



4023-4047
PONDEROSA WAY
LAS VEGAS, NV 89118

\$5,142,857 (7.0% CAP RATE)
\$330/SF @ 38% Bldg. Coverage
\$51.11/SF Excess Paved/Secured Yard

TRANSPORTATION IOS OFFERING (SOUTHWEST SUBMARKET)

CLICK HERE FOR VIRTUAL TOUR!



INVESTMENT SALE

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NORTHCAP 
COMMERCIAL

Symphony Park
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Las Vegas, NV 89106
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HIGHLIGHTS

\$5,142,857

\$330/SF

@ 38% BLDG. COVERAGE

\$51.11/SF

EXCESS PAVED/SECURED YARD

ACTUAL CAP RATE:

7.0%

BASE RENT:

\$30,000/Mo NNN

YEAR BUILT:

1998/2003

RENTABLE SF:

9,338 SF

LOT SIZE:

+/- 1.49 AC

PARCEL ID:

162-31-611-009

ZONING:

I L (INDUSTRIAL LIGHT)

LEASE:

NATIONAL CREDIT TENANT

7 YEAR TERM

4% ANNUAL INCREASES

THE OPPORTUNITY • 4023-4047 PONDEROSA WAY

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Las Vegas, NV 89118

OFFERING OVERVIEW

Northcap Commercial is pleased to present a rare opportunity to acquire a stabilized Industrial Outside Storage (Transportation IOS) asset, with long-term leases in place, located within the highly desirable Stadium District of the Southwest Las Vegas Submarket.

PROPERTY INFORMATION

- Stabilized Transportation IOS offering in the Southwest Las Vegas Submarket
- ±9,338 SF single-story office building (2 tenants)
- ±1.49 - acre site
- Fully fenced and secured yard
- Low site coverage (~14%), maximizing usable yard space (Transportation IOS)

IMPROVEMENTS:

- New Roof (2025)
- New HVAC system throughout (2025)
- New paint, flooring and lighting (2025/2026)

TENANT PROFILE:

- **Flix SE (Greyhound)** - 4023 Ponderosa - is a leading global travel-tech company. Utilizing an asset-light model, it combines technology, e-commerce, and partnerships to offer affordable, sustainable travel across 40 countries and 5 continents. 24/7 On-site staff.
- **TLC Luxury Transportation** - 4047 Ponderosa - is a premium bus rental/charter company, servicing Southern Nevada and Southern California, with locations in Las Vegas and Los Angeles.

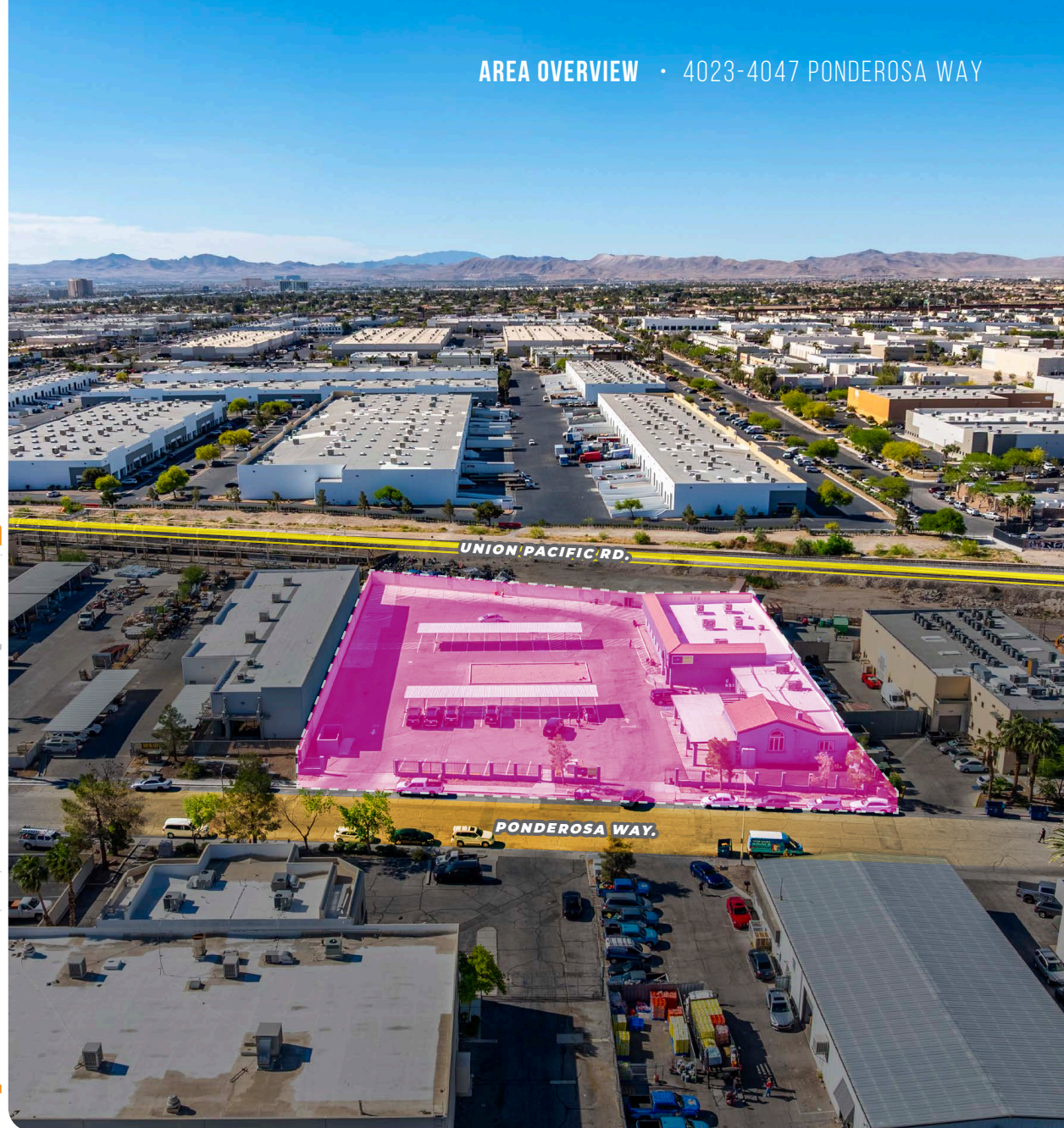
Financials will be shared during due diligence

RENT ROLL

ADDRESS	TENANT	SF	BLDG. \$/SF NNN	EXCESS PAVED/SECURED YARD	BASE RENT/MO	YEAR 1 BASE RENT	ANNUAL INCREASES	TERM	START DATE	LEASE EXPIRATION	CAM/MO	TENANT USE
4023 Ponderosa	Greyhound	5,542	\$1.242/SF	\$0.59/SF (Excess +/- 24,148 SF Yard)	\$21,130.96	\$253,571.52	4%	7 yrs	12/1/25	3/31/2032	\$1,662.60	Bus Terminal
4047 Ponderosa	TC Nevada, LLC	3,796	\$0.929/SF	\$0.33/SF (Excess +/- 16,103 SF Yard)	\$8,869.04	\$106,428.48	4%	3 yrs	COE	TBD	\$1,155.37	Office/Admin
Total		9,338			\$30,000.00	\$360,000.00						

AREA OVERVIEW

- ± 0.75 miles to **Interstate 15** (I-15)
- ± 1.25 miles to the **Las Vegas Strip**
- ± 3 miles to **Harry Reid International Airport**
- ± 1 mile to **Allegiant Stadium**



Located within the **Southwest Las Vegas industrial submarket**, the property benefits from strong connectivity to regional and national distribution routes.



T-Mobile
ARENA

Excalibur
LAS VEGAS

LUXOR
LAS VEGAS

W
HOTELS

MANDALAY BAY

MANDALAY BAY
CONVENTION CENTER

allegiant stadium



S. LAS VEGAS BLVD.

BALI HAI GOLF CLUB

W. RUSSELL RD.

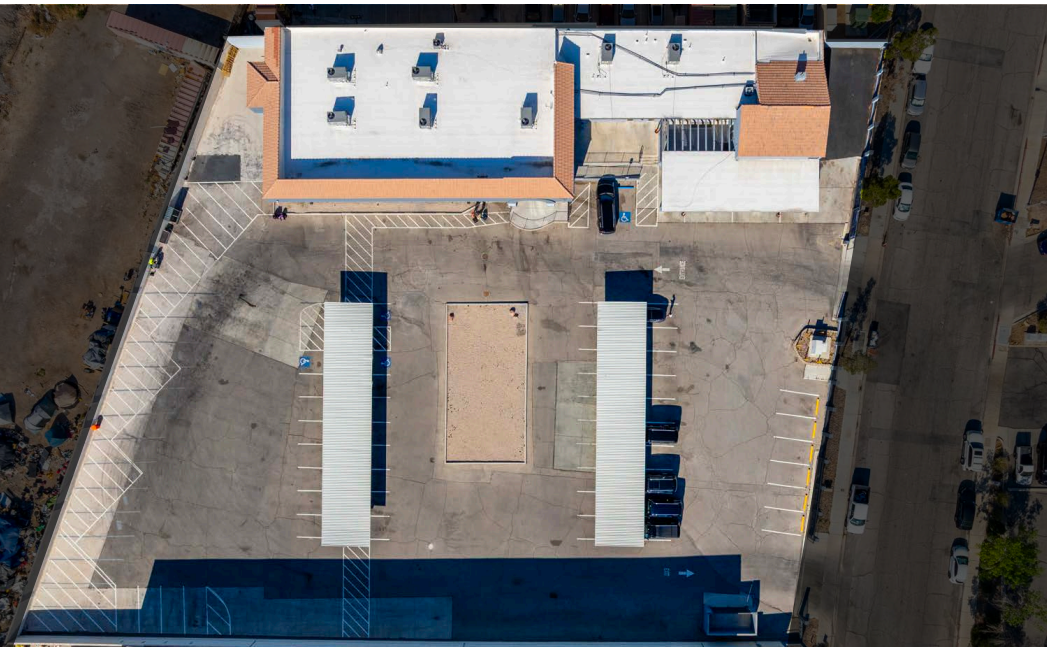
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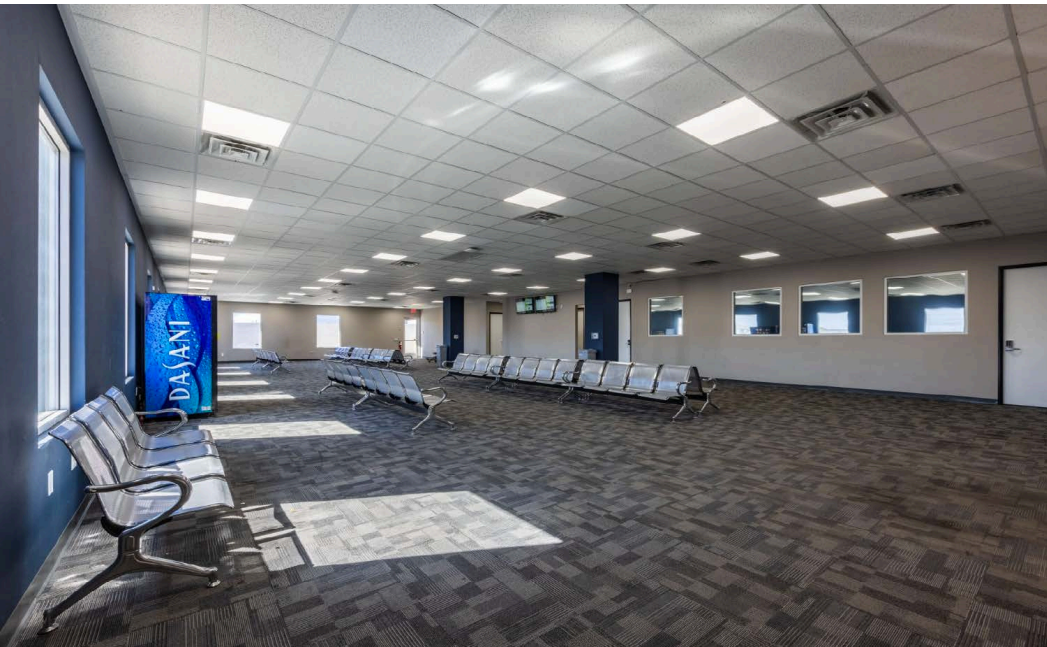
PONDEROSA WAY



4023-4047 PONDEROSA WAY

HARRY REID
INTERNATIONAL
LAS VEGAS





1 MILE

KEY FACTS

388

Population

43.4

Median Age



12.7

Average Household Size

\$66,795

Median Household Income

EDUCATION

10%

No High School Diploma



45%

High School Graduate



32%

Some College



14%

Bachelor's/Grad/Prof Degree

BUSINESS



1,900

Total Businesses



27,899

Total Employees

EMPLOYMENT



54%

White Collar



24%

Blue Collar



22%

Services



12.9%
Unemployment Rate

INCOME



\$66,795

Median Household Income



\$53,292

Per Capita Income



\$22,542

Median Net Worth

3 MILES

KEY FACTS

88,206

Population

39.0

Median Age



2.3

Average Household Size

\$64,128

Median Household Income

EDUCATION

12%

No High School Diploma



30%

High School Graduate



31%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



10,202

Total Businesses



184,903

Total Employees

EMPLOYMENT



51%

White Collar



21%

Blue Collar



28%

Services



6.7%
Unemployment Rate

INCOME



\$64,128

Median Household Income



\$38,384

Per Capita Income



\$63,218

Median Net Worth

5 MILES

KEY FACTS

366,351

Population

39.3

Median Age



2.4

Average Household Size

\$67,804

Median Household Income

EDUCATION

12%

No High School Diploma



29%

High School Graduate



30%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



24,392

Total Businesses



375,352

Total Employees

EMPLOYMENT



54%

White Collar



20%

Blue Collar



26%

Services



6.6%
Unemployment Rate

INCOME



\$67,804

Median Household Income



\$40,025

Per Capita Income



\$83,571

Median Net Worth

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