

# 4970-4974 E SAHARA

SAHARA-NELLIS MIXED-USE CENTER - LAS VEGAS, NV 89104

# FOR SALE

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## HIGHLIGHTS

PRICE:

**\$3,150,000**

CAP RATE:

**7.81%**

PRICE/SF:

**\$157.50**

YEAR BUILT:

**1999**

SQUARE FEET:

**20,000 SF**

LOT SIZE:

**1.22 AC**

PARCEL ID:

**161-05-810-207**

ZONING:

**C - 1**

THE OPPORTUNITY • 4970-4972 E. SAHARA AVE.

## 4970 - 4974 E. SAHARA AVE.

Las Vegas, NV 89104

### OVERVIEW

Strategically located at the signalized intersection of **E. Sahara Avenue and N. Nellis Boulevard**, the Sahara-Nellis Mixed Use Center offers a premier investment opportunity in the fast-growing Sunrise Manor submarket of Las Vegas, NV. This high-visibility property enjoys exceptional exposure to more than **71,000 vehicles per day**, positioning it within one of the area's most active commercial corridors. Supported by strong market fundamentals, inflation-resistant income, and a limited new-supply pipeline, the asset is well positioned for **long-term stability and appreciation**. Investors benefit from Las Vegas's sustained rent growth and historically low vacancy rates, ensuring continued demand for well-located mixed-use properties.

The site is surrounded by major national retailers such as **Smith's, Starbucks, Walgreens, Burger King, Firestone, Harbor Freight, FedEx, Firehouse Subs, and Bank of America**, reinforcing its prominence within this dynamic retail hub.

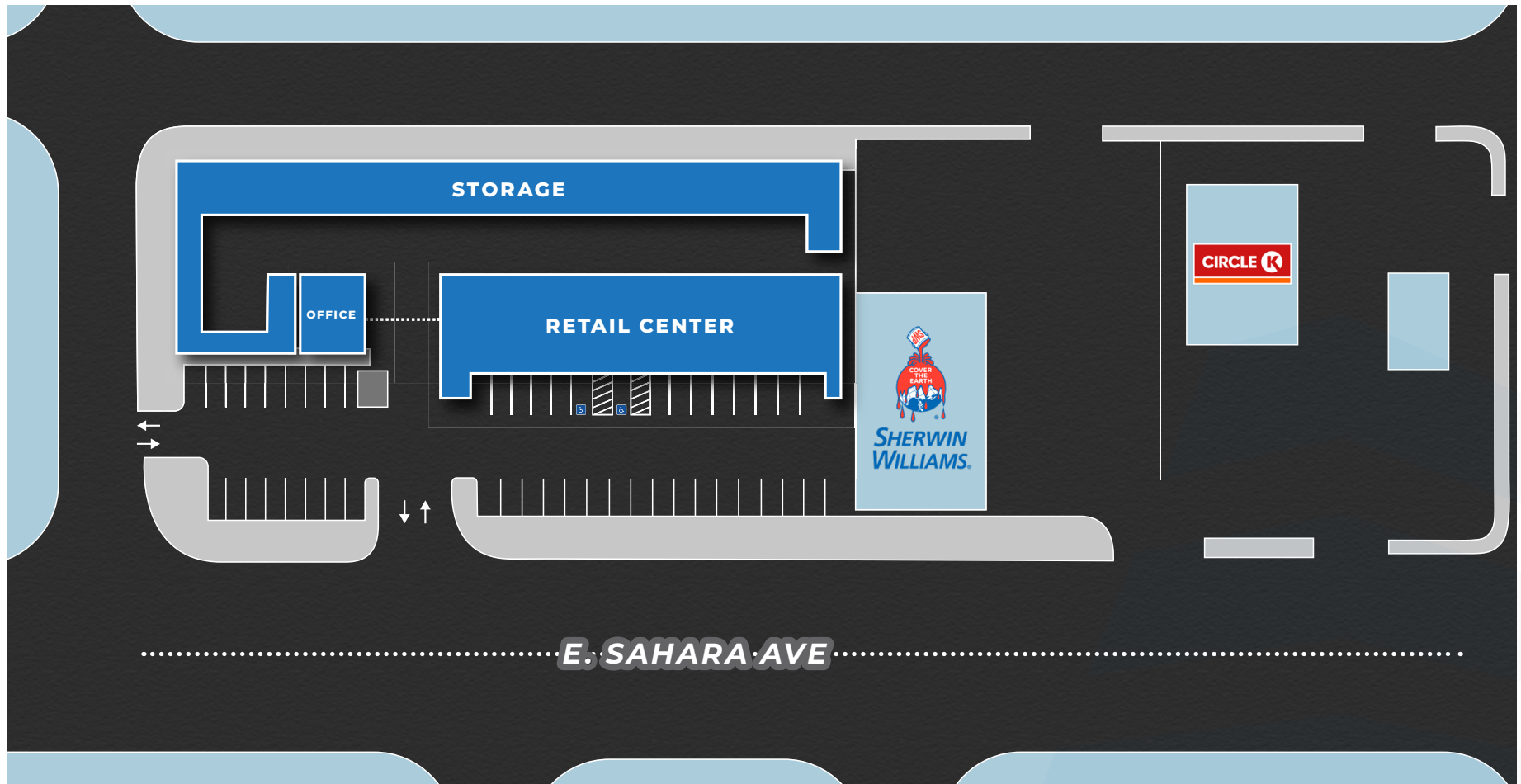
### FEATURES

- **Mixed-Use Configuration:** Features **16 office/retail suites and 47 storage units**, totaling approximately 8,450 SF of building area.
- **Land Area:** Spans roughly **1.22 acres**.
- **Prime Location:** Positioned within a **high-traffic retail corridor**, shadow-anchored by **Smith's** and surrounded by well-established national retailers.
- **Strong Market Fundamentals:** Supported by **robust population density, limited new supply**, and **sustained demand** in one of Las Vegas's most active submarkets.
- **Established Demographics:** Within a **1-mile radius**, there are **13,316 households**, and a **daytime population of 153,659** within **3 miles**.
- **High Barriers to Entry:** With new commercial deliveries remaining below **900,000 SF** through 2025, supply constraints continue to support long-term rent growth and value stability.

## AREA OVERVIEW



SITE PLAN



## FINANCIALS

FINANCIALS • 4970-4972 E. SAHARA AVE.

### PROPERTY INFORMATION

SQUARE FEET	20,000 SF
YEAR BUILT	1999
LOT SIZE	1.22

### ANNUALIZED OPERATING DATA

BASE RENT		CURRENT		
RETAIL UNITS		\$250,619.28		
STORAGE UNITS		\$81,552.00		
VACANT STORAGE		\$14,340.00		
GROSS POTENTIAL INCOME		\$346,511.28		
LESS: VACANCY FACTOR	5.00%	\$17,325.56		
EFFECTIVE GROSS INCOME		\$329,185.72		
LESS: EXPENSES		\$(83,166.56)	\$4.16	PSF YEAR
NET OPERATING INCOME		\$246,019.15		

### EXPENSES

PROPERTY TAXES		\$19,886.00
INSURANCE		\$9,338.00
SEWER		\$5,117.00
UTILITIES		\$15,100.00
MATERIALS AND SUPPLIES		\$3,500.00
LANDSCAPING		\$1,900.00
REPAIRS AND MAINTENANCE		\$5,000.00
CLEANUP		\$4,000.00
MANAGEMENT	5.00%	\$17,325.56
RESERVE:	\$0.10 psf	\$2,000.00
TOTAL		\$83,166.56



# RENT ROLL

As of 09/01/2025 - *Unda Investments LLC - Retail Space*

RENT ROLL • 4970-4972 E. SAHARA AVE.

UNIT #	NAME	TYPE	SQFT	START	END	CURRENT RENT AMOUNT	RENT ADJ DATE INCREASE	RENT ADJ AMOUNT INCREASE	RENT ADJ % INCREASE	EXPLANATIONS/ NOTES
1	Igor & Brandy Montano dba BLACK RHINO LLC	Retail/Space	660	3/1/2020	06/30/2026	\$1,402.83	Lease Exp; 06/30/2026	\$1,402.83	2% - 3yr	
2	Dev Ram dba DEV RAM (Smoke SHOP)	Retail/Space	726	11/1/2020	06/30/2028	\$1,443.03	7/1/2026-27; AUTO	\$1,471.89	2% - 5yr	
3	Carmen Yolanda Torres dba EL PARAISO ENVIOS	Retail/Space	726	1/1/2008	06/30/2028	\$1,443.03	7/1/2026-27; AUTO	\$1,471.89	2% - 5yr	
4	Elizabeth Guevara dba CASTILLO SALON	Retail/Space	660	1/1/2020	03/31/2030	\$1,498.00	4/1/2026-29; AUTO	\$1,527.96	2% - 5yr	
5	Jenny Gutierrez dba ELIA'S CLEANERS	Retail/Space	660	4/1/2021	06/30/2028	\$1,349.39	7/1/2026-27; AUTO	\$1,376.38	2% - 5yr	
6	Samantha A Alvarez dba DULCERIA LA VENDITA	Retail/Space	726	8/1/2008	08/31/2028	\$1,443.03	9/1/2026-27; AUTO	\$1,471.89	2% - 5yr	
7	Teresa Johnson dba FARMERS INSURANCE	Retail/Space	726	1/1/2009	06/30/2028	\$1,443.03	7/1/2026-27; AUTO	\$1,471.89	2% - 5yr	Tenant gets Discount of \$150.00 for Cleaning; Actually pays \$1,237
8	Franklin Medaris Bracamonte Garcia	Retail/Space	660	3/15/2024	04/30/2026	\$1,498.00	Lease Exp: 4/30/2026	\$1,498.00	FIXED	
9	Karina Arana dba KA Multiservices	Retail/Space	560	9/1/2022	09/31/2026	\$967.00	10/1/2025; AUTO	\$1,005.88	4% - 3yr	
10	Drew Matthew Todd dba STRAIGHT OUTTA VEGAS BAIL BONDS	Retail/Space	616	4/1/2023	3/30/2027	\$1,139.00	4/1/2026; AUTO	\$1,184.00	4% - 3yr	
11	Gladys Lopez Caceda dba LASHBYG , LLC	Retail/Space	616	2/1/2025	2/28/2027	\$1,200.00	Lease Exp: 2/28/2027	\$1,200.00	FIXED	
12	Jerome Mosley dba SCISSOR JACK; Sandra Patridge	Retail/Space	560	1/1/2009	6/30/2028	\$905.14	7/1/2026-27; AUTO	\$923.25	2% - 5yr	
13	Karla G. Lira & Elizabeth Mejia dba K&E Beauty Studio	Retail/Space	560	7/7/2023	06/31/2026	\$1,250.00	Lease Exp; 7/31/2026	\$1,250.00	FIXED	
14	Jose Leiva dba GRUPO FENIX (AA Meetings)	Retail/Space	616	8/1/2016	6/30/2028	\$980.05	7/1/2026-27; AUTO	\$999.65	2% - 5yr	
15	Marlon Multiservice/ Ibelice M Hernandez Benet	Retail/Space	616	11/1/2023	11/30/2026	\$1,037.92	11/1/2025; AUTO	\$1,079.43	4% - 3yr	
16	Amy Meylin Kuo dba AVNAS AMY LLC	Retail/Space	560	6/11/2025	5/31/2027	\$1,200.00	Lease Exp; 5/31/2027	\$1,200.00	FIXED	
Parking	Oscar Camacho dba CAR WASH	1-Parking/Space	Ext.Space	Mo to Mo	6/1/2025	\$350	Mo to Mo	\$350.00	FIXED	
						\$20,549.45		\$20,884.94		

# RENT ROLL

As of 09/01/2025 - *Unda Investments LLC - A Discount Storage*

UNIT #	NAME	TYPE	SQFT	START	END	BASE RENT	RENT
0	Office	Office				\$ -	\$ -
1	Office	Storage	10x10	1/26/2022	Mo to Mo	\$ -	\$ -
2	AD Storage	Storage	10x10	1/26/2022	Mo to Mo	\$ -	\$ -
3	Shleena de Hardy	Storage	5x5	3/11/2022	Mo to Mo	\$40.00	\$40.00
4	Fernando Gonzalez	Storage	10x10	2/3/2024	Mo to Mo	\$120.00	\$120.00
5	Juan Gutierrez	Storage	5x10	4/26/2023	Mo to Mo	\$79.00	\$79.00
6	Rufina Gonalez	Storage	10x10	12/24/2023	Mo to Mo	\$129.00	\$129.00
7	Kimberly Santos	Storage	5x10	6/19/2025	Mo to Mo	\$79.00	\$79.00
8	Pedro Diaz	Storage	10x10	12/1/2019	Mo to Mo	\$129.00	\$129.00
9	Gabriela Onofre	Storage	10x15	5/17/2022	Mo to Mo	\$149.00	\$149.00
10	Tiffany Gray	Storage	10x10	5/25/2025	Mo to Mo	\$129.00	\$129.00
11	Julia Mosley	Storage	10x10	6/12/2019	Mo to Mo	\$129.00	\$129.00
12	Ariel Villasenor	Storage	10x10	4/22/2023	Mo to Mo	\$129.00	\$129.00
13	Gardenia Jimenez	Storage	10x10	12/1/2023	Mo to Mo	\$129.00	\$129.00
14	Cliff German	Storage	10x10	4/21/2020	Mo to Mo	\$129.00	\$129.00
15	Imani Bingham	Storage	5x10	3/17/2023	Mo to Mo	\$79.00	\$79.00
16	Maria Isabel De Los Santos	Storage	5x10	7/26/2025	Mo to Mo	\$79.00	\$79.00
17	Teresa Johnson (tenant)	Storage	5x10	1/26/2022	Mo to Mo	\$79.00	\$79.00
18	Liliana Izel Cuellar	Storage	10x10	7/14/2025	Mo to Mo	\$129.00	\$129.00
19	Ernest Gonzales	Storage	5x5	7/6/2023	Mo to Mo	\$40.00	\$40.00
20	VACANT	Storage	10x25		Mo to Mo	\$239.00	\$ -
21	VACANT	Storage	10x25		Mo to Mo	\$239.00	\$ -
22	Richard Alexander	Storage	10x25	4/6/2006	Mo to Mo	\$239.00	\$239.00
23	Kent Axel	Storage	10x25	9/25/2024	Mo to Mo	\$239.00	\$239.00
24	Eleuterio Regalo	Storage	10x25	9/20/2022	Mo to Mo	\$220.00	\$220.00
25	Asha Fisher	Storage	10x25	6/6/2024	Mo to Mo	\$239.00	\$239.00
26	Anna Belen Gonzalez	Storage	10x25	7/20/2023	Mo to Mo	\$239.00	\$239.00
27	Rosa Ramirez	Storage	10x25	1/20/2024	Mo to Mo	\$220.00	\$220.00
28	Miguel Jose Martinez	Storage	10x25	2/5/2024	Mo to Mo	\$239.00	\$239.00
29	Eddie Griffin	Storage	10x25	4/16/2022	Mo to Mo	\$239.00	\$239.00

## \*NOTES

1 - Unrentable, is part of the office

2 - AD Storage; Business items

43 - Unda Investments; Business Items

UNIT #	NAME	TYPE	SQFT	START	END	BASE RENT	RENT
30	Juan Martin Navarro	Storage	10x25	8/1/2025	Mo to Mo	\$239.00	\$199.00
31	Asael Valencia	Storage	10x25	11/1/2023	Mo to Mo	\$239.00	\$239.00
32	Brandon Wood	Storage	10x25	10/1/2022	Mo to Mo	\$239.00	\$239.00
33	Ifakolave Reece	Storage	10x25	9/15/2022	Mo to Mo	\$239.00	\$239.00
34	VACANT	Storage	10x25		Mo to Mo	\$239.00	\$ -
35	Norman Hoffer	Storage	10x25	1/25/2024	Mo to Mo	\$239.00	\$239.00
36	Pedro Gonzalez	Storage	10x25	2/15/2025	Mo to Mo	\$239.00	\$239.00
37	Nora Quintero	Storage	10x25	8/3/2025	Mo to Mo	\$239.00	\$198.00
38	VACANT	Storage	10x25	3/21/2025	Mo to Mo	\$239.00	
39	Gabriela Resendez	Storage	10x25	5/11/2023	Mo to Mo	\$239.00	\$239.00
40	VACANT	Storage	10x25		Mo to Mo	\$239.00	\$ -
41	Felipe Garcia	Storage	10x25	3/1/2022	Mo to Mo	\$239.00	\$239.00
42	Brandon A Gomez	Storage	10x25	6/1/2025	Mo to Mo	\$239.00	\$239.00
43	Icell Wireless & Mario Gonzalez	Storage	10x25	4/26/2022	Mo to Mo	\$200.00	\$200.00
44	Unda Investment LLC	Storage	10x25	3/1/2024	Mo to Mo	\$239.00	\$ -
45	Gay Bush	Storage	10x25	9/1/2023	Mo to Mo	\$239.00	\$239.00
46	Brandon A Gomez	Storage	15x40	6/1/2025	Mo to Mo	\$398.00	\$398.00
						<b>\$8,311.00</b>	<b>\$6,796.00</b>











1 MILE

KEY FACTS

32,367

Population



Average Household Size

33.9

Median Age

\$53,191

Median Household Income

EDUCATION

22%

No High School Diploma



39%

High School Graduate



28%

Some College



10%

Bachelor's/Grad/Prof Degree

BUSINESS



410

Total Businesses



3,119

Total Employees

EMPLOYMENT



White Collar

41%



Blue Collar

31%



Services

28%

8.3%

Unemployment Rate

INCOME



\$53,191

Median Household Income



\$24,190

Per Capita Income



\$51,003

Median Net Worth

3 MILES

KEY FACTS

210,530

Population



Average Household Size

36.4

Median Age

\$59,057

Median Household Income

EDUCATION

23%

No High School Diploma



35%

High School Graduate



27%

Some College



14%

Bachelor's/Grad/Prof Degree

BUSINESS



3,314

Total Businesses



44,642

Total Employees

EMPLOYMENT



White Collar

43%



Blue Collar

29%



Services

28%

7.2%

Unemployment Rate

INCOME



\$59,057

Median Household Income



\$26,523

Per Capita Income



\$89,666

Median Net Worth

5 MILES

KEY FACTS

485,626

Population



Average Household Size

36.0

Median Age

\$57,629

Median Household Income

EDUCATION

23%

No High School Diploma



34%

High School Graduate



27%

Some College



16%

Bachelor's/Grad/Prof Degree

BUSINESS



12,536

Total Businesses



161,459

Total Employees

EMPLOYMENT



White Collar

44%



Blue Collar

28%



Services

28%

7.6%

Unemployment Rate

INCOME



\$57,629

Median Household Income



\$27,548

Per Capita Income



\$59,080

Median Net Worth

# LAS VEGAS MARKET



## LAS VEGAS IMMERSIVE DISTRICT

Excerpt from [lasvegasnevada.gov/News](https://lasvegasnevada.gov/News)  
May 2025

"More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district. More than 35 acres near AREA15 will officially be called the Vegas Immersive District, a new entertainment district that will include housing, businesses, new immersive experiences and much more. It will include:

- 100,000-square-feet of horror themed immersive entertainment
- 418,000-square-feet of retail space
- 320,000-square-feet of office space
- 200 hotel rooms
- 585 multi-family housing units

They expect to welcome 3.5 million annual visitors with \$796 million in annual on-site spending. It will create 4,086 jobs. A maximum of \$15.8 million annually in eligible sales tax revenues from this district will support the rest of the buildout until at least 2037."

## VEGAS LOOP, THE BORING CO.



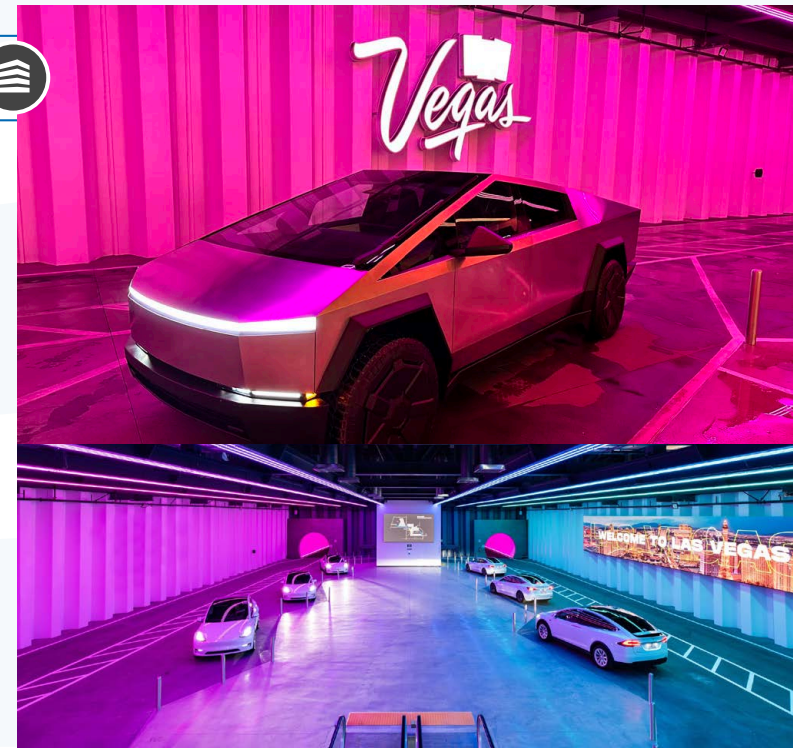
Excerpt from [teslarati.com](https://teslarati.com)  
May 2025 | by Maria Merano

"The Boring Company clears fire safety delays, paving the way to accelerating its Vegas Loop expansion plans. After overcoming fire safety hurdles, the Boring Company is accelerating its Vegas Loop expansion. The project's progress signals a transformative boost for Sin City's transportation and tourism.

Elon Musk's tunneling company, along with The Las Vegas Convention and Visitors Authority (LVCVA) and Clark County, resolved fire safety concerns that delayed new stations. 'It's new. It's taken a little time to figure out what the standard should be," said Steve Hill, LVCVA President and CEO, during last week's board meeting. "We've gotten there. We're excited about that. We're ready to expand further, faster, than we have."

Last month, the company submitted permits for tunnel extensions connecting Encore to a parcel of land owned by Wynn and Caesars Palace. The three tunnels are valued at \$600,000 based on country records.

Plans for a Tropicana Loop are also advancing, linking UNLV to MGM Grand, T-Mobile Arena, Allegiant Stadium, Mandalay Bay, and the upcoming Athletics' ballpark. Downtown extensions from the convention center to the Strat, Fremont Street Experience, and Circa's Garage Mahal are also in the permitting process..."





## A'S BASEBALL STADIUM

Excerpt from [kslsports.com](https://kslsports.com)

April 2025 | by Mark Anderson

"The Las Vegas A's are moving toward the next major step in their relocation to Sin City, a ballpark groundbreaking.

They cleared a significant hurdle last week when the Clark County Commission approved land-use permits. That approval followed the unveiling of new stadium renderings and the announcement of a Las Vegas patch on players' uniform sleeves for the next three seasons under a sponsorship with the Las Vegas Convention and Visitors Authority.

There are some documents that still need to be completed and submitted, but there appears to be nothing major that would block putting shovels in the ground.

A's President Marc Badain the team is on track for a June groundbreaking for the \$1.75 billion, 33,000-person capacity ballparkm intended to open for the 2028 season. The club is playing the first of at least three seasons in a Triple-A ballpark at West Sacramento, California.

"Locally, everybody knows this project's going to happen," Badain said. "Nationally, there are a lot of skeptics. There will always be a lot of skeptics. There's a lot of people that make a living out of questioning the success of sports venues and what they actually do for a community. You're never going to eradicate that negativity. It's just out there."

"The community has obviously seen the impact that the sports facilities and the sports teams have had on the diversification of the economy as well as the enhancement of the Las Vegas brand and what the city can offer," Badain said. "It used to be the entertainment capital of the world. Now, everybody refers to it as the sports and entertainment capital of the world."

## BRIGHTLINE WEST RAILWAY PROJECT



Excerpt from [en.as.com](https://en.as.com)

May 2025 | by William Allen

"Brightline West: Inside the ambitious \$12-billion high-speed rail project transforming travel in the U.S.

A planned rail line connecting Nevada and Southern California will be "the greenest form of transportation in America", according to the company leading the project.

Scheduled for completion later this decade, a planned high-speed rail line aims to halve travel times between Las Vegas and Los Angeles - and significantly reduce pollution caused by road traffic between the two U.S. cities.

Led by the private rail service company Brightline, the project is expected to cost around \$12 billion, boosted by significant federal funding. Notably, in April last year it was announced that construction of the line is to benefit from a \$3 billion grant from the Federal Department of Transportation.

Known as Brightline West, the 218-mile rail route is to run between Las Vegas and Rancho Cucamonga, a city around 35 miles east of downtown. An expected nine million passengers a year are to be carried on a fleet of "zero-emission, fully electric" trains capable of top speeds of around 200 mph."



### MIDTOWN PLAZA

Excerpt from [reviewjournal.com](#)  
April 2025 | by Eli Segall

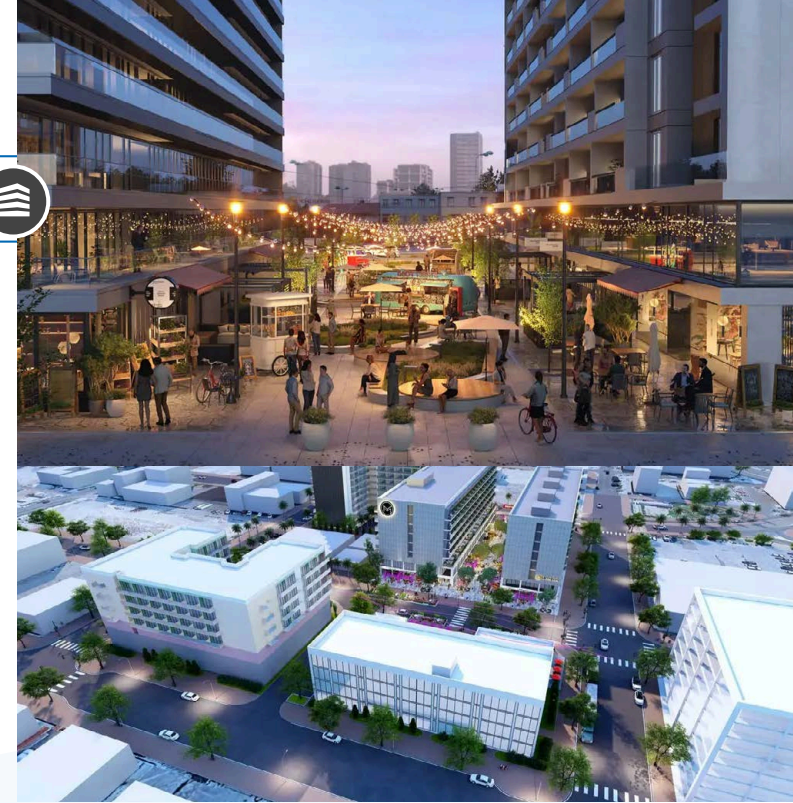
"Developers of The English Hotel have kicked off a big project to add several buildings around their Arts District property. Z Life Co. held a ceremonial groundbreaking Friday for Midtown, a multi-tower project around the intersection of Coolidge Avenue and First Street in Las Vegas. Plans call for condos, hotel rooms and apartments Midtown Plaza, as this first big segment of the broader development is known, will feature six new buildings around The English Hotel, according to Anna Olin, chief operating officer of Z Life.

All told, she said her group is investing roughly \$300 million with Midtown Plaza.

She noted they are developing the project north of Charleston Boulevard in an area that has been "unused for a number of years," while the Arts District south of Charleston has had a surge of new eateries, coffee shops and retailers open.

Las Vegas Mayor Shelley Berkley told attendees Friday that Midtown will offer residents a more urban lifestyle.

"This is going to change downtown Las Vegas and make the Arts District a part of the community that not only do people want to go and visit, but they want to live here," she said."



### CIRCA 2 CASINO & RESORT

Excerpt from [8newsnow.com/news](#)  
May 2025 | by James Schaeffer

"Las Vegas Mayor Shelley Berkley hyped the new developments and projects in the Symphony Park neighborhood during her State of the City address Wednesday night.

"These projects, along with the new medical office building, plans for a new art museum envisioned by Elaine Wynn and her team," she said. "And a casino developed by Derek Stevens on the northeast corner of Symphony Park, are all in our future."

According to Symphony Park's master plan site map, the new project is titled "Circa 2 Casino & Resort." It is located a few yards behind the existing Circa Parking Garage, otherwise known as the Garage Mahal.

Clark County records show the 6.42-acre property was purchased in July 2017 by PQ Holdings LLC; it is currently zoned as a planned development.

The parcel appeared to be busy with workers driving onto the Tre Builder's site and walking into a modular building."



## DEVELOPMENT PROJECTS

### HARD ROCK HOTEL



Excerpt from [casino.org/vitalvegas](https://casino.org/vitalvegas)  
April 2025 | by Scott Roeben,

"After months of demolition and site preparation, the guitar hotel tower at Hard Rock Las Vegas (previously Mirage) is starting to look like a thing. Feel like you've missed something? Don't fret. It's time for a guitar tower construction update. Because guitars have "frets." Please keep up.

Hard Rock Las Vegas is expected to open in 2027, so let's see what's up with this magnificent erection expected to change the Las Vegas skyline forever. The Seminoles, owners of Hard Rock, have spent months getting ready for this build, including clearing the space, setting up temporary facilities for workers and digging down to the appropriate depth for foundations. The depth of the building's foundations is determined by things like soil conditions, load-bearing capacity and the building's final height.

Hard Rock's guitar tower will be 660 feet tall, which we consider a missed opportunity because if it was 666, it would be all the numbers on a roulette wheel added up. Circa tried something similar when it announced it would have 777 rooms, but that ended up being a P.R. hook (the industry term is "hokey"). Hard Rock probably made the right decision, especially given nobody wants the "number of the beast" attached to their fancy new casino."



### LVXP MEGA PROJECT

Excerpt from [lavishvegas.com](https://lavishvegas.com)  
May 2025 | by Greg Haas

"The future arrives in Las Vegas as the renowned real estate developer LVXP announced plans to transform the long-vacant 27-acre site on Las Vegas Boulevard, previously home to the classic Wet 'n Wild waterpark, into a multi-billion-dollar entertainment and lifestyle venue. This new mega-complex promises a retail center, casinos, a 752-foot hotel and condo tower featuring a 6,000-seat theater and an arena designed to lure an NBA franchise to Sin City. LVXP is in its early planning stages, so everything remains speculative, but this is one of the most exciting projects to hit Las Vegas this decade.

The growing Henderson community of Inspirada will have its own resort and casino. According to city records, Station Casinos received approval to build Inspirada Station on a nearly 4-acre lot near Via Inspirada and Bicentennial Parkway. The hotel will have just over 200 rooms with a casino, meeting space, three restaurants, a food hall, a bowling alley, and a movie theater. Still, the potential resort isn't a done deal. Station Casinos has multiple properties in development, often filing for permits years in advance; only time will tell if Inspirada Station remains at the top of that list. Rendering courtesy Station Casinos Facebook. The grand opening of Otonomus by AHC, the first-ever Las Vegas hotel built in partnership with Airbnb, is on track for Summer 2025. Minutes from Allegiant Stadium, it promises a blend of cutting-edge AI technology, style, and hospitality. The new resort brings over 300 rooms, retail, multiple tools, a delightful Lebanese restaurant, and a rooftop lounge. Renderings reveal a sleek, modern design, similar to a luxury apartment complex with three centralized courtyard areas. The project is being developed by AHC Global Holdings, who hope to bring the concept to Japan and other destinations around the world..."



# NORTHCAP

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