



# 1541 E Basin Ave

1541 E Basin Ave, Pahrump, NV 89060

**FOR LEASE**

**ERIC ROGOSCH**

Vice President

702.527.5313

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NV #S.0052003

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.25 - \$1.50 SF/month
<b>AVAILABLE SF:</b>	+/- 1,250 SF
<b>ESTIMATED NNN:</b>	\$0.35

### PROPERTY HIGHLIGHTS

- Newly vanilla shelled suites available Summer 2026
- Ample parking and convenient site access
- Modern and professional façade

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### PROPERTY DESCRIPTION

1541 East Basin Avenue in Pahrump, Nevada, presents an exceptional opportunity in one of the region's fastest-growing markets. This versatile property offers a modern, professional setting ideal for retail, office, or medical use. Featuring excellent street visibility along East Basin Avenue, abundant on-site parking, and a well-maintained exterior, the property provides both functionality and curb appeal for tenants seeking to attract customers and clients alike.

The property's design and layout allow for adaptable configurations suitable for a wide range of commercial applications. Ample parking and convenient site access enhance customer experience and operational efficiency, while the property's modern façade ensures a professional and inviting presence.

**INTERIOR PHOTOS**



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# SITE PLANS



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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1 &2	The Grove Dispensary	2,500 SF	NNN	-	-
Suite 3	Social Suicide Tattoos	1,250 SF	NNN	-	-
Suite 4	D'Lux	1,250 SF	NNN	-	-
Suite 5-6	Tiles for Miles	2,500 SF	NNN	-	-
Suite 7	Available	1,250 SF	\$0.35/sf	\$1.25 - 1.50 SF/month	Call broker for more info
Suite 8	Available	1,250 SF	\$0.35/sf	\$1.25 - 1.50 SF/month	Call broker for more info

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# WEST AERIAL



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SVN | THE EQUITY GROUP 6

# AERIAL MAP



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## LOCATION HIGHLIGHTS

**1541 E Basin Avenue** in Pahrump, Nevada, offers a unique blend of scenic beauty and vibrant community life. With a population of 49,191 in 2024, Pahrump has experienced a notable 4.77% growth over the past year, and 28.13% since the most recent census (2020), reflecting its increasing appeal as a place to call home.

## ECONOMIC LANDSCAPE

Pahrump's economy is diverse and thriving, with major industries including:

- **Retail Trade:** 1,850 employees
- **Construction:** 1,408 employees
- **Educational Services:** 1,166 employees

# \$54,988

### MEDIAN HOUSEHOLD INCOME

Showing a 2.32% rise

# \$251,100

### MEDIAN PROPERTY VALUE

Substantial 16.7% increase

# 53.7

### MEDIAN AGE

Slight 0.37% decrease

## TOP-PAYING SECTORS

From underground resources to everyday utilities:

- **Mining, Quarrying, and Oil & Gas Extraction:** \$105,531
- **Utilities:** \$86,736
- **Agriculture, Forestry, Fishing & Hunting, & Mining:** \$73,523

