

Las Vegas



Market Facts

7.79%

Total vacancy

709,374

Total square footage under construction

156,686

Total square footage of new deliveries

115

Leases signed this quarter.

Retail Market Overview

Las Vegas retail continues its recovery after the recession pushed vacancies into the double digits. Vacancies have compressed and rent growth has been healthy the past several years. The overall improving economy has fueled record-breaking tourism, and Las Vegas' job growth continues to beat the national average. With so much of the economy tied to the gaming industry, volatility is a concern because any downturn could lead to a reversal in fortune. However, construction remains below the market's historical average, so vacancies and rent growth are likely to experience a positive impact from that in the near term. Investment activity is returning to levels in line with metro's historical average, and the 2019 investment level is on par with that.

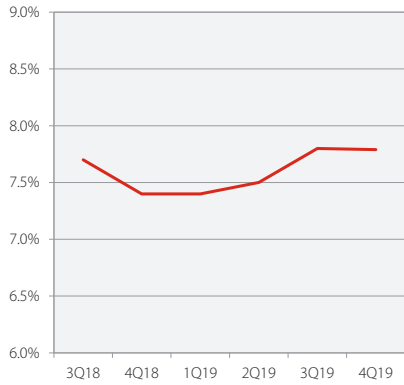
There were approximately 115 retail leases executed in the fourth quarter of 2019. While the largest lease was 23,606 square feet, there were only 6 leases completed over 15,000 square feet. By

comparison, there were approximately 165 retail leases executed in the fourth quarter of 2018. The largest lease was 47,600 square feet, with a majority being under 10,000 square feet.

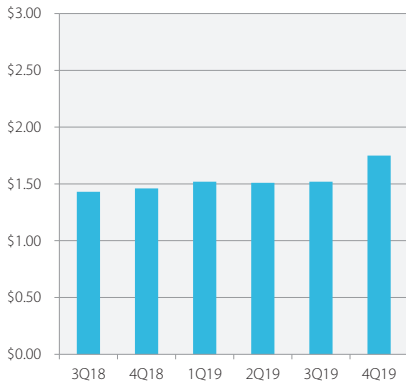
In the fourth quarter of 2019, there were approximately 135 retail sales, with the largest sale being Crossroads Commons located at 8825-8975 West Charleston Boulevard, a 173,249 square foot retail building in the west submarket which sold for \$37,624,237 or \$217.17 per square foot. A majority of the sales that took place were under 75,000 square feet. By comparison, there were approximately 151 retail sales completed in the fourth quarter of 2018. The largest sale was located at 2260 South Rainbow Blvd in the central west submarket which sold for \$15,000,000 or \$143.84 per square foot. A majority of sales that took place in the fourth quarter of 2018 were under 75,000 square feet.

Retail Market Snapshot

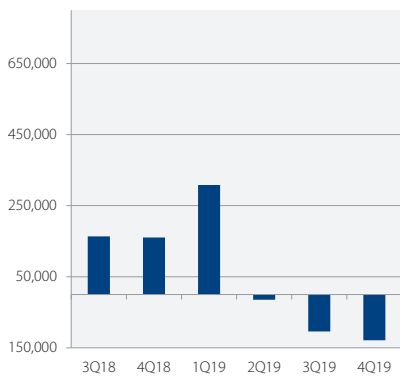
Vacancy Rates



Asking Rents

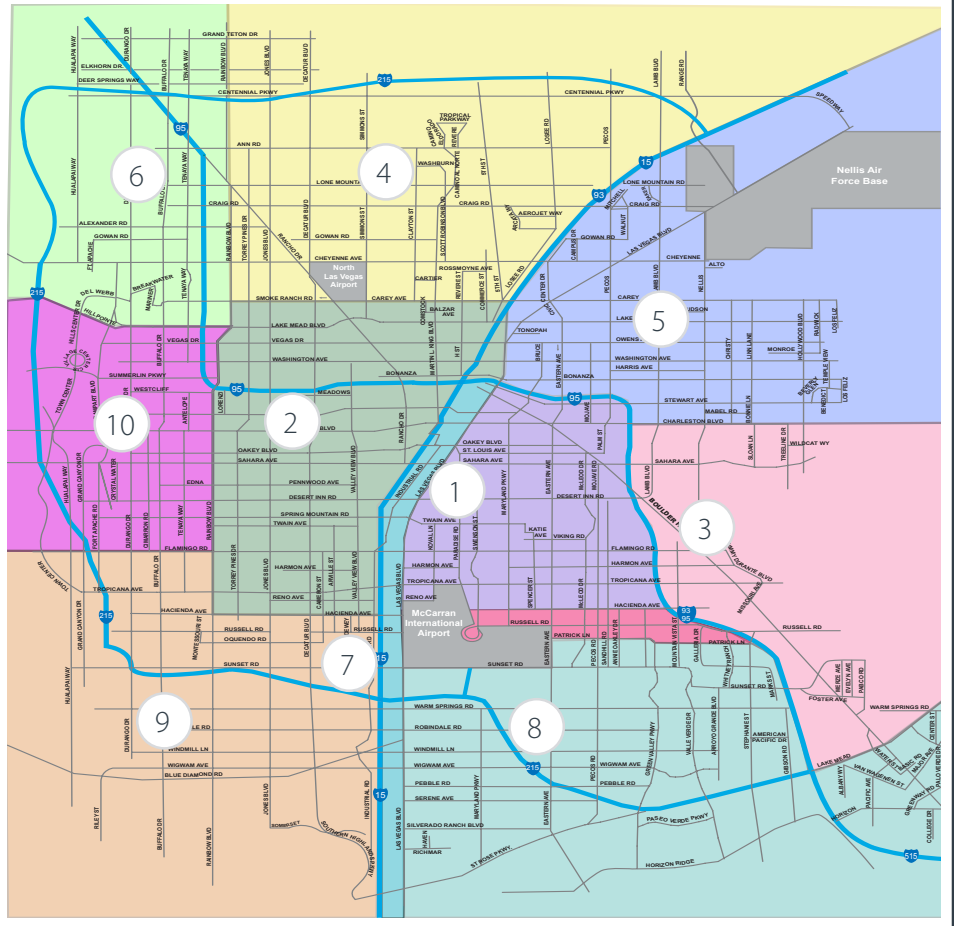


Net Absorption



Las Vegas Retail Submarkets

1. Central East
2. Central West
3. East
4. North
5. Northeast
6. Northwest
7. Resort Corridor
8. Southeast
9. Southwest
10. West



Type	Total SF	Vacant %	Net Absorption	Avg. Asking Rates
Central East				
Power Center	488,330	22.6%	2,011	\$1.57
Neighborhood	5,364,692	14.8%	(63,784)	\$1.57
Strip Center	1,343,539	9.4%	4,436	\$1.52
Total	7,196,561	15.6%	(57,337)	\$1.55
Central West				
Power Center	1,071,145	4.6%	(6,099)	\$1.81
Neighborhood	7,028,887	10.2%	(12,041)	\$1.43
Strip Center	2,143,330	6.2%	(600)	\$1.50
Total	10,243,362	7.0%	(18,740)	\$1.58
East				
Power Center	943,261	1.6%	0	\$1.43
Neighborhood	1,830,227	3.6%	(1,209)	\$1.60
Strip Center	669,393	8.4%	0	\$1.44
Total	3,442,881	4.53%	(1,209)	\$1.49
North LV				
Power Center	1,475,079	14.0%	0	\$1.76
Neighborhood	4,996,613	8.4%	7,047	\$1.77
Strip Center	535,871	5.0%	0	\$1.35
Total	7,007,563	9.13%	7,047	\$1.63
Northeast				
Power Center	350,554	10.0%	(1,008)	\$1.69
Neighborhood	2,603,450	8.8%	(27,300)	\$1.31
Strip Center	1,077,042	7.2%	0	\$1.22
Total	4,031,046	8.67%	(28,308)	\$1.41

Type	Total SF	Vacant %	Net Absorption	Avg. Asking Rates
Northwest				
Power Center	1,305,458	2.7%	(11,000)	\$2.41
Neighborhood	3,306,673	2.9%	(2,608)	\$2.25
Strip Center	412,905	5.6%	0	\$1.75
Total	5,025,036	3.73%	(13,608)	\$2.14
Resort Cor				
Power Center	988,860	15.2%	0	\$2.88
Neighborhood	414,459	5.8%	0	\$4.33
Strip Center	314,364	7.6%	4,000	\$1.75
Total	1,717,683	9.53%	4,000	\$2.99
Southeast				
Power Center	2,142,271	2.4%	0	\$2.04
Neighborhood	9,737,634	9.9%	2,205	\$1.77
Strip Center	1,875,838	8.0%	1,965	\$1.74
Total	13,755,743	6.77%	4,170	\$1.85
Southwest				
Power Center	2,458,887	6.5%	(2,400)	\$2.22
Neighborhood	2,690,980	6.0%	(27,412)	\$2.01
Strip Center	1,269,292	8.4%	9,460	\$1.99
Total	6,419,159	6.97%	(20,352)	\$2.07
West				
Power Center	1,992,924	6.4%	0	\$2.36
Neighborhood	4,073,141	4.4%	(6,700)	\$2.18
Strip Center	676,685	7.0%	2,153	\$1.64
Total	6,742,750	5.93%	(4,547)	\$2.06
Grand Total	65,581,784	7.79%	(128,884)	\$1.75

* - Source: CoStar



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

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