

OFFERING MEMORANDUM

The Ruby Store

3240 Nevada 373

Amargosa Valley, NV 89020

\$1.5M	0.90%	\$13.5K
PRICE	CAP RATE	NOI

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Executive Summary

3240 Nevada 373 · Amargosa Valley, NV 89020



ASKING PRICE

\$1,500,000



NOI

\$13,500



CAP RATE

0.90%



BASE RENT

\$13,500



EGI

\$13,500

The Ruby Store is a best-in-class retail center located at 3240 Nevada 373, Amargosa Valley, NV 89020. The ownership is offering this stabilized asset to the market, providing a unique opportunity to acquire a dominant retail position in a high-traffic corridor.

We are pleased to present The Ruby Store , a premier retail center strategically positioned at 3240 Nevada 373 in Amargosa Valley, NV. This exceptional asset offers investors a rare opportunity to acquire a well-located retail property in one of the region's most dynamic trade areas.

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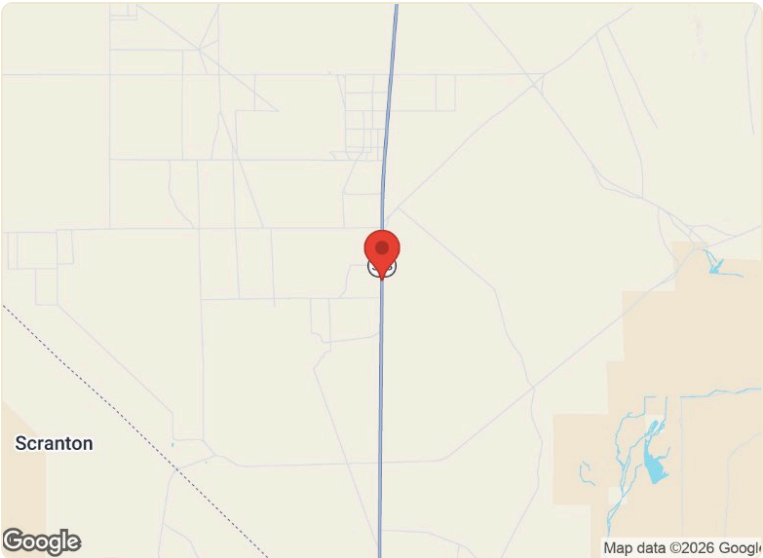
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PROPERTY DATA

Frontage

Frontage on 373

Location Highlights



LOCATION	
Address	3240 Nevada 373
City	Amargosa Valley
State	Nevada
Zip Code	89020
County	US
Coordinates	36.4842679,-116.4214814

 AIRPORTS

Furnace Creek Airport	25.5 mi
Amargosa Airport	12.6 mi
Heliport	23.7 mi

Baker Ranch
Construction

Republic Services
- Amargosa

Ruby's Store

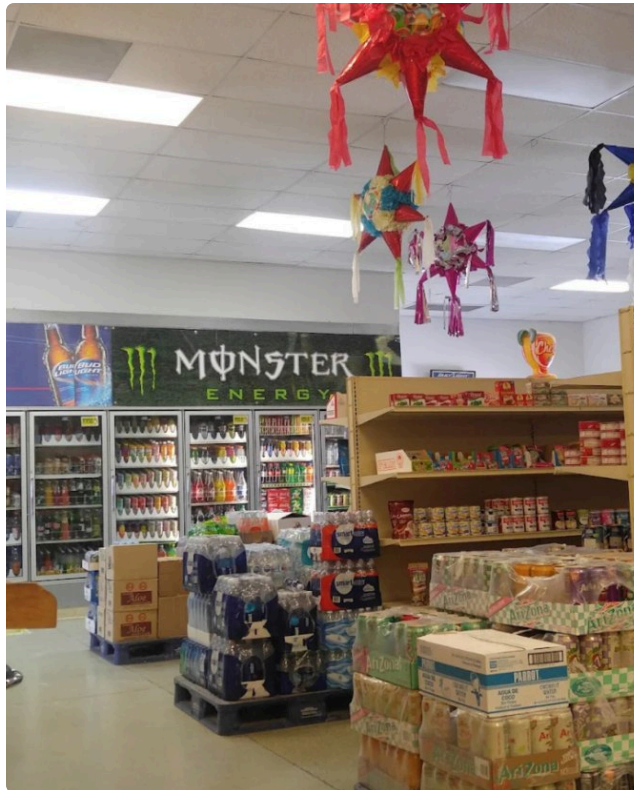
Longstreet
Spring & Cabin

Scranton

Ash Meadows

36.4843°N, 116.4215°W

Photo Gallery



Rent Roll

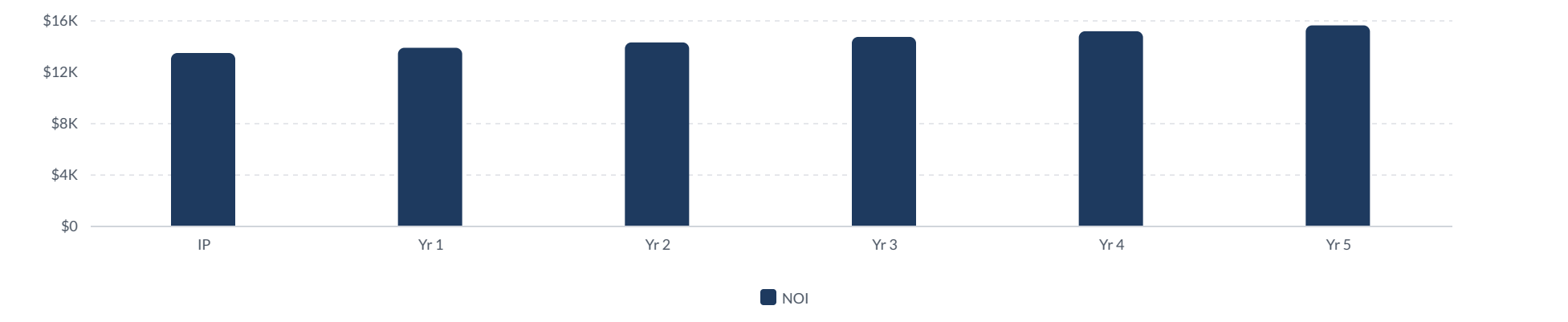
Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Incr %
Trailer on property	American First National Bank	0	\$13,500.00	\$1,125.00	\$13,500.00	3.0%
Total		0		\$1,125.00	\$13,500.00	

TENANTS 1

Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Base Rental Revenue	\$13,500	\$13,905	\$14,322	\$14,752	\$15,194	\$15,650
Effective Gross Income	\$13,500	\$13,905	\$14,322	\$14,752	\$15,194	\$15,650
Net Operating Income	\$13,500	\$13,905	\$14,322	\$14,752	\$15,194	\$15,650
Cap Rate	0.90%	0.93%	0.95%	0.98%	1.01%	1.04%

NET OPERATING INCOME



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	68	314	700
2010 Population	75	347	773
2026 Population	52	267	600
2031 Population	53	271	609
2026-2031 Growth Rate	0.38 %	0.30 %	0.30 %
2026 Daytime Population	46	191	524
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2	89	235
2010 Total Households	3	102	270
2026 Total Households	2	83	218
2031 Total Households	2	85	224
2026 Avg. Household Size	25	3.1	2.66
2026 Owner Occupied Housing	1	51	133
2031 Owner Occupied Housing	1	54	141
2026 Renter Occupied Housing	1	32	85
2031 Renter Occupied Housing	1	32	84
2026 Vacant Housing	0	11	40
2026 Total Housing	2	94	258
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	10	28
\$15,000-\$24,999	0	11	29
\$25,000-\$34,999	0	14	37
\$35,000-\$49,999	0	9	23
\$50,000-\$74,999	0	15	40
\$75,000-\$99,999	0	8	21
\$100,000-\$149,999	0	9	24
\$150,000-\$199,999	0	0	0
\$200,000 or greater	0	7	17
Median HH Income	\$0	\$38,596	\$38,872
Average HH Income	\$0	\$65,618	\$65,805



\$0	\$0
MEDIAN HH INCOME (1-MI)	AVG HH INCOME (1-MI)
50.0%	50.0%
OWNER OCCUPIED (1-MI)	RENTER OCCUPIED (1-MI)
0.0%	0.38 %
VACANCY RATE (1-MI)	2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

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