

# PAHRUMP RETAIL

NEC HWY 160 & BASIN AVE  
60 N. HUMAHUACA ST | PAHRUMP, NV



**GROUND LEASE PAD  
AND  
SHOP SPACE  
FOR LEASE**

JOIN:



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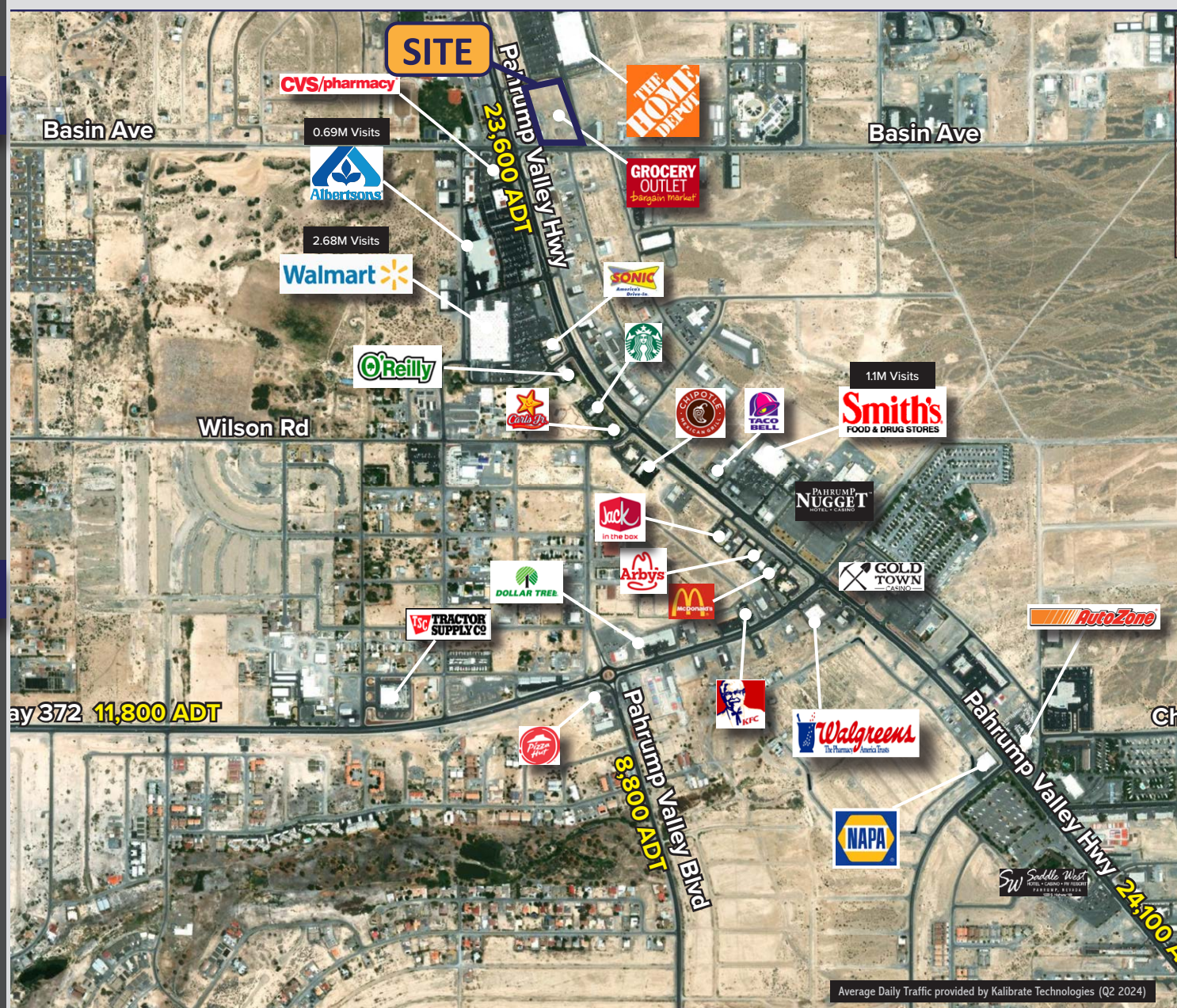


## ✓ SUMMARY

- ✓ Size: 3.79 Acres
- ✓ Retail: +/- 1,200 to 12,000 SF
- ✓ PADS FOR Ground Lease
- ✓ APN: 035-58-115
- ✓ Zoning: General Commercial

## 🗨️ FEATURES

- 🗨️ Access From HWY-160 & Basin Ave
- 🗨️ Signalized Intersection



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Conceptual Rendering



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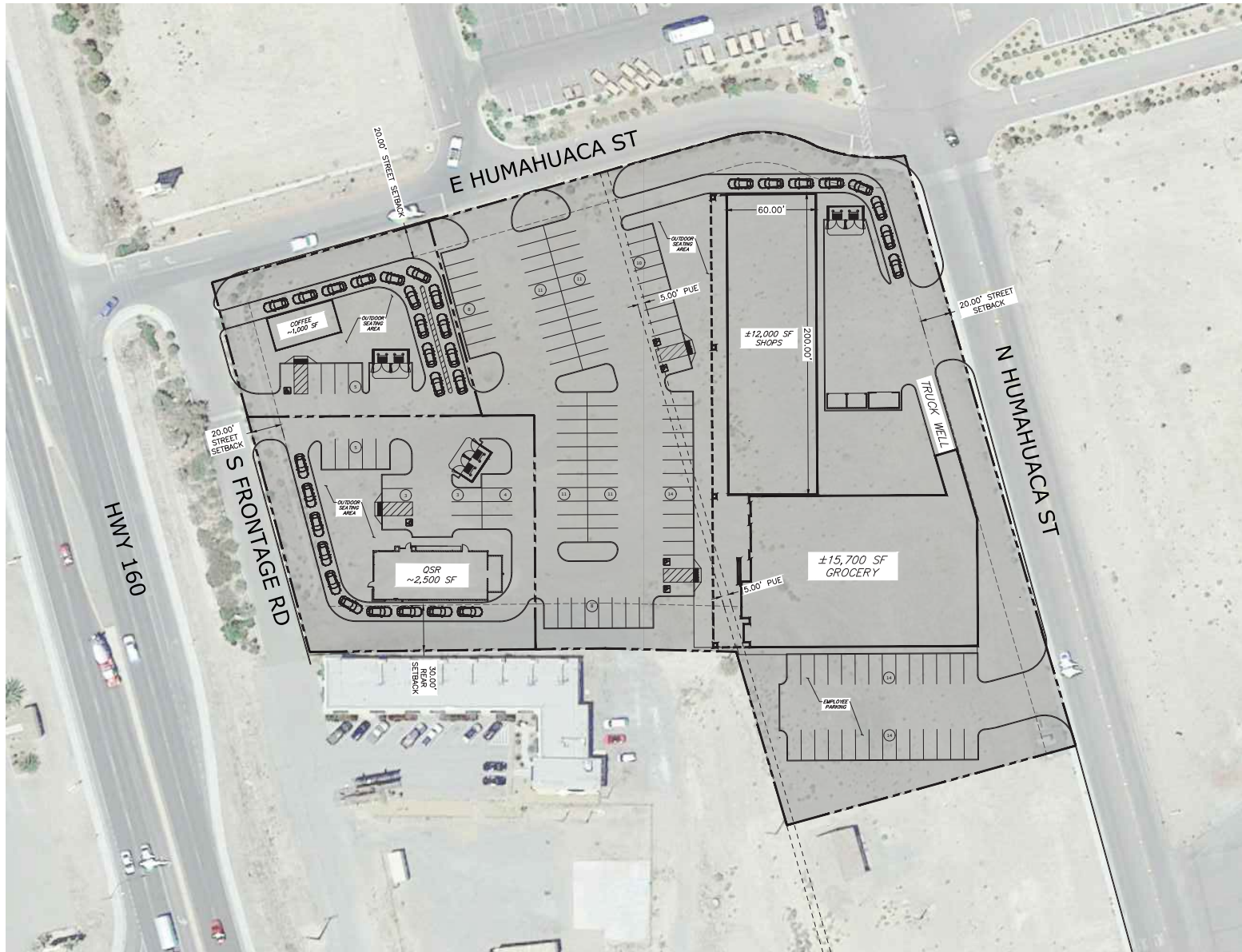
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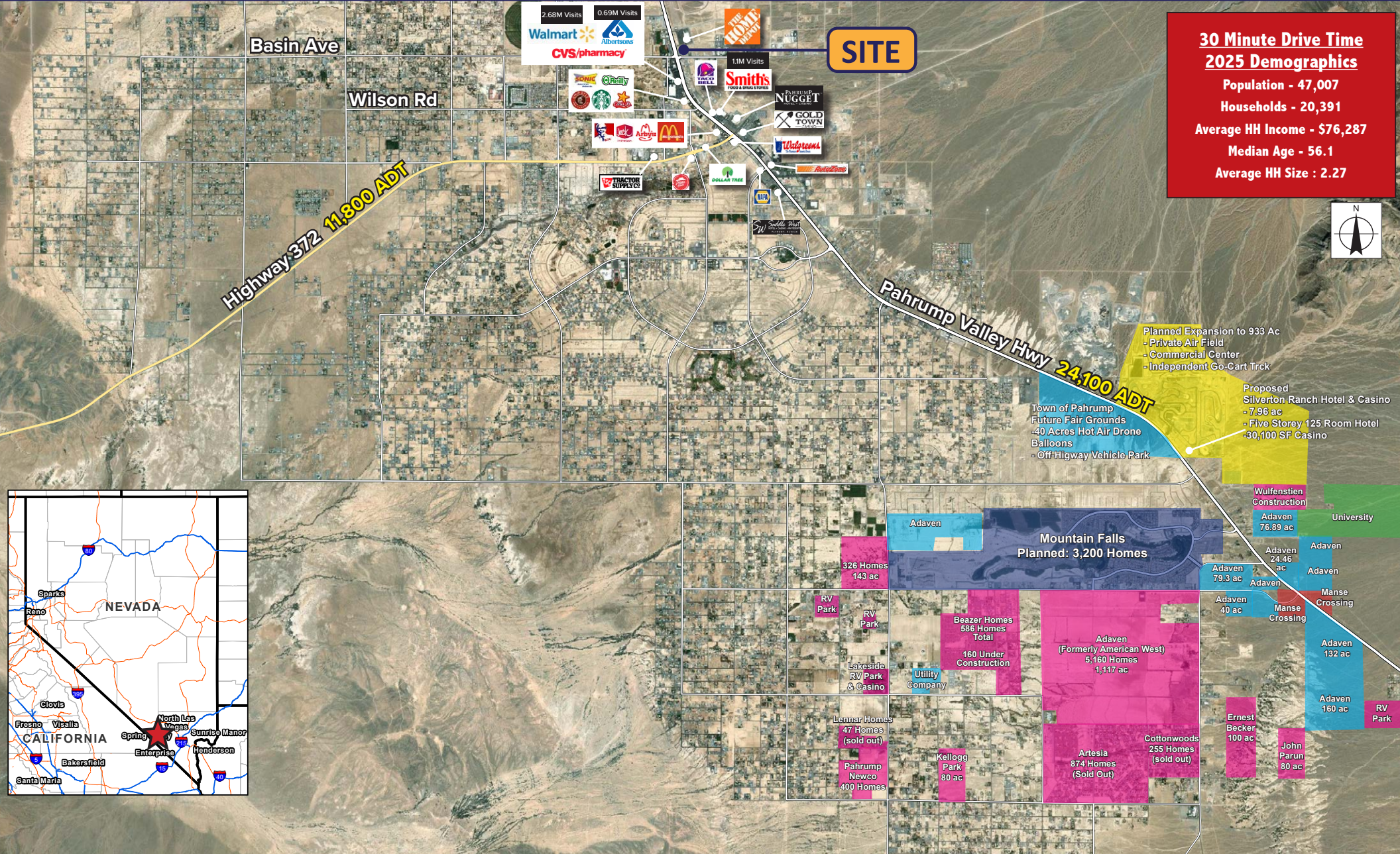
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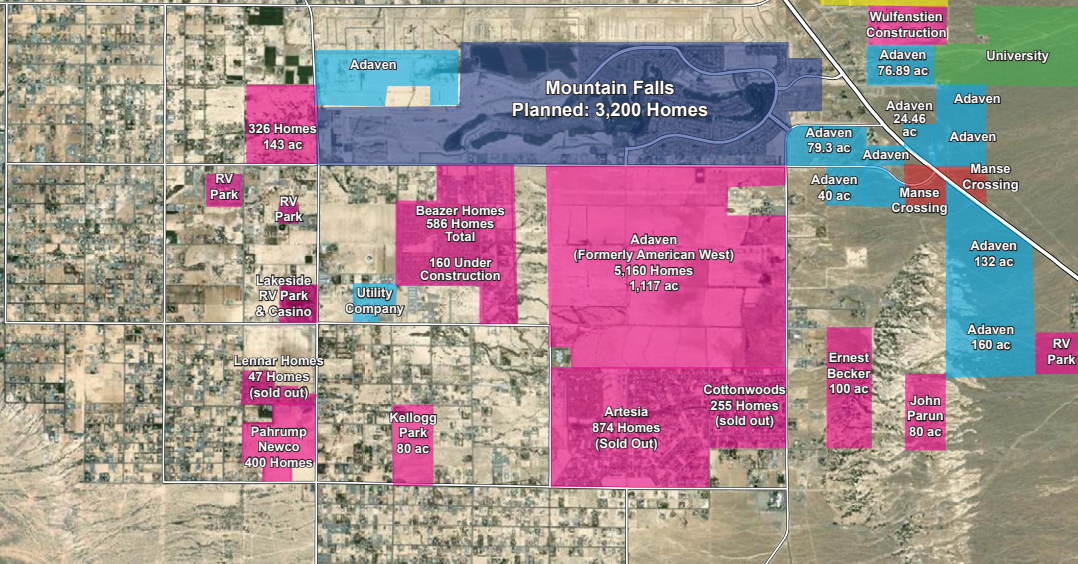
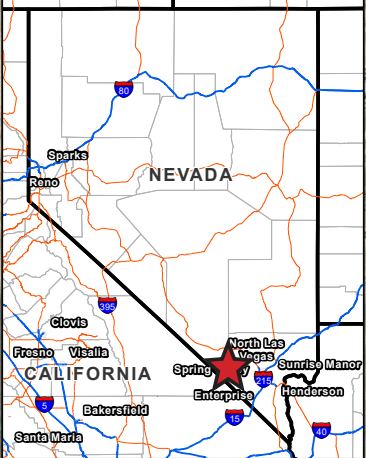
**30 Minute Drive Time**  
**2025 Demographics**  
 Population - 47,007  
 Households - 20,391  
 Average HH Income - \$76,287  
 Median Age - 56.1  
 Average HH Size : 2.27



Planned Expansion to 933 Ac  
 - Private Air Field  
 - Commercial Center  
 - Independent Go-Cart Track

Proposed  
 Silverton Ranch Hotel & Casino  
 - 7.96 ac  
 - Five Storey 125 Room Hotel  
 - 30,100 SF Casino

Town of Pahrump  
 Future Fair Grounds  
 - 40 Acres Hot Air Drone  
 Balloons  
 - Off-Highway Vehicle Park



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# 3 MILE DEMOGRAPHICS

2025  
Population



11,599

2025 Average  
Household Income



\$70,415

2025  
Households

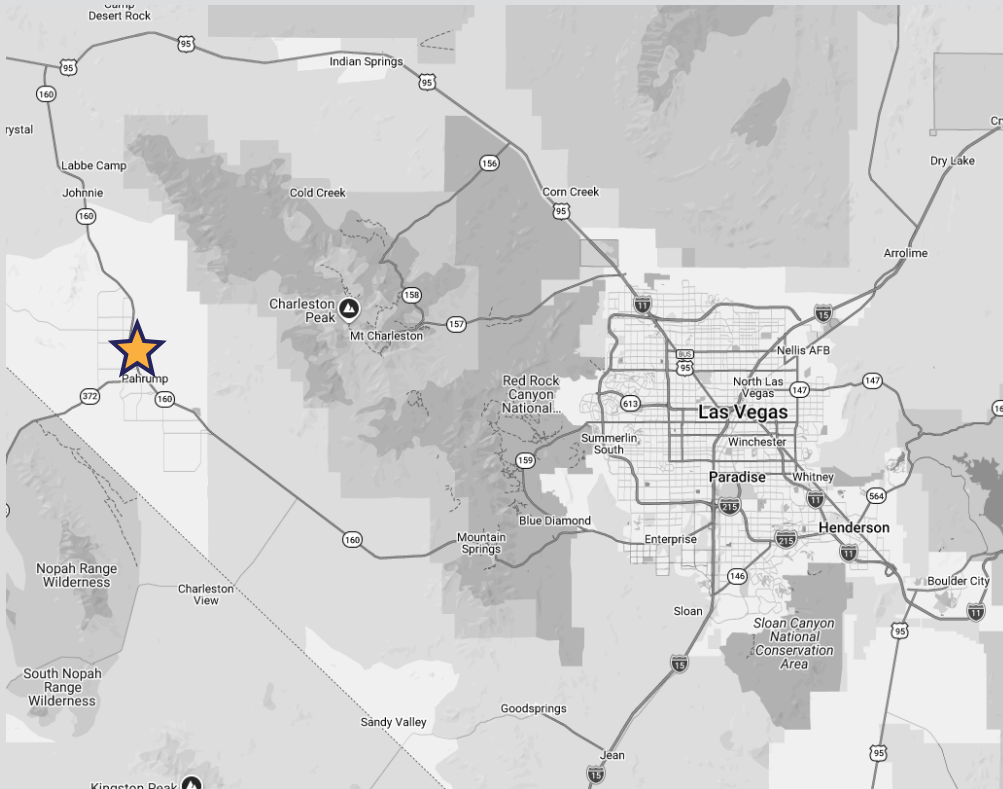


5,575

5-Year Population  
Growth



1.66%



## DEMOGRAPHIC REPORT

Census 2020 Summary	1 mile	3 miles	5 miles
Population	1,070	11,599	27,728
Households	341	5,175	11,676
Average Household Size	2.46	2.15	2.28
2025 Summary			
Population	1,083	12,319	29,468
Households	360	5,575	12,562
Families	190	3,057	7,464
Average Household Size	2.32	2.12	2.26
Owner Occupied Housing Units	266	3,604	9,380
Renter Occupied Housing Units	94	1,971	3,182
Median Age	56.8	54.0	54.6
Median Household Income	\$43,500	\$50,098	\$54,708
Average Household Income	\$56,121	\$70,415	\$76,229
2030 Summary			
Population	1,150	13,374	32,085
Households	392	6,116	13,828
Families	206	3,338	8,184
Average Household Size	2.30	2.10	2.24
Owner Occupied Housing Units	303	4,082	10,541
Renter Occupied Housing Units	89	2,035	3,287
Median Age	57.6	54.4	54.9
Median Household Income	\$45,928	\$54,642	\$60,960
Average Household Income	\$58,549	\$77,149	\$85,341
Trends: 2025-2030 Annual Rate			
Population	1.21%	1.66%	1.72%
Households	1.72%	1.87%	1.94%
Families	1.63%	1.77%	1.86%
Owner Households	2.64%	2.52%	2.36%
Median Household Income	1.09%	1.75%	2.19%

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