

OFFERING MEMORANDUM

GAS STATION FOR LEASE

Tenant Build-Out Opportunity · Former Hydrogen Fuel Station

OFFERED AT

\$20,000 / Mo

Triple Net (NNN)

BUILDING SIZE

±2,700 SF

LEASE TYPE

Triple Net (NNN)

LEASE TERM

10 Years

CANOPY

Existing

AVAILABILITY

Immediate

TI ALLOWANCE

Negotiable

PROPERTY ADDRESS

4990 Paradise Road
Las Vegas, NV 89119

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FIRST CAPITAL INVESTMENT REALTY

THE OPPORTUNITY

Airport-Adjacent Fuel Station Tenant Build-Out Opportunity

First Capital Investment Realty presents a rare opportunity to lease a prime fuel station site directly adjacent to Harry Reid International Airport.

Formerly operated as a hydrogen fuel station, the property features an existing canopy structure, underground plumbing to the pump islands, and a ±2,700 SF C-store building. This is a tenant build-out opportunity — pumps and fuel storage tanks are not currently on-site and will need to be installed by the new operator. Ownership is open to tenant improvement allowances for qualified prospects.



AIRPORT ADJACENT

Directly at the entrance to Harry Reid Intl — 55M passengers in 2025

EXISTING CANOPY

Large canopy structure and underground plumbing already in place

2,700 SF C-STORE

Full-size building ready for operator branding & renovation

EV + CAR WASH UPSIDE

Ample room for EV chargers + car wash pad with foundation poured

PROPERTY SPECIFICATIONS

Deal at a Glance

PROPERTY SPECIFICATIONS	
ADDRESS	4990 Paradise Rd, Las Vegas, NV 89119
BUILDING SIZE	±2,700 SF
LEASE RATE	\$20,000 / Month
ANNUAL RENT	\$240,000
LEASE TYPE	Triple Net (NNN)
LEASE TERM	10 Years
BUILD-OUT	Tenant Responsible (Pumps & Tanks)
CANOPY	Existing — Large Steel Structure
PLUMBING	Existing Underground to Islands
C-STORE	±2,700 SF (Partial Build-Out)
AVAILABILITY	Immediate
TI ALLOWANCE	Negotiable
PARKING	On-Site + Rear Lot
ZONING	Commercial / Retail





PROPERTY DESCRIPTION

Tenant Build-Out Fuel Station Opportunity

4990 Paradise Road is a rare opportunity to build out and operate a fuel station and convenience retail center at one of the most strategically positioned sites in the Las Vegas metro. Located at the signalized corner of Paradise Road and Bell Drive, the property sits directly at the entrance to Harry Reid International Airport — the nation's seventh-busiest airport, which served nearly 55 million passengers in 2025.

Formerly operated as a hydrogen fuel station, the site retains significant infrastructure that reduces build-out cost and timeline. A large steel canopy structure covers the pump island area, and existing underground plumbing is already routed to the islands. However, fuel pumps and storage tanks are not currently on the property — the incoming tenant will be responsible for installing new pumps, dispensers, and underground storage tanks as part of the build-out.

The ±2,700 SF C-store building offers a full-size retail shell ready for operator branding and renovation, complete with rear access, ADA-compliant restrooms, a commercial kitchen area, and ample parking. Additional value-add potential includes EV charging stations and a planned drive-thru car wash — a concrete pad and foundation have already been poured on-site.

Ownership offers a 10-year NNN lease with negotiable tenant improvement allowances, providing the incoming operator with flexibility to customize the facility to their operational standards. With existing infrastructure, unmatched location, and multiple revenue streams, this site represents one of the strongest fuel station build-out opportunities currently available in Southern Nevada.



KEY PROPERTY METRICS	
CANOPY	Existing large steel canopy structure
PLUMBING	Underground plumbing to pump islands
PUMPS & TANKS	Not on-site — tenant to install
FORMER USE	Hydrogen fuel station
C-STORE	±2,700 SF shell — ready for build-out
CAR WASH PAD	Concrete foundation poured
LEASE	\$20,000/Mo NNN — 10 year term
TI ALLOWANCE	Negotiable for qualified operators



STRATEGIC LOCATION

At the Gateway to Harry Reid International Airport

55M

Annual Airport Passengers (2025)

Harry Reid International — 3rd highest annual total in airport history

6.1%

Las Vegas Retail Vacancy (Q4 2025)

Retail vacancy edged up slightly but remains balanced with limited new supply

50K+

Zip Code 89119 Population

Dense mixed-use corridor with strong daytime & tourist population

- Corner of Paradise Rd & Bell Dr — direct airport entrance with 100,000+ daily vehicles on corridor
- Strong rideshare, rental car, and airport employee traffic flow 24 hours a day, 7 days a week
- Boring Co. Vegas Loop expansion underway along Paradise Rd — increasing future foot traffic
- Planned on-site drive-thru car wash adds additional cross-traffic revenue stream
- NNN gas station cap rates: 5-6% for well-located, branded stations in comparable markets

MAJOR INFRASTRUCTURE INVESTMENTS

Transformational Projects Driving Future Value

The Paradise Road corridor is at the epicenter of transformational infrastructure investment that will dramatically increase foot and vehicle traffic in the coming years. The Boring Company's Vegas Loop — described as the largest infrastructure project in the nation — is actively expanding directly along Paradise Road, with a station planned at 4744 Paradise Road, just steps from the subject property.

The University Center Loop, a 2.2-mile dual-direction tunnel system, runs from the Westgate to a station on Paradise Road. When fully operational, the Vegas Loop system will handle up to 90,000 passengers per hour across 68 miles of tunnels and 104 stations, connecting the airport, the Strip, downtown, and Allegiant Stadium. The Paradise Road station will funnel thousands of daily riders directly past the subject property.

Harry Reid International Airport continues to be one of the nation's busiest, serving nearly 55 million passengers in 2025 — its third-highest annual total. The airport's proximity to the Strip, convention center, and downtown Las Vegas ensures a constant flow of rental cars, rideshare vehicles, taxis, and airport employees past the subject property 24/7, creating unmatched demand for fuel and convenience retail.

The planned on-site drive-thru car wash — with a concrete pad and foundation already poured — adds a high-margin revenue stream perfectly suited to the rideshare and rental car traffic that dominates this corridor. Together with EV charging infrastructure, these complementary uses position the site for long-term revenue growth.

68 mi

Vegas Loop Tunnel Network

104 stations connecting airport, Strip, downtown & Allegiant Stadium

90K/hr

Peak Passenger Capacity

Full build-out capacity when all tunnels and stations are operational

55M

Airport Passengers (2025)

Harry Reid International — 7th busiest airport in the U.S.

100K+

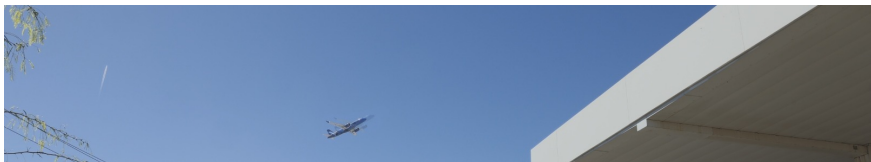
Daily Vehicles on Corridor

Paradise Rd is one of the highest-traffic arterials in the metro



MULTIPLE REVENUE STREAMS

Beyond Fuel: Unlocking Additional Income



EV Charging Stations

The site has ample space to install multiple Level 3 DC fast-charging stations. With the massive volume of rideshare vehicles (Uber, Lyft) and rental cars servicing Harry Reid International, EV charging demand on this corridor is rapidly growing. Operators can generate \$0.30-0.50/kWh in margin, creating a high-margin revenue stream that complements fuel sales.

Drive-Thru Car Wash

A concrete pad and foundation have already been poured on-site for a drive-thru car wash. This dramatically reduces buildout cost and timeline. The rideshare and rental car traffic on Paradise Road creates a natural customer base — drivers seeking quick washes between airport pickups. Express car washes in the Las Vegas market average \$8-15 per wash.

Convenience Store Repositioning

The ±2,700 SF C-store building provides a full retail shell that can be repositioned as a branded convenience store (Circle K, ampm, 7-Eleven) or a food & beverage concept. The building includes a commercial kitchen area, seating, vending, and ADA-compliant restrooms — all existing infrastructure that reduces renovation cost.

Fleet Fueling & Commercial Accounts

Proximity to the airport creates natural demand for fleet fueling accounts with rideshare companies, rental car agencies, limousine services, and airport shuttle operators. Fleet accounts provide predictable, recurring revenue with higher volume per transaction.

WHY THIS OPPORTUNITY

Six Reasons to Act Now

- 1 **High-Volume Airport Fuel Opportunity**
Positioned at the entrance to one of the nation's busiest airports — 55 million passengers annually create constant demand for fuel and convenience retail.
- 2 **Existing Canopy & Plumbing Infrastructure**
Large canopy structure and underground plumbing already in place dramatically reduce build-out cost and timeline for a new operator.
- 3 **2,700 SF C-Store Ready for Branding**
Full-size convenience store building allows operator to design and brand the space to their exact operational standards.
- 4 **EV Charging & Car Wash Expansion**
Ample site area for EV charging stations plus a planned drive-thru car wash — future-proofing the operation for evolving consumer needs.
- 5 **10-Year NNN Lease — Stable Long-Term Income**
Long-term lease structure with triple-net terms provides predictable cash flow and minimal landlord obligations.
- 6 **Tenant Improvement Allowances Available**
Ownership is open to TI allowances, reducing upfront capital requirements for a qualified operator.



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EXCLUSIVELY MARKETED BY

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