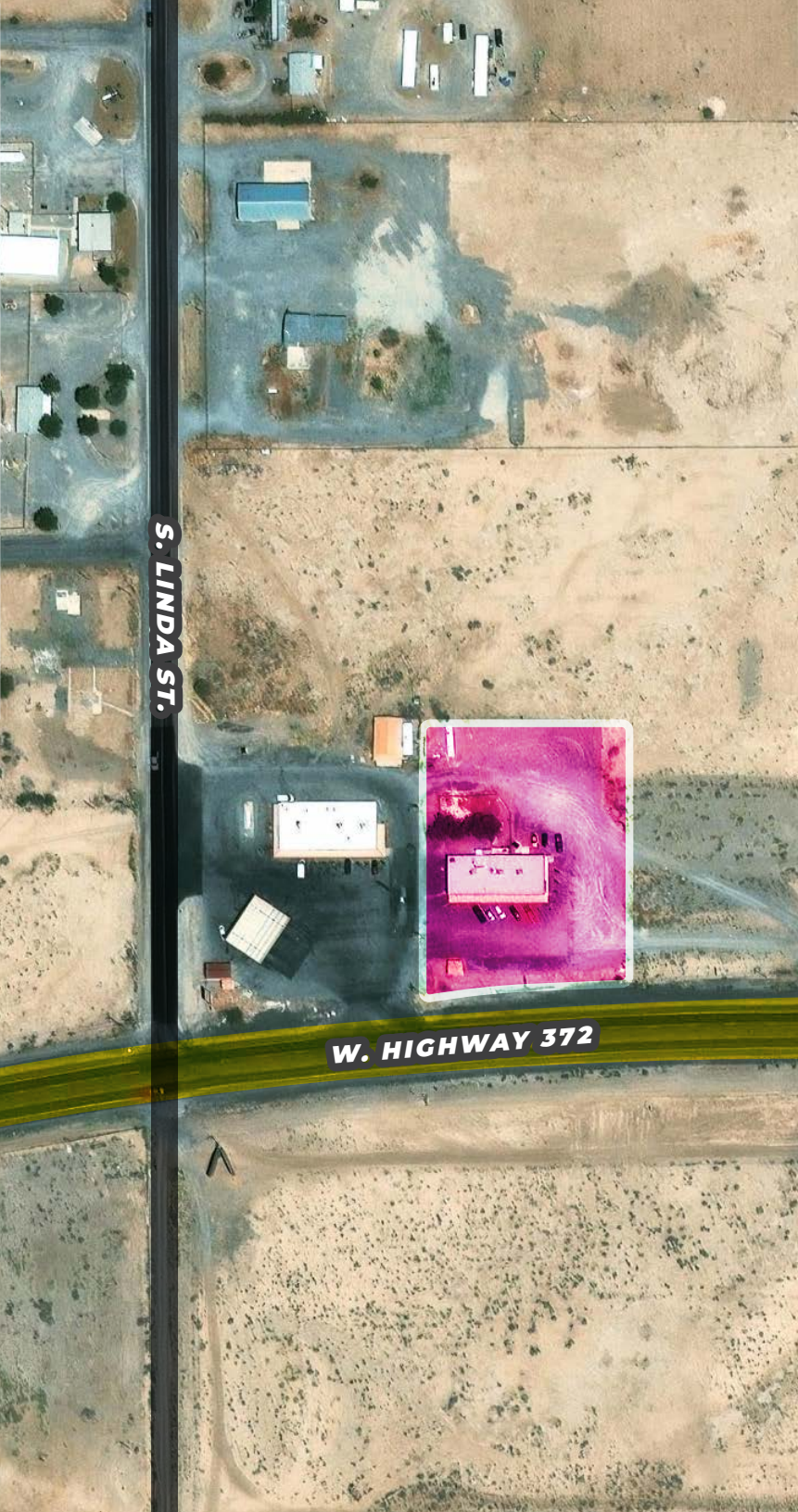
BUSINESS ASSETS

- Business goodwill
- Trade name and branding
- Furniture, fixtures, and equipment
- Existing inventory
- POS systems
- Bar equipment
- Gaming relationships (subject to transfer/approval)
- Social media accounts and digital assets
- Customer database (if applicable)

REAL ESTATE ASSETS

- Land and improvements
- Building structures
- Parking areas
- Signage
- Attached fixtures





LOCATION OVERVIEW

PAHRUMP, NEVADA

Pahrump is one of Nevada's fastest-growing rural communities, located approximately one hour west of Las Vegas. The area benefits from:

- Increasing population growth
- Lower cost of living
- Tourism traffic to Death Valley and surrounding recreation areas
- Strong local community base
- Limited entertainment competition in select trade areas

AREA DRIVERS

- Local residential population
- Commuter traffic
- Tourism and recreation visitors
- Casino and gaming culture
- Retirement community growth

ACCESSIBILITY

- Convenient highway access
- Visibility to local traffic
- Accessible parking
- Proximity to residential neighborhoods



DESERT VIEW HOSPITAL

MCCULLOUGH RODEO ARENA

E. BASIN AVE.

LINDA ST.

STATE 372

STATE 372

DISCOVERY PARK

PAHRUMP VALLEY BLVD.



900 W NEVADA HWY 372





1 MILE

KEY FACTS

3,388

Population

59.3

Median Age



Average Household Size

\$48,419

Median Household Income

EDUCATION

11%

No High School Diploma



31%
High School Graduate



42%
Some College



16%
Bachelor's/Grad/Prof Degree

BUSINESS



56

Total Businesses



296

Total Employees

EMPLOYMENT



53%

White Collar



23%

Blue Collar



24%

Services

2.7%

Unemployment Rate

INCOME



\$48,419

Median Household Income



\$33,471

Per Capita Income



\$212,206

Median Net Worth

3 MILES

KEY FACTS

17,332

Population

55.2

Median Age



Average Household Size

\$52,029

Median Household Income

EDUCATION

12%

No High School Diploma



33%
High School Graduate



40%
Some College



15%
Bachelor's/Grad/Prof Degree

BUSINESS



509

Total Businesses



4,494

Total Employees

EMPLOYMENT



52%

White Collar



30%

Blue Collar



18%

Services

7.1%

Unemployment Rate

INCOME



\$52,029

Median Household Income



\$32,522

Per Capita Income



\$186,412

Median Net Worth

5 MILES

KEY FACTS

29,423

Population

54.9

Median Age



Average Household Size

\$53,536

Median Household Income

EDUCATION

12%

No High School Diploma



36%
High School Graduate



38%
Some College



14%
Bachelor's/Grad/Prof Degree

BUSINESS



840

Total Businesses



6,902

Total Employees

EMPLOYMENT



51%

White Collar



31%

Blue Collar



18%

Services

7.9%

Unemployment Rate

INCOME



\$53,536

Median Household Income



\$32,822

Per Capita Income



\$203,426

Median Net Worth

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