



FOR LEASE

1210 E BASIN AVENUE

Pahrump, Nevada 89060

ERIC ROGOSCH

Vice President

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NV #S.52003



AVAILABLE



REAL ESTATE

SMOKE SHOP

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

- ±910 SF Move-In Ready 2nd Gen Retail - Sept 2026
- Shadow-Anchored by The Home Depot
- Great Visibility From Hwy 160 & Basin Ave

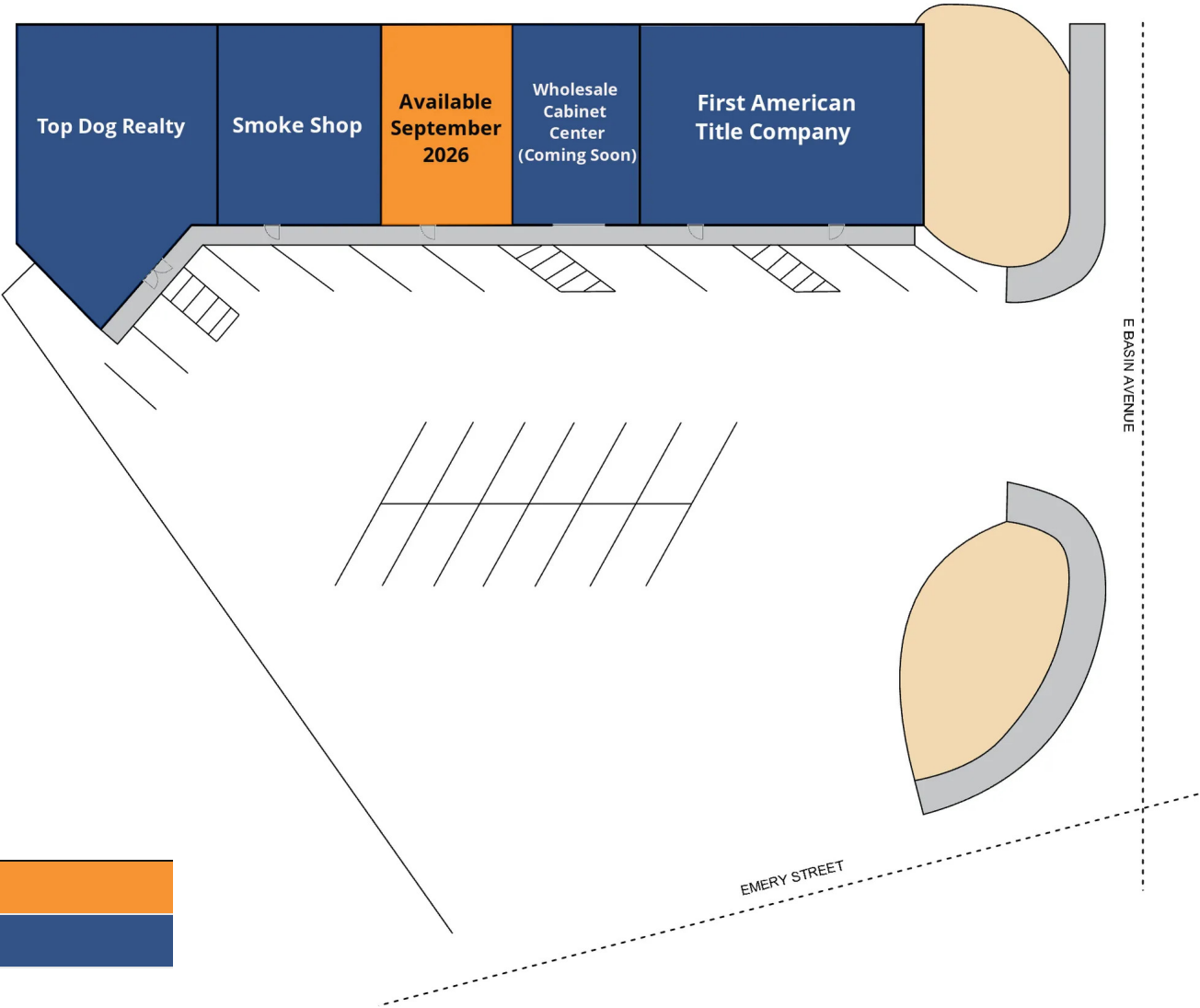
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LEASING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
AVAILABLE SF:	+/- 910 SF
NNN:	Contact Broker

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

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	Leased	-
Suite 4	Available	910 SF	NNN	\$1.75 SF/month	Available Sept 2026
Suite 1 - 2	First American Title Company	1,830 SF	NNN	Leased	-
Suite 3	Wholesale Cabinet Center	910 SF	NNN	Leased	Coming Soon!
Suite 6	Top Dog Realty	1,950 SF	NNN	Leased	-

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RETAILER MAP



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