

# PAHRUMP VALLEY JUNCTION

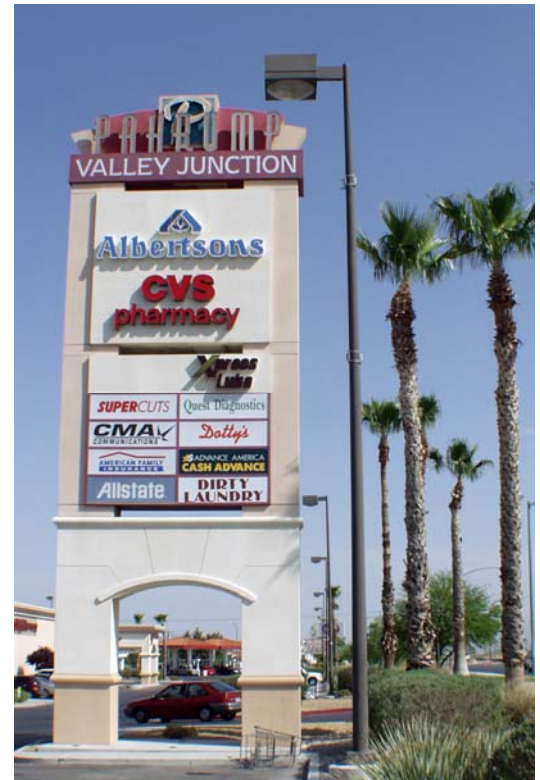
## Leasing Opportunities Available

Pahrump Valley Junction is located in the prime retail center of Pahrump and is the only anchored shopping center in town. Pahrump's master plan and the synergy created by the Wal-Mart Super Center adjacent to the property (the only Wal-Mart within a 40-mile radius) provide high barriers to competitive entry. Home Depot is currently under construction across the street, which will increase the traffic around the property. Containing 117,000 square feet of retail space and 12.2 total acres of land area, the center has approximately 829 feet of frontage along the west side of Nevada Highway 160. Access is provided via three entrances on Hwy 160 and the shopping center may also be accessed via adjacent retail development and other major streets.



### Location Highlights:

- Located on Nevada Hwy 160, the north-south artery through Pahrump
- Pahrump Valley is one of the fastest growing regions in Nevada and the United States
- Over 10,000 new homes are slated to be built in Pahrump Valley
- Excellent signage with large pylon signs at both entrances
- Best retail destination within Pahrump Valley
- Anchored by Albertsons, one of only two major grocery stores within a 37-mile radius



100-250 S. Highway 160 (at Basin Road)  
Pahrump, Nevada 89048



Pahrump Valley Junction is anchored by Albertsons. Other national tenants include CVS, Hollywood Video, Crescent Jewelers, H&R Block, SuperCuts, Papa John's Pizza, Allstate Insurance, The UPS Store, Absolute Dental and Quest Diagnostics.

Pahrump is a bedroom community of Las Vegas (located 60 miles to the south) with annual growth in excess of 10% in 2005/2006, making it one of the fastest growing communities in Nevada and the United States.

**SPACE AVAILABLE 1,125 Sq. Ft.,  
150 S. hwy 160 Suite C-2**



**CLASSIC REALTY**

2250 Postal Dr., Suite 1, Pahrump, NV 89048

For further information, please contact:  
J. Michael Griffin, Corporate Broker  
Classic Realty Group  
(775) 751-1800  
jmichael@classicrealtynv.com

# PAHRUMP VALLEY JUNCTION



## TOWN of PAHRUMP DEMOGRAPHIC INFORMATION

Population: 36,645 growing at an annual rate of over 10% in 2005 / 2006

Location: 63 miles Northwest of central Las Vegas

Households: 10,153 households, 91% White, 1.3% African American, 7.6% Hispanic and 2% other. 58% of the households are married couples.

Average Household Income: \$34,000

Median Household Income: \$39,000

Average Age: 45



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