

# RETAIL FOR SALE

580 S Highway NV 160 Pahrump, NV 89048

FOR SALE | ±9,292 SF RETAIL



57884

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**NAI**Excel  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Highlights & Floorplan

FOR MORE INFORMATION



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SALE PRICE **\$2,800,000**

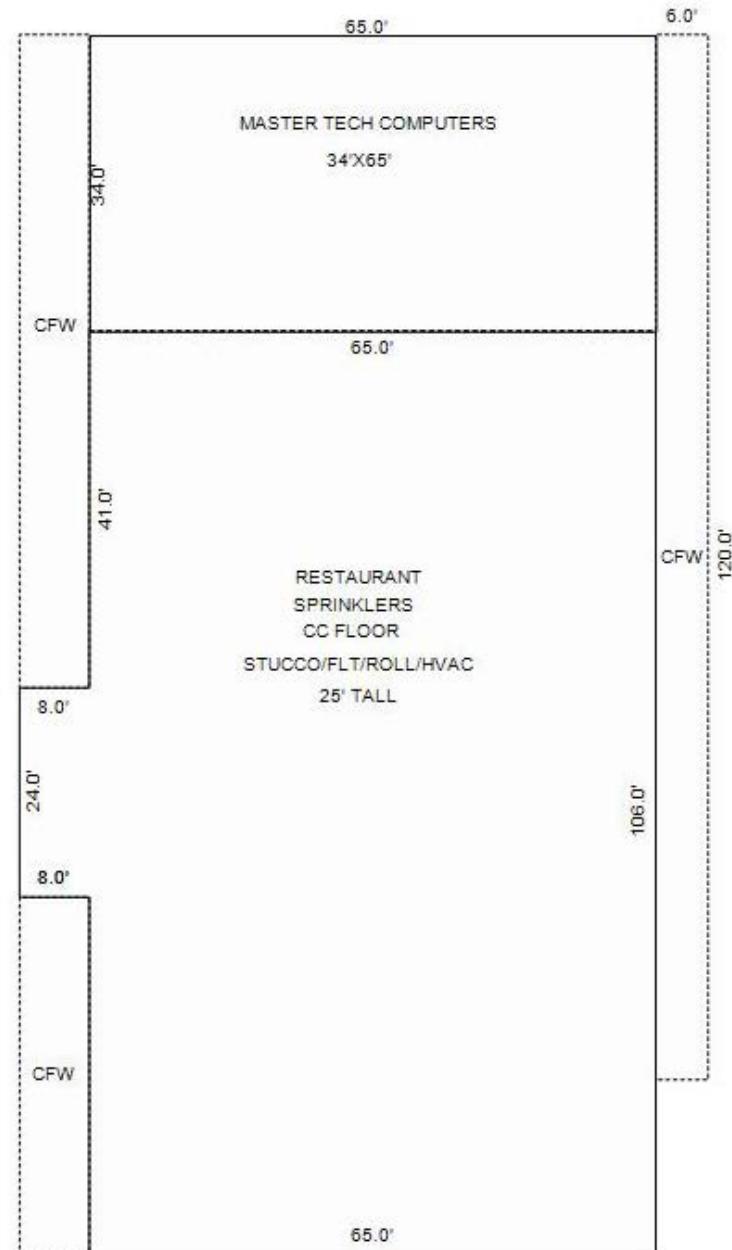
SPACE SQFT **±9,292**

YEAR BUILT **2014**

LOT SIZE **1.06 AC**

ZONING **GC**

- 100% leased investment property consisting of two tenants
- Established 7,062 sf restaurant
- Established 2,230 sf Computer store
- Located in downtown Pahrump
- Building fronts Highway 160
- Modified gross rents
- 100% sprinklered building



# Rent Roll



TENANT	UNIT	LEASE TYPE	RENT/MO MODIFIED GROSS	TOTAL SF
China Wok	A	NNN	\$14,400	7,062
Mastertech	B	NNN	\$3,100	2,230
<b>TOTAL SF</b>				<b>9,292</b>
<b>TOTAL OCCUPIED</b>				<b>100%</b>
<b>TOTAL VACANT</b>				<b>0.00%</b>
PROPERTY TAXES	LANDLORD INSURANCE	LANDSCAPING	FIRE MONITORING	
\$14,434.04 for 2021/2022	\$5,600 per year	\$1,200 per year	\$900.00 per year	

# Area Map









## Demographics

POPULATION	1-mile	3-mile	5-mile
2021 Population	19,908	171,254	447,255
INCOME	1-mile	3-mile	5-mile
2021 Average HH Income	\$73,751	\$60,133	\$66,739

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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