

FORMER BLACKJACK FIREWORKS BUILDING + WAREHOUSE

S/SEC NV Hwy 160 & Postal Drive | 1181 Nevada Highway 160 | Pahrump, NV 89048



AVAILABLE SF	±2.55 Acres
APNs	035-381-12 & 035-381-13
ZONING	General Commercial
ASKING PRICE	Call Broker

PROPERTY HIGHLIGHTS

- Existing Warehouse/ Retail Building
- Center of Pahrump - Redevelopment Opportunity
- Large Outdoor Storage Yard / IOS Area
- Walkable Retail For Pahrump Station RV Resort & Saddle West Hotel & Casino RV Resort
- Over 300 RV Lots in Walking Distance

NEARBY TENANTS



2025 DEMOGRAPHIC SNAPSHOT



Population: 13,554
3-mile radius



Average HH Income: \$82,008



Traffic Counts: 23,566 vpd
NV Hwy 160



Contact: Robert Scholes • o: 702.221.2500 ext. 312 • rscholes@newmarketadvisors.com



CHAINLINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

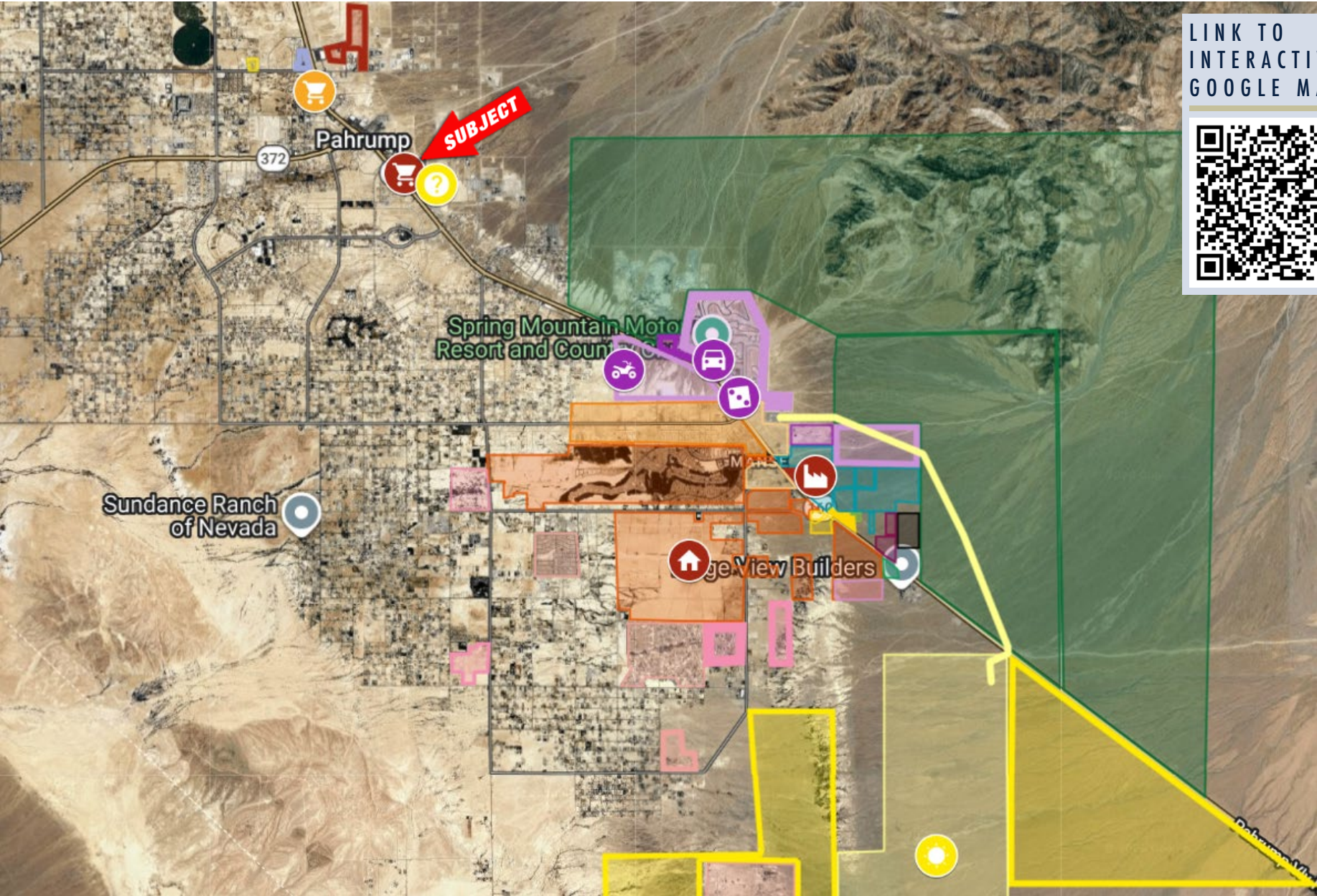
NewMarket Advisors



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LINK TO
INTERACTIVE
GOOGLE MAP:

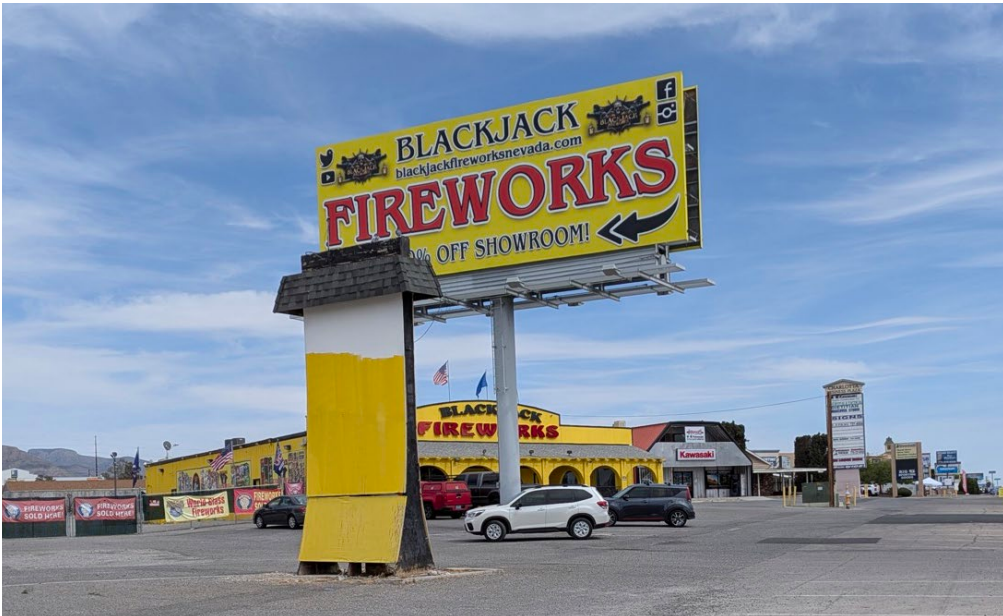


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2025 ESTIMATED DEMOGRAPHICS

PAHRUMP, NEVADA



Population

3-Mile	13,554
5-Mile	28,993
Pahrump MSA	56,287



Average Household Income

3-Mile	\$82,008
5-Mile	\$83,392
Pahrump MSA	\$84,698



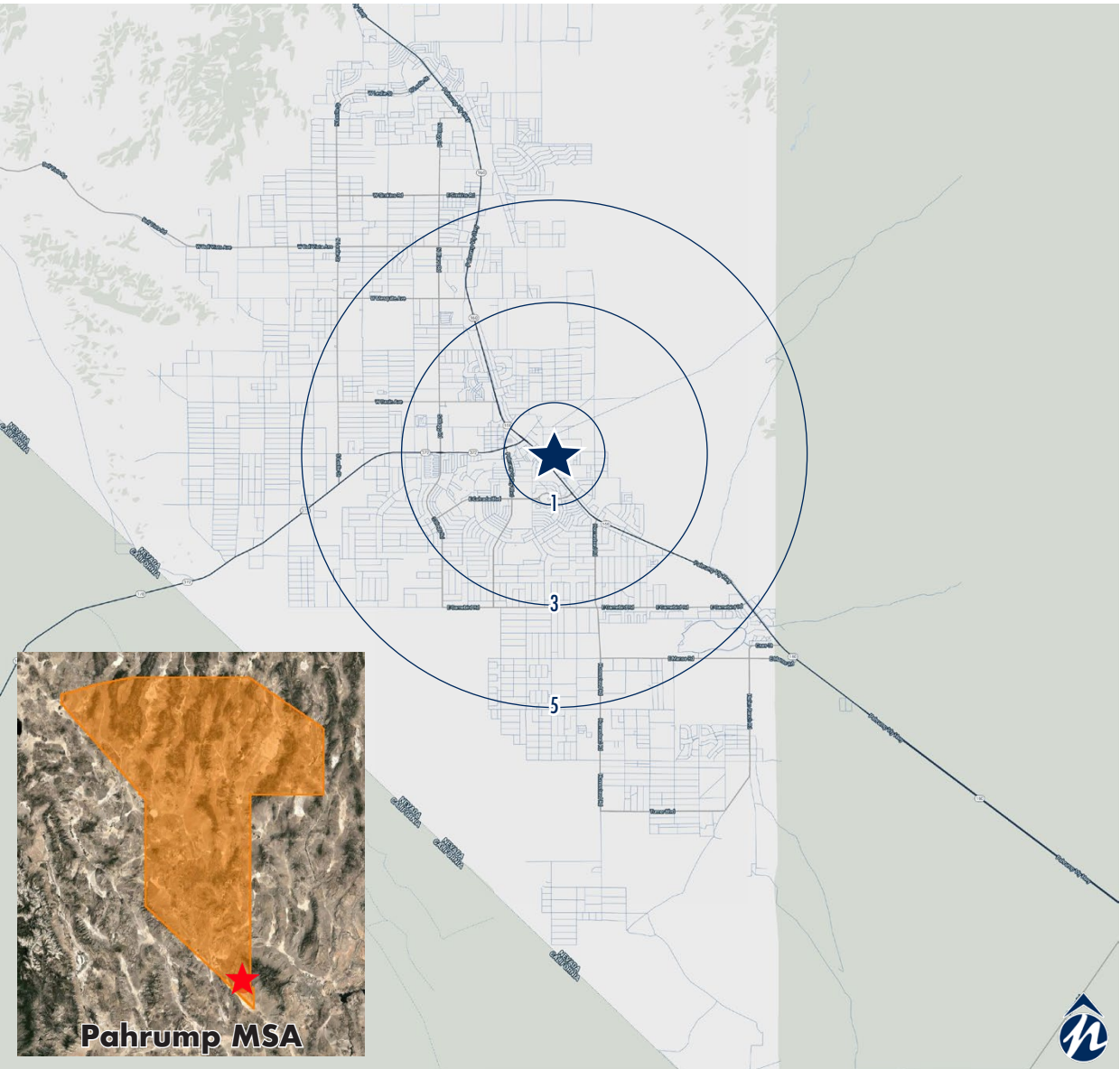
Number of Households

3-Mile	6,003
5-Mile	12,389
Pahrump MSA	23,842



Daytime Population
(Employees)

3-Mile	2,510
5-Mile	3,265
Pahrump MSA	5,011



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