

FOR SALE

Two Multi-Tenant Retail Buildings

3610 - 3640 S Hwy 160
Pahrump, NV 89048

OFFERING MEMORANDUM



CALL US FOR
MORE INFO

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ROI
Commercial Real Estate
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AREA OVERVIEW

Vicinity Aerial
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Area Demographics

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OFFERING MEMORANDUM
3610 - 3640 S NV-160, Pahrump, NV 89048

03

EXECUTIVE SUMMARY

PROPERTY OVERVIEW
INVESTMENT SUMMARY
RENT ROLL



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Property Overview

ROI Commercial Real Estate is pleased to present the opportunity to acquire a ±1.10 Acre parcel multi-tenant retail strip center strategically located along Hwy 160 near, the gateway to Pahrump, Southern Nevada's next frontier of development.



Constructed in 2007, the 14,407 SF multi-tenant retail and professional center offers exceptional visibility and direct frontage on the region's primary commercial thoroughfare.

Benefiting from an outstanding parking ratio of 4.16 spaces per 1,000 SF and versatile zoning, the property easily accommodates a synergistic mix of traditional retail, service-oriented businesses, and specialized medical providers.

With its high-quality construction and adaptable floor plans, this asset is well-positioned to capture the growing commercial and residential demand in the Pahrump Valley.

 ±14,400 SF
BUILDING SIZE



Investment Summary

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PROPERTY DETAILS

Address	3610 - 3640 NV-160, Pahrump, NV 89048
APN	042-451-13
GLA	±14,407 SF
Price	Contact Broker
Land Area	47,916 SF 1.10 AC
Occupancy	Multi-Tenant
Parking Spaces	60
Year Built	2007
Zoning	Mixed-Use (MU)
Notes	<i>Includes rent credit from seller</i>

Two (2) Well-Maintained Retail Buildings

Single-story, 14,407 SF retail & professional center situated on ±1.10 acres featuring a range of tenants.

High-Visibility Thoroughfare

Excellent frontage and convenient access along Highway 160, capturing the bulk of the valley's daily commuter and visitor traffic.

A Diverse Tenant Mix

The property features a diverse tenant mix featuring medical, healthcare, gaming, personal-service, and transportation users.

Regional Healthcare Infrastructure

Located just minutes from Desert View Hospital, Intermountain Health Care, and surrounding specialized medical hubs.

Versatile Zoning

Legally conforming Mixed-Use zoning accommodates a broad range of commercial and institutional uses

Rapidly Growing Demographic

Driven by an influx of new residents seeking affordable, high-desert living, Pahrump's population has expanded by nearly 25% since 2020.

Nearby Amenities

CHARLESTON PEAK WINERY	± 1.7 mi	LAKE VIEW EXECUTIVE GOLF COURSE	± 3.2 mi
ARTISAN CENTER WINERY	± 1.6 mi	IAN DEUTCH MEMORIAL PARK	± 2.7 mi
SPRING MOUNTAIN MOTOR RESORT	± 2.6 mi	MOUNTAIN FALLS GOLF CLUB	± 5.5 mi



Rent Roll

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UNIT	TENANT	SIZE	GLA %	LEASE START	LEASE END	MONTHLY RENT	RENT/SF/MO	ANNUAL RENT	ANNUAL INCREASES	NNN \$/SF/MO	MONTHLY NNN	ANNUAL NNN
402	Hung Le Nail Salon	1,020 SF	6.95%	06/01/2025	06/30/2030	\$1,772.18	\$1.69	\$21,266.16	3.00%	\$0.37	\$379.44	\$4,553.28
403	Dotty's Casino	3,898 SF	26.56%	12/01/2023	12/01/2028	\$6,921.06	\$1.78	\$83,052.72	2.00%	\$0.39	\$1,513.79	\$18,165.48
404	It Beats the Bus	400 SF	2.73%	06/15/2026	06/35/2028	\$315.00	\$0.79	\$3,780.00	3.00%	\$0.25	\$100.00	\$1,200.00
400	Vacant	1,909 SF	13.01%	11/1/2025	10/31/2030	\$3,149.85	\$1.50	\$37,798.20	3.00%	\$0.30	\$572.70	\$6,872.40
--	Vacant	1,510 SF	10.29%	--	--	\$2,265.00	\$1.50	\$27,180.00	--	--	--	\$0.00
201	Nevada Comprehensive Eye Physicians	2,376 SF	16.19%	05/01/2022	05/01/2027	\$2,979.51	\$1.25	\$35,754.12	CPI to 3% MAX	\$0.35	\$837.62	\$10,051.44
202	Comfort Health Hospice	1,188 SF	8.09%	05/01/2024	05/01/2027	\$1,386.38	\$1.17	\$16,636.56	3.00%	\$0.35	\$418.81	\$5,025.72
203	Ovation Physical Therapy	2,376 SF	16.19%	06/01/2024	11/30/2029	\$2,613.60	\$1.10	\$31,363.00	3.00%	\$0.35	\$831.60	\$9,979.20
--	Desert Pulmonary Rehabilitation and Diagnostics	2,376 SF	13.93%	09/01/2026	09/01/2029	\$2,732.40	\$1.15	\$32,788.80	3.00%	\$0.35	\$831.60	\$9,979.20
TOTALS		14,677 SF	100%			\$21,073.09	\$1.44	\$252,819.88		\$0.32	\$4,653.96	\$55,847.52



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TENANT PROFILE & PLANS

TENANT PROFILE
SITE PLAN



Tenant Profile

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HUNG LE NAIL SALON

Hung Le Nail Salon is a neighborhood salon providing comprehensive nail and waxing services to the Pahrump area. As a daily-needs, personal-service tenant, the salon generates reliable repeat customer visits.

Square Footage: ±1,020 SF
Lease Expiration Date: 6/30/2030



DOTTY'S CASINO

A highly recognizable gaming tavern chain boasting 175 total locations across Nevada, Oregon, and Montana, with an additional 150 new locations planned in Illinois. Dotty's has 64 total locations in the Nevada Market alone, serving as a strong, daily-traffic anchor that drives reliable, recurring visits to the property.

Square Footage: ±3,898 SF
Lease Expiration Date: 11/30/2028



IT BEATS THE BUS

It Beats the Bus LLC is a professional office tenant providing localized business and financial services. Operating out of Unit 404, they add a stable, daily-use administrative presence to the center's diverse mix of tenants.

Square Footage: ±400 SF
Lease Expiration Date: 6/30/2026



Tenant Profile

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NEVADA COMPREHENSIVE EYE PHYSICIANS

A leading regional provider of comprehensive eye care, optometry, and surgical treatments. With multiple locations throughout Southern Nevada, this medical tenant drives reliable, high-value patient foot traffic to the center.

Square Footage: ±2,376 SF
Lease Expiration Date: 5/31/2027



COMFORT HEALTH HOSPICE

A specialized healthcare tenant offering compassionate end-of-life and palliative care services to the Pahrump community. As a quiet, low-impact medical provider, they reinforce the center's professional tenant profile and provide essential, services that support local families.

Square Footage: ±1,188 SF
Lease Expiration Date: 3/31/2028

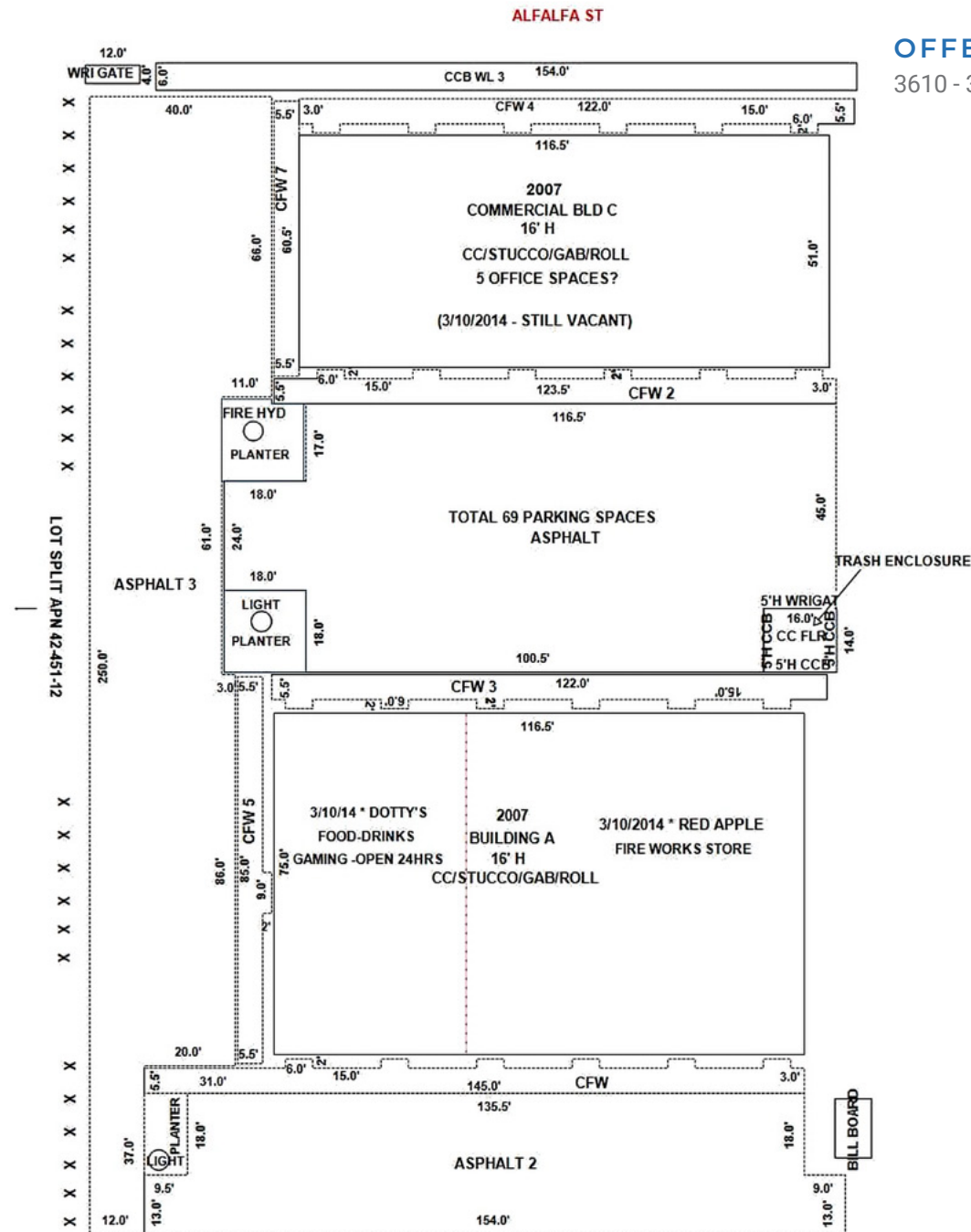


Ovation PHYSICAL THERAPY

Specializing in orthopedic and sports rehabilitation clinic, this tenant features modern equipment and highly experienced practitioners. This locally owned medical tenant drives reliable, appointment-based foot traffic to the property and creates excellent cross-shopping synergy with the center's adjacent healthcare providers.

Square Footage: ±2,376 SF
Lease Expiration Date: 11/30/2029





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AREA OVERVIEW

SITE AERIAL
TRADE AREA AERIAL
AREA DEMOGRAPHICS



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DEMOGRAPHICS

Radius Rings & Drive Times



POPULATION

1 MILE	1,884
3 MILES	11,497
5 MILES	27,834



AVERAGE HOUSEHOLD INCOME

1 MILE	\$87,213
3 MILES	\$94,679
5 MILES	\$95,607



TRAFFIC COUNTS

HWY-160	22,600 VPD
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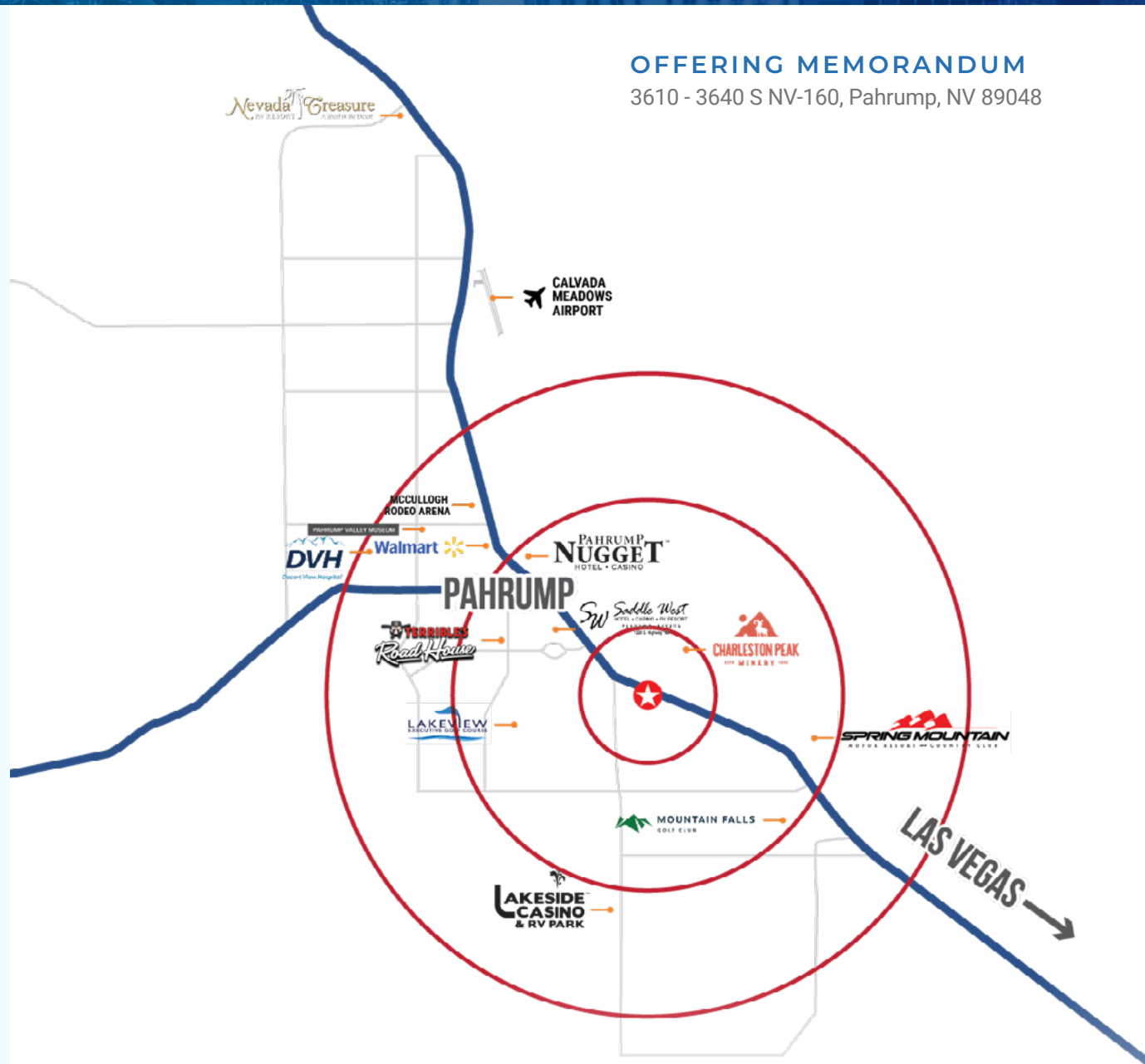
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MARKET OVERVIEW

PAHRUMP MARKET





Pahrump

It's an **adventure** west of Vegas.

Serving as the premier gateway to Death Valley National Park, the area consistently draws outdoor enthusiasts and eco-tourists year-round.

Pahrump, Nevada, is a rapidly expanding community in Nye County offering a blend of rural charm and modern amenities just 60 miles west of Las Vegas. This steady influx has transformed Pahrump into one of the fastest-growing communities in the region.

The town benefits from Nevada's favorable tax climate and an affordable cost of living compared to the Las Vegas Valley. This pro-business environment has fueled significant residential and commercial development, specifically driving growth along the South Highway 160 corridor. Pahrump is also establishing itself as a unique lifestyle destination, home to award-winning wineries and the Spring Mountain Motor Resort.

With a population approaching 48,000, Pahrump experiences sustained inward migration from Las Vegas and California. As the town's infrastructure, retail footprint, and master-planned communities continue to expand, it remains highly desirable for residents seeking space and investors targeting robust, long-term commercial growth potential in Southern Nevada.



2026 Economic & Tourism Highlights

1.1M VISITS

Annually at Death Valley

1.5% GROWTH

Annual Population

60 MINUTE

Las Vegas Drive Time

48,000

Total Residents



THE PAHRUMP EXPERIENCE

Distinct lifestyles fueling a rapidly growing local economy.



ADRENALINE CHASERS

Spring Mountain Motor Resort & Country Club is a state-of-the-art racing facility and exclusive motorsports country club. Featuring the longest road course in North America at over 9 miles, it attracts high-performance driving enthusiasts globally and serves as the official high-performance driving school for Corvette.



CONNOISSEURS

Often recognized as the heart of Nevada's wine country, Pahrump is home to the award-winning Pahrump Valley Winery and Sanders Family Winery. These local estates offer wine tastings, tours, and fine dining, drawing day-trippers from Las Vegas and adding a touch of agricultural tourism to the desert landscape.

ADVENTURE SEEKERS

Pahrump is the largest gateway community to Death Valley National Park, which welcomes over a million visitors annually. Its strategic location provides regional and international travelers with essential lodging, dining, and retail services before venturing into the largest national park in the lower 48 states.



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ABOUT US

BROKERAGE TEAM
DISCLAIMER



MEET THE TEAM

Backed by over 50 years of combined experience and the most comprehensive retail market data in Las Vegas.

Our diverse team delivers a multifaceted approach to acquiring, planning, leasing, and dispositioning assets. We represent private and institutional investors nationwide, leveraging our strategic marketing and national platforms to ensure unparalleled exposure and results for every retail portfolio.



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**Work with the top retail professionals who
know the greater Southern Nevada market.**

IN 2025 ALONE, OUR LISTINGS SAW:

TOP 5%
Rank in Views

1.47M
Total Views

135.5K
Unique Visitors

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