



REAL ESTATE SERVICES

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VOIT ASSISTS CLIENT WITH UPGRADING THEIR RETAIL PORTFOLIO

Pahrump, Nev., (March 24, 2025) – Voit Real Estate Services is pleased to announce that Vice President Max Stone, CCIM and Associates Josh Salik and Michael Paul of our Carlsbad office in partnership with Scott Reid of ParaSell successfully directed the sale of three buildings within Pahrump Valley Junction, a 140,000-square-foot retail center in Pahrump, Nevada. The three buildings totaling 37,850 square feet on 3.02 acres include 19 retail suites and one pad within the retail center anchored by Albertsons, CVS and an ARCO service station sold for \$8,700,000. Pahrump Valley Junction is the primary shopping destination for the Pahrump trade area with a population of approximately 45,000 people and boasts traffic of over 25,000 cars per day.

The Voit team represented the seller, S&S Pahrump, a private investor based out of San Diego. The buyer, Pahrump Valley KRD, based out of Pheonix, was represented by John Weisler of JW Michaels Commercial of Las Vegas, Nevada.

The transaction was part of a broader portfolio and estate plan for both the buyer and seller. According to Stone, "S&S Pahrump viewed this disposition as a key step in meeting their long-term strategy of investing in markets with stronger demographic growth and income profiles, while Pahrump Valley KRD used this property as its up-leg in a 1031 exchange."

The buyer was drawn to the property's stable cash flow, tenant mix, and its essential role within the local retail landscape. An indication that there is a continued demand for necessity-based retail in tertiary markets, particularly those with limited competition and a captive consumer base. The transaction achieved the highest price per square foot ever recorded for a shopping center in Pahrump and among the tertiary markets across Nevada.

The property is located at 150, 240 and 250 Highway 160, Pahrump, Nevada.

About Voit Real Estate Services

Voit Real Estate Services is a privately held, broker-owned Southern California commercial real estate firm that provides strategic property solutions tailored to clients' needs. Throughout its more than 50-year history, the firm has completed in excess of \$64.1 billion in brokerage transactions encompassing more than 58,250 brokerage deals. Voit's unmatched expertise in Southern California brokerage, investment advisory, financial analysis, and market research



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enables the firm to provide clients with forward looking strategies that create value for a wide range of assets and portfolios. Further information is available at www.voitco.com.

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