



4023-4047 PONDEROSA WAY

LAS VEGAS, NV 89118

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INVESTMENT SALE

PHILLIP SEATON

Senior Investment Advisor

 703 881 2089

 phillip@northcap.com

License #: NV S.0179758

MARK J. MUSSER

Director - Investment Sales

 702 232 3490

 mark.musser@northcap.com

License #: NV BS.0143995.PC

NORTHCAP 
COMMERCIAL

Symphony Park
575 W. Symphony Park Ave Ste 100
Las Vegas, NV 89106
www.northcapcommercial.com

HIGHLIGHTS

LISTING PRICE:

\$5,538,651

ACTUAL CAP RATE:

6.50%

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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OFFERING OVERVIEW

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

PROPERTY INFORMATION

- ±9,338 SF single-story office building
- ±1.49-acre site
- Fully fenced and secured yard
- Low site coverage (~14%), maximizing usable yard space

IMPROVEMENTS:

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

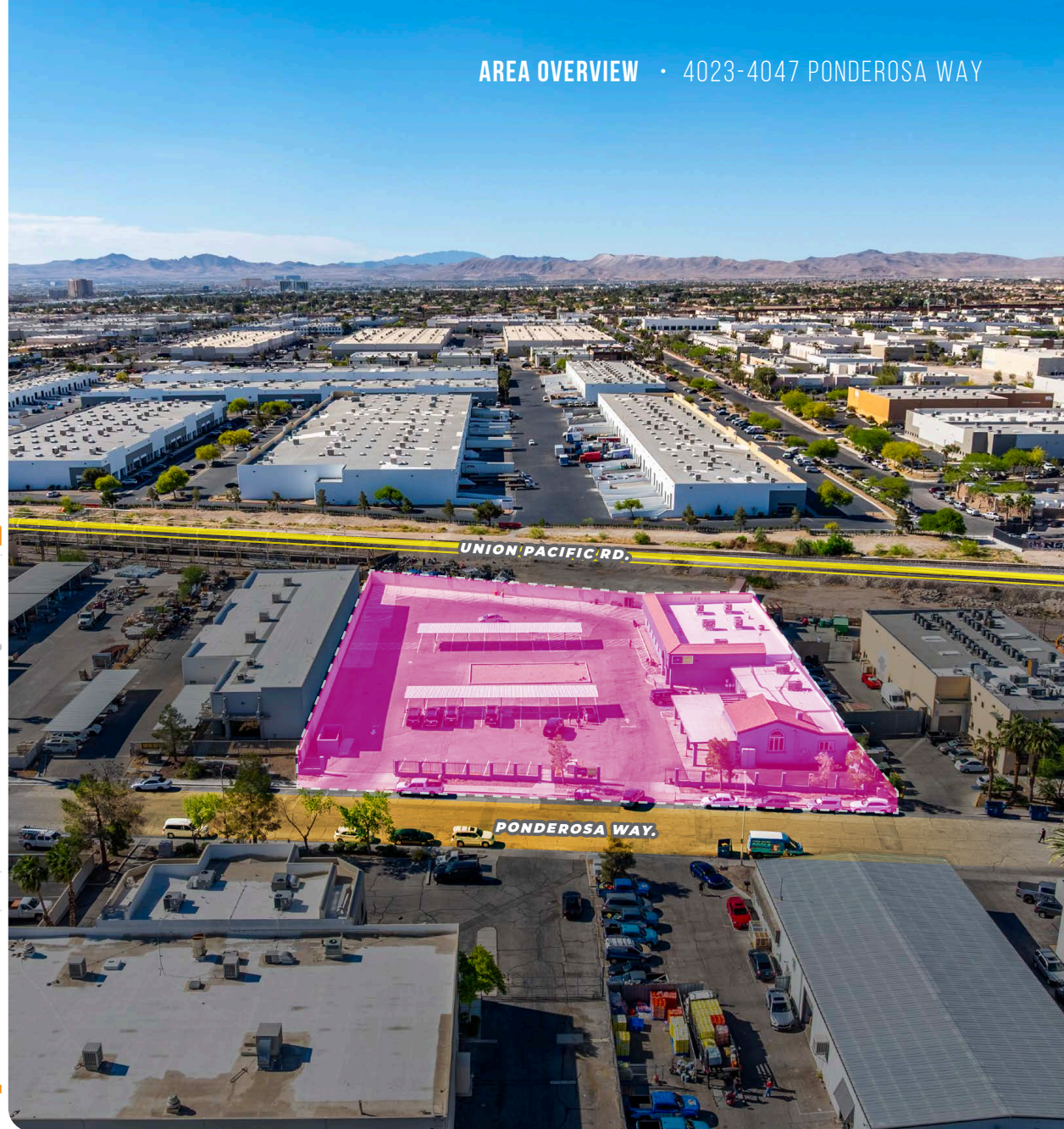
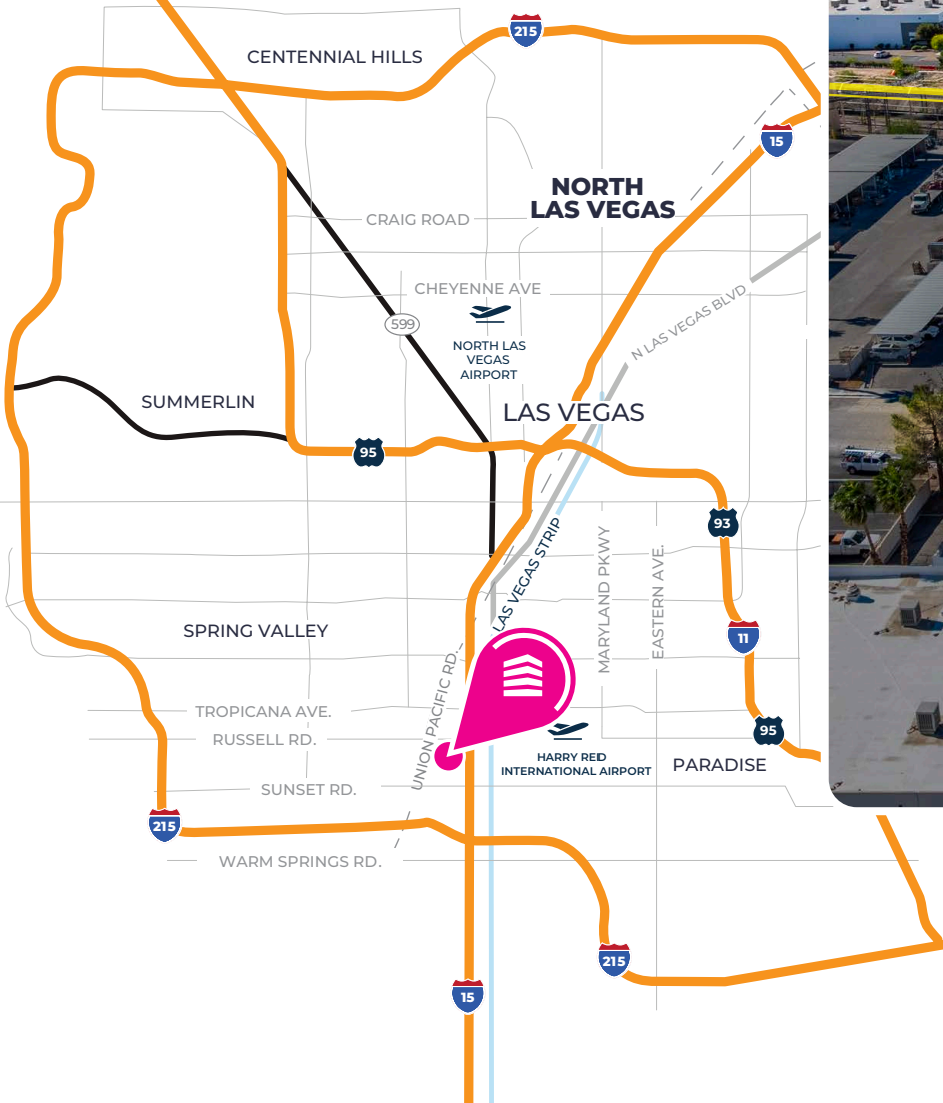
TENANT PROFILE:

- **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.
- **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

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**



AREA OVERVIEW • 4023-4047 PONDEROSA WAY

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

15

S. LAS VEGAS BLVD.

BALI HAI GOLF CLUB

HARRY REID
INTERNATIONAL
LAS VEGAS

W. RUSSELL RD.

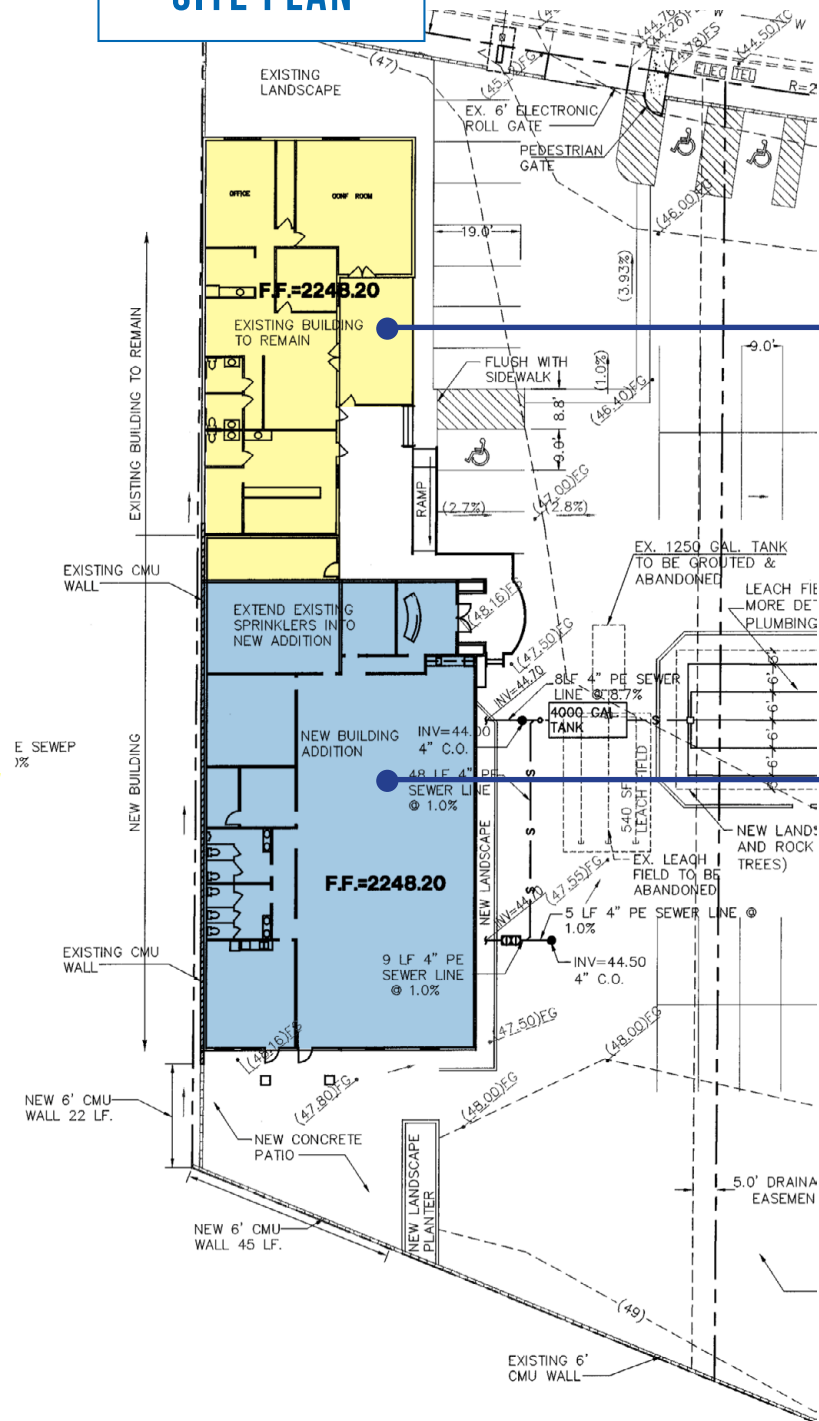
S. VALLEY VIEW BLVD.

PONDEROSA WAY



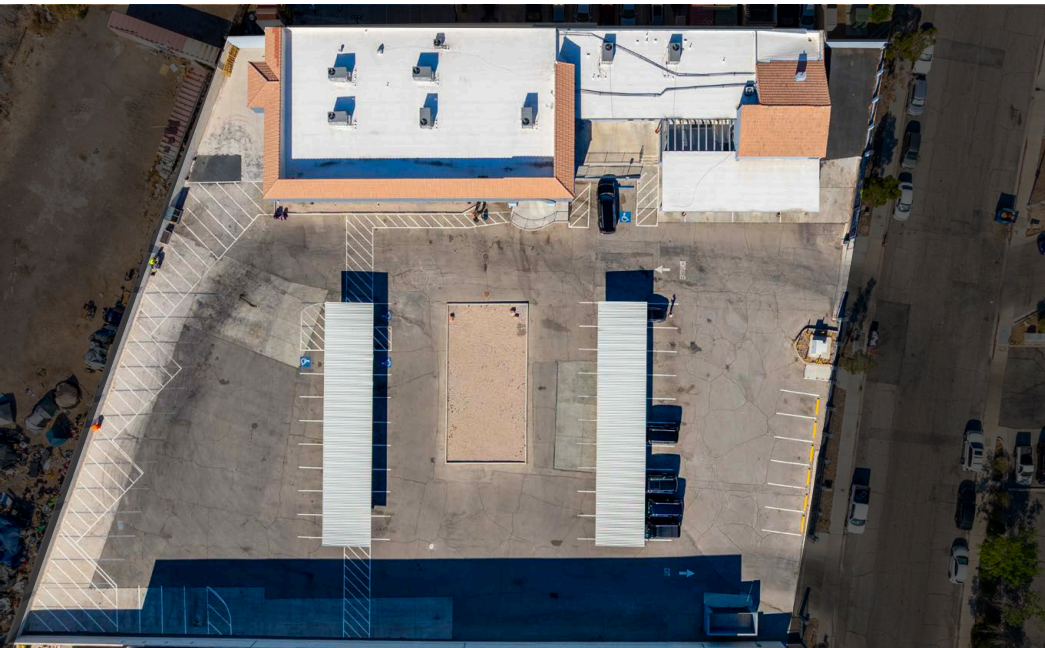
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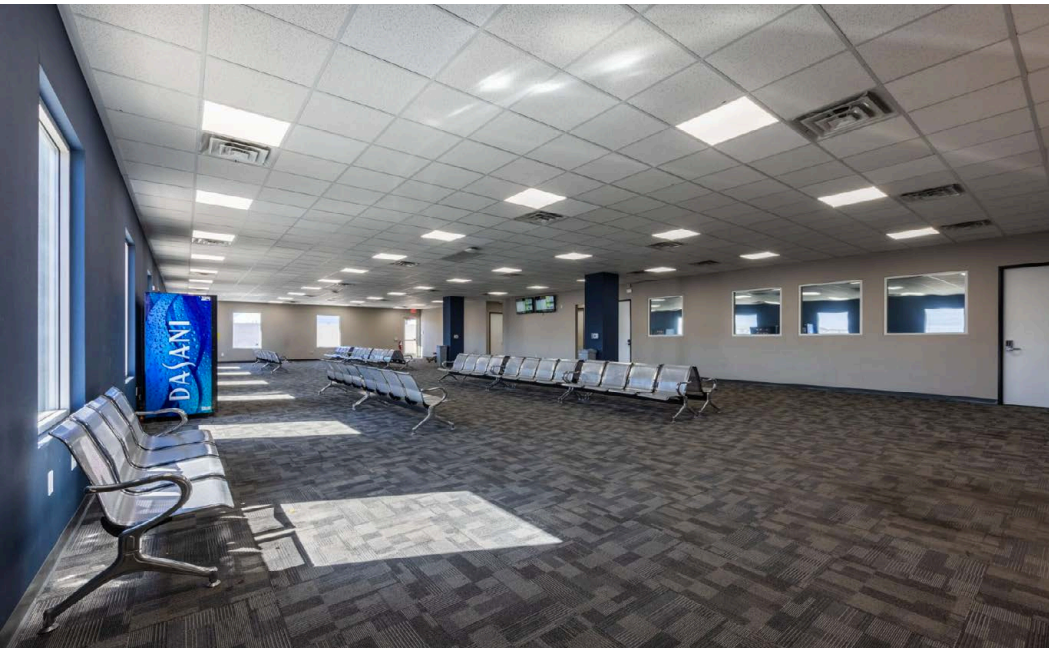
SITE PLAN



 TLC LUXURY TRANSPORTATION

 GREYHOUND (TERMINAL)





1 MILE

KEY FACTS

388

Population

43.4

Median Age



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



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



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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