



**4023-4047**  
**PONDEROSA WAY**  
LAS VEGAS, NV 89118

**\$5,142,857 ASKING PRICE**  
**7.0% CAP RATE**

TRANSPORTATION IOS OFFERING (SOUTHWEST SUBMARKET)

[CLICK HERE FOR VIRTUAL TOUR!](#)



## INVESTMENT SALE

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**NORTHCAP**   
COMMERCIAL

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## HIGHLIGHTS

LISTING PRICE:

**\$5,142,857**

YEAR 1 NOI:

**\$360,000**

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

# 4023-4047 PONDEROSA WAY

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.

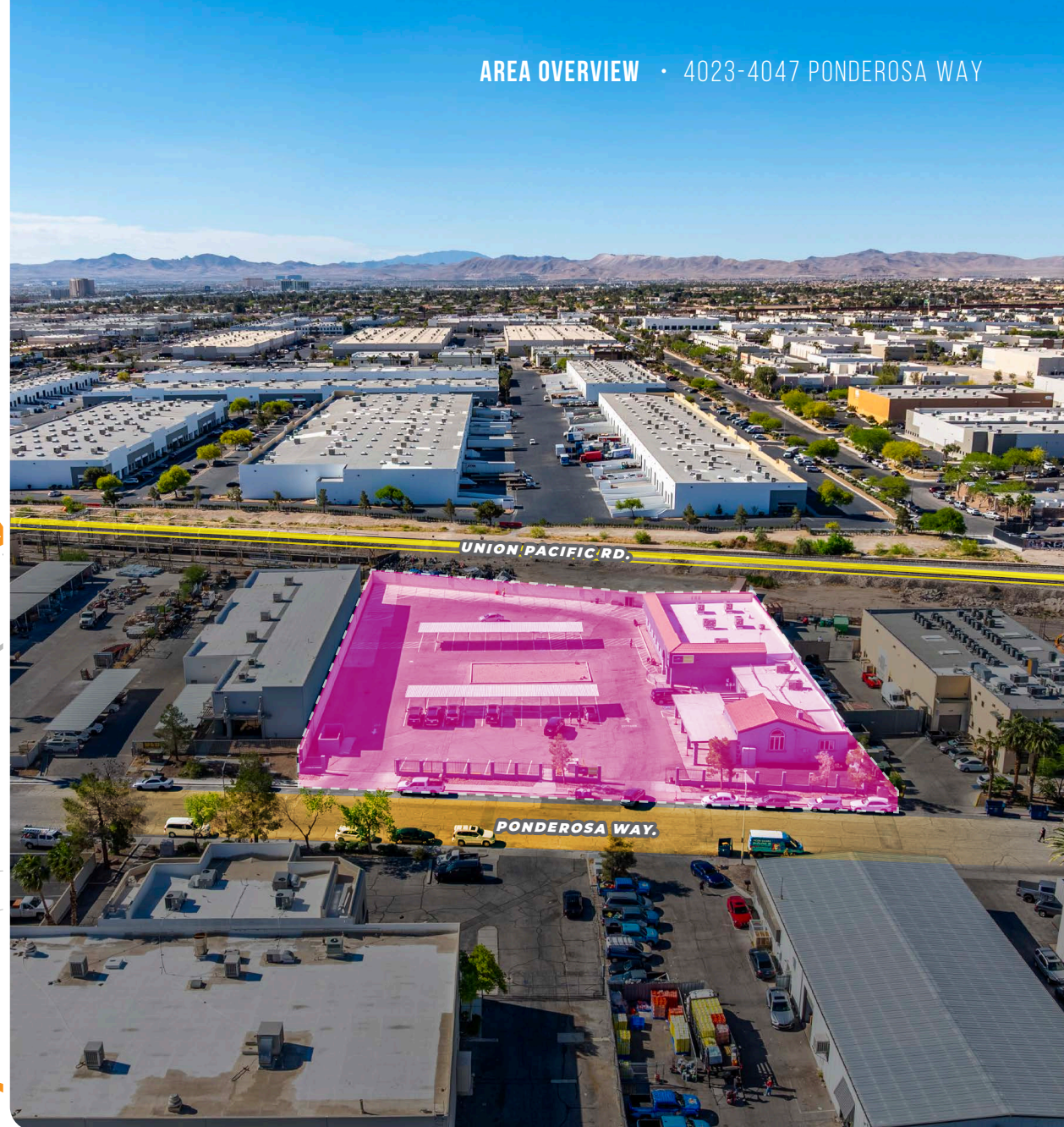
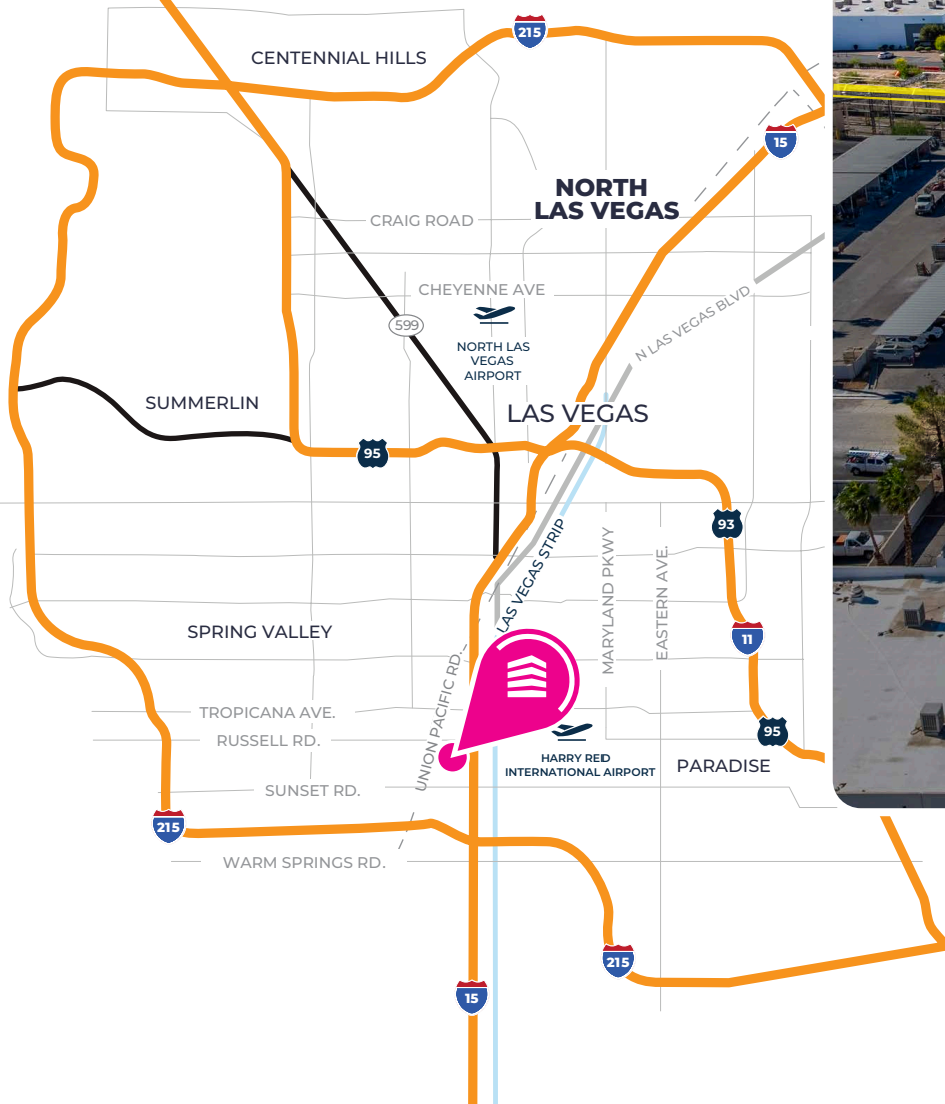
Financials will be shared during due diligence

## RENT ROLL

ADDRESS	TENANT	SF	BLDG. \$/SF NNN	YARD \$/SF NNN	BASE RENT/MO	YEAR 1 BASE RENT	ANNUAL INCREASES	TERM	START DATE	LEASE EXPIRATION	CAM/MO	TENANT USE
4023 Ponderosa	Greyhound	5,542	\$1.85/sf (adjusted to 38% Bldg. Cov.)	\$0.45/SF (+/- 24,148 SF)	\$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	\$2.24/sf	N/A	\$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

- $\pm 0.75$  miles to **Interstate 15** (I-15)
- $\pm 1.25$  miles to the **Las Vegas Strip**
- $\pm 3$  miles to **Harry Reid International Airport**
- $\pm 1$  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.

S. VALLEY VIEW BLVD.

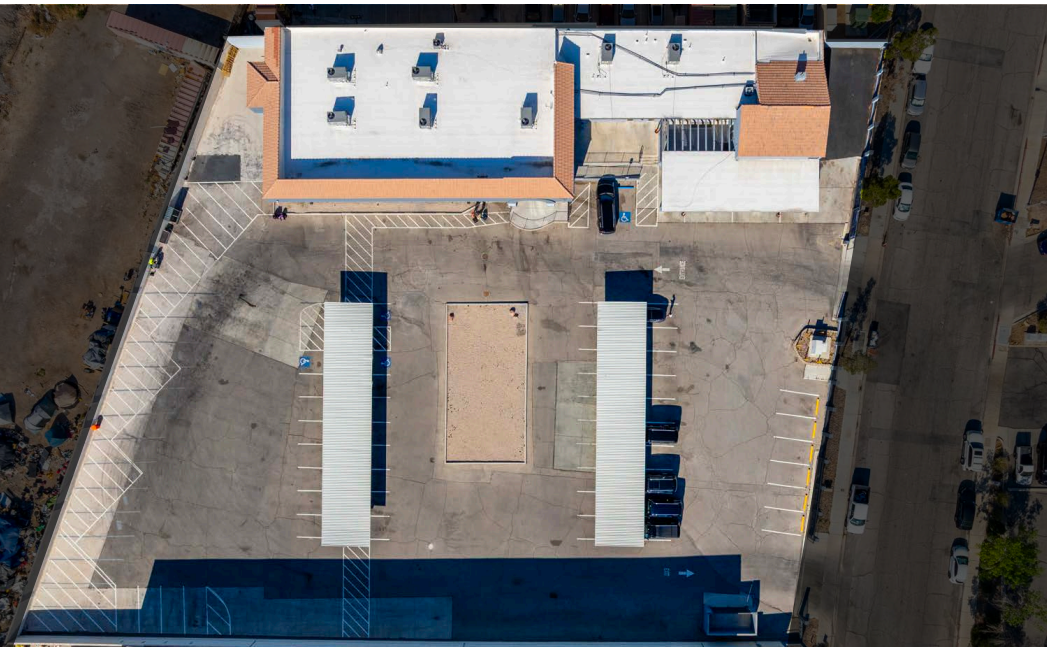
PONDEROSA WAY

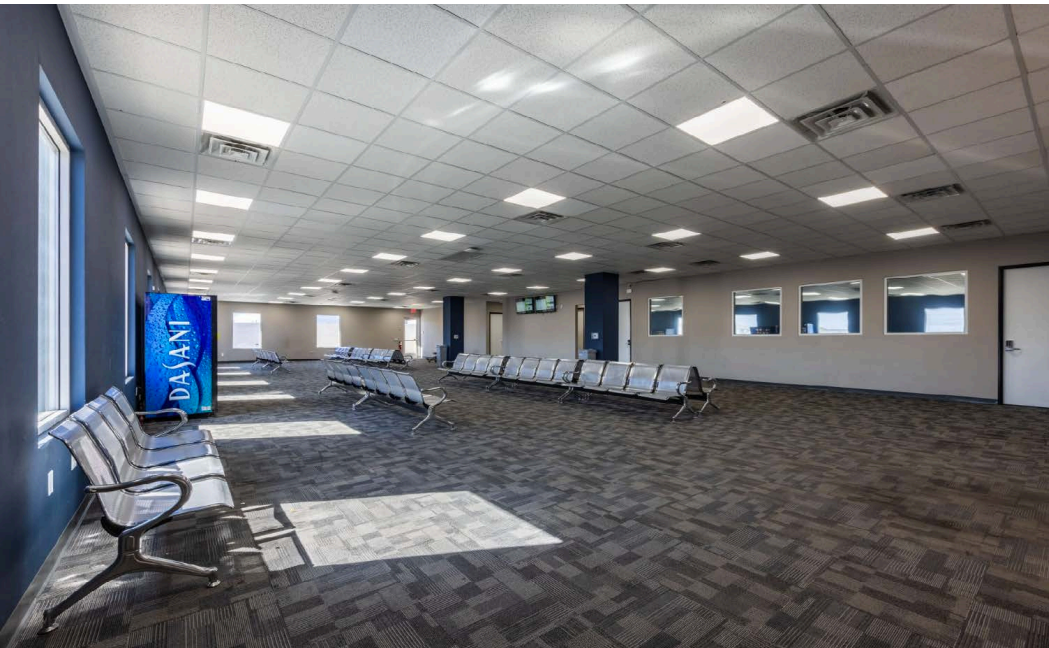


4023-4047 PONDEROSA WAY

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

# NORTHCAP



COMMERCIAL



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