



FOR LEASE

PAHRUMP STATION

1111 S. Nevada Highway 160, Pahrump, NV 89041

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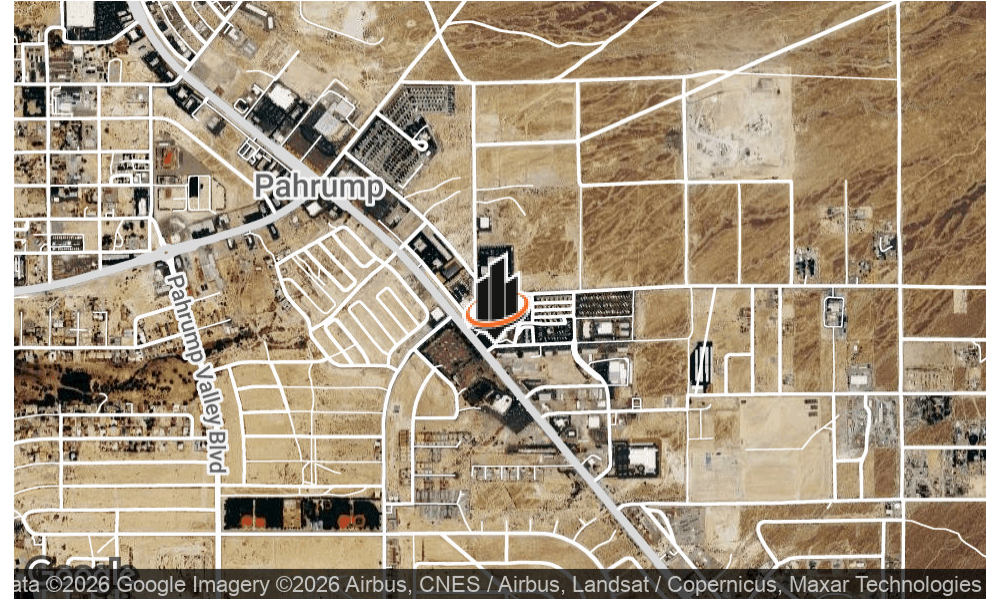
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NEVADA HIGHWAY 160

E POSTAL DRIVE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, Pahrump Station. Situated on the corner of Nevada Hwy 160 and E. Postal Dr., Pahrump Station includes retail, medical, and office uses. Directly across from USPS - Pahrump Station, this center offers ample parking and a large pylon sign on HWY 160 for excellent highway visibility. Join Pahrump Station Laundromat, Spring Mountain Medical, Arnie's Cocktail Lounge, and more!

PROPERTY HIGHLIGHTS

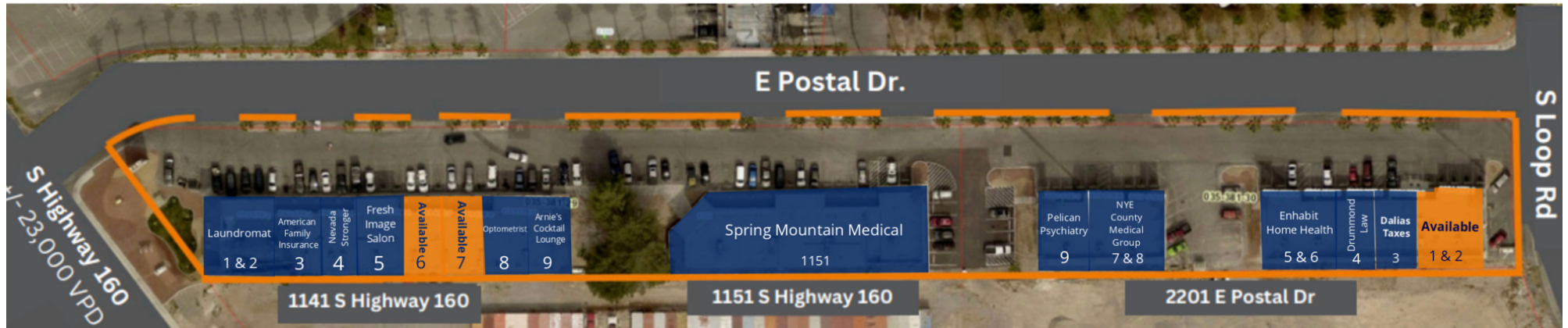
- Suitable for retail, medical, or general office uses
- Option to combine Suites 6 & 7 to ±1,900 SF
- Pylon Sign on NV Highway 160
- End-cap 2nd generation restaurant with grease trap, 12-foot hood, bar seating, additional dine-in space, and ample parking - now available.

OFFERING SUMMARY

LEASE RATE:	\$1.50 SF/month (NNN)
RESTAURANT RATE:	\$1.50 SF/month (NNN)
AVAILABLE SF:	+/- 900 - 1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	780	6,409	12,836
TOTAL POPULATION	1,662	14,532	29,789
AVERAGE HH INCOME	\$71,303	\$77,926	\$77,170

PLANS



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1141 S Highway 160 - Suites 1 & 2	Laundromat	2,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 3	American Family Insurance	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 4	Nevada Stronger	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 5	Fresh Image Salon	1,100 SF	NNN	Leased	-
1141 S Highway 160 - Suite 6	Available	900 SF	NNN	\$1.50 SF/month	Can be combined with adjacent suite (+/- 1,900 SF)
1141 S Highway 160 - Suite 7	Available	1,000 SF	NNN	\$1.50 SF/month	Can be combined with adjacent suite (+/- 1,900 SF)
1141 S Highway 160 - Suite 8	Optometrist	1,000 SF	NNN	Leased	-
1141 S Highway 160 - Suite 9	Arnie's Cocktail Lounge	1,000 SF	NNN	Leased	-

PLANS

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1151 S Highway 160	Spring Mountain Medical	7,040 SF	NNN	Leased	-
2201 E Postal Dr - Suites 1 & 2	Available	1,600 SF	NNN	\$1.50 SF/month	Fully built-out second-generation restaurant with hood, grease trap, and two restrooms.
2201 E Postal Dr - Suite 3	Dalias Taxes	800 SF	NNN	Leased	-
2201 E Postal Dr - Suite 4	Drummond Law	800 SF	NNN	Leased	-
2201 E Postal Dr - Suites 5 & 6	Enhabit Home Health	1,600 SF	NNN	Leased	-
2201 E Postal Dr - Suites 7 & 8	NYE County Medical Group	2,040 SF	NNN	Leased	-

AERIAL



RETAILER MAP

