



SOUTHERN NEVADA'S COMMERCIAL REAL ESTATE MARKETS

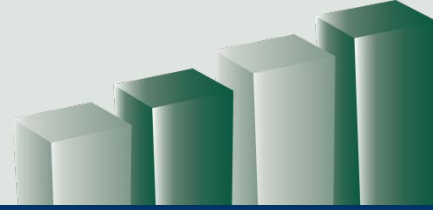
Presented to:



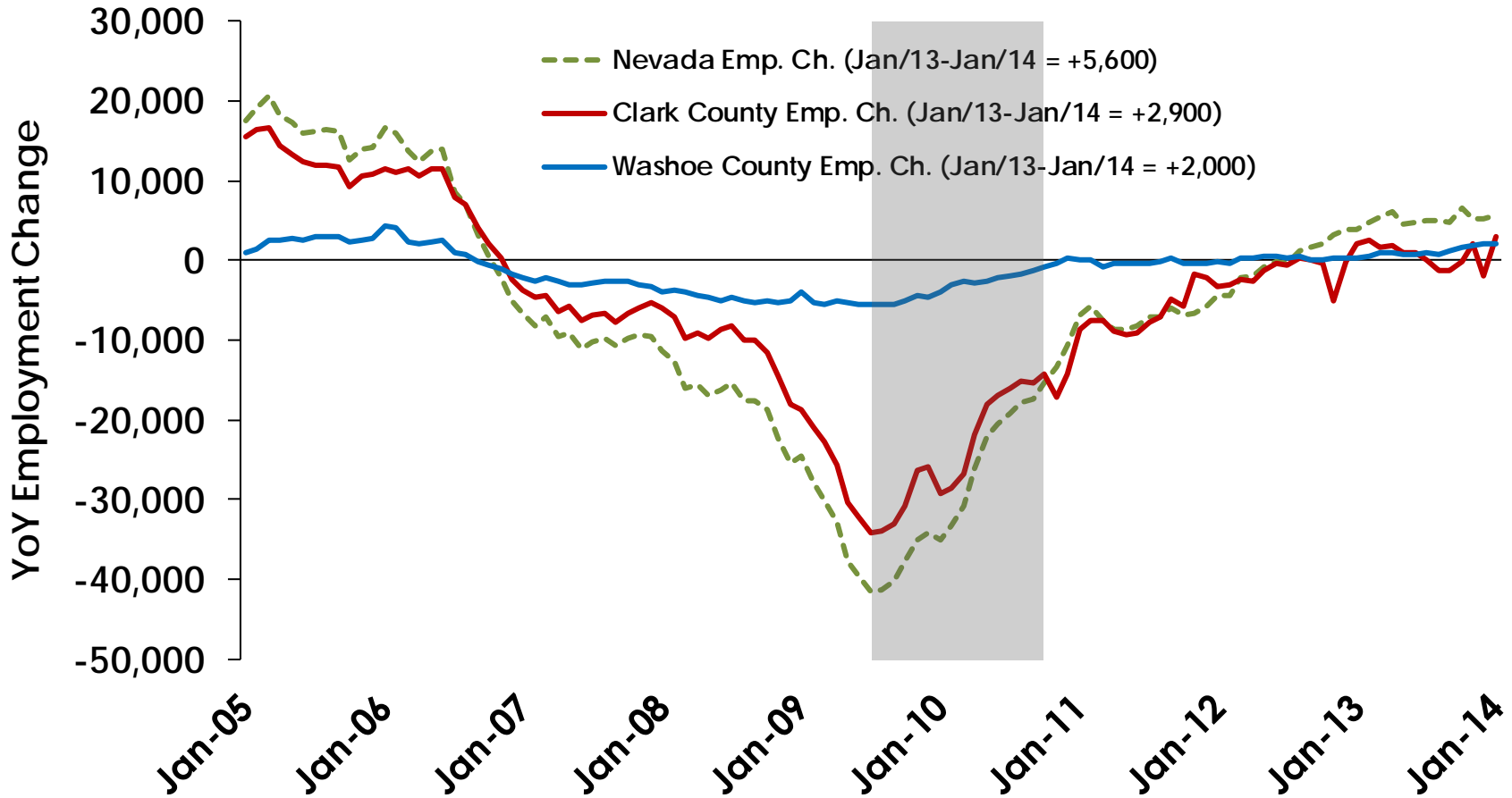
April 4, 2014

RCG
ECONOMICS

Construction sector seeing positive job growth.



Nevada Construction Employment Growth: 2005 - 2014



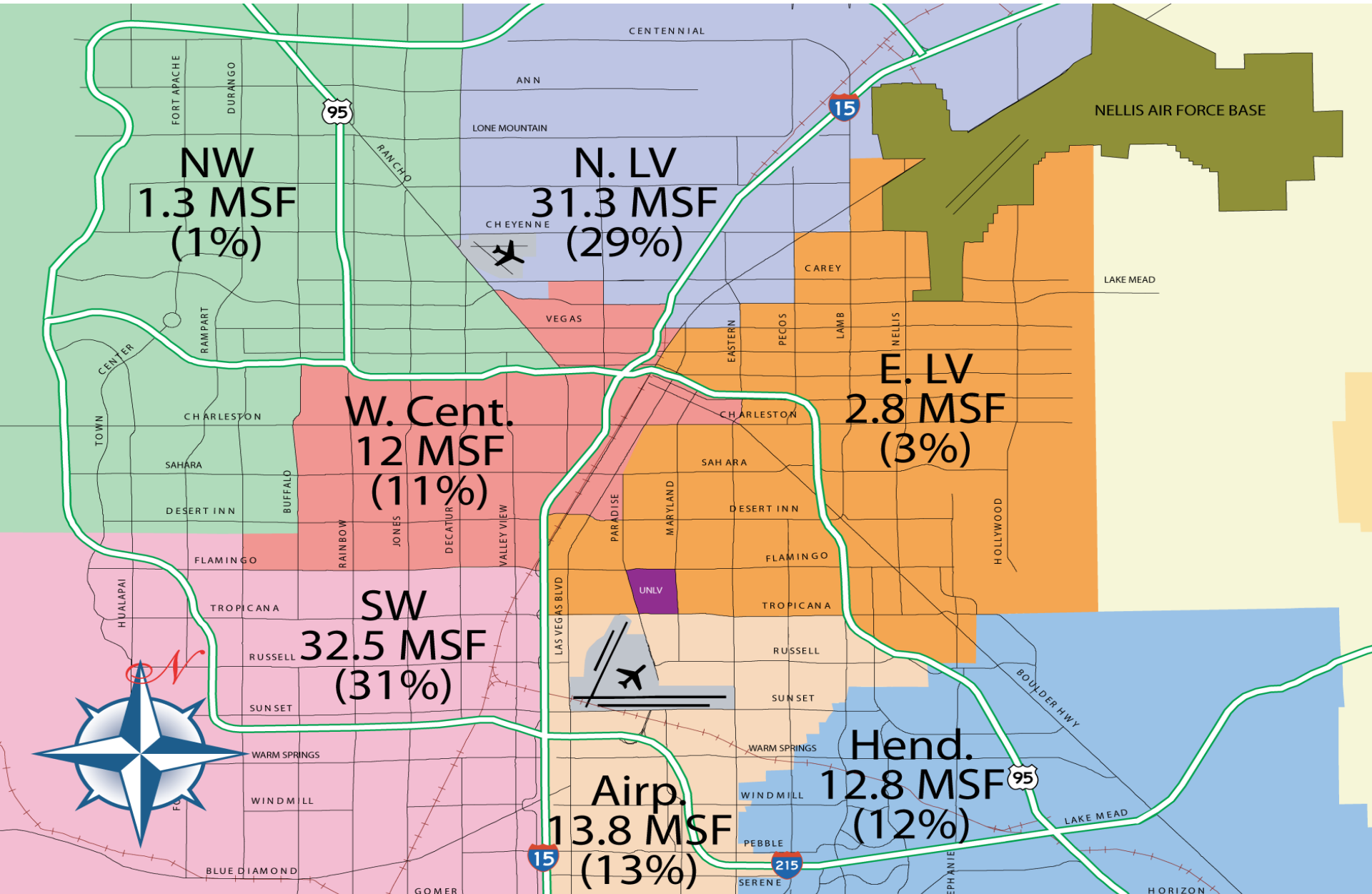
Source: DETR.

INDUSTRIAL MARKET

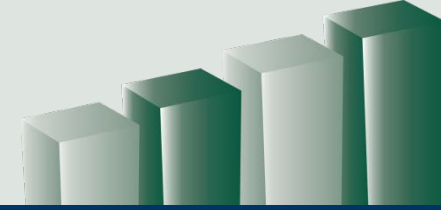


Las Vegas Valley Submarket Inventory Map

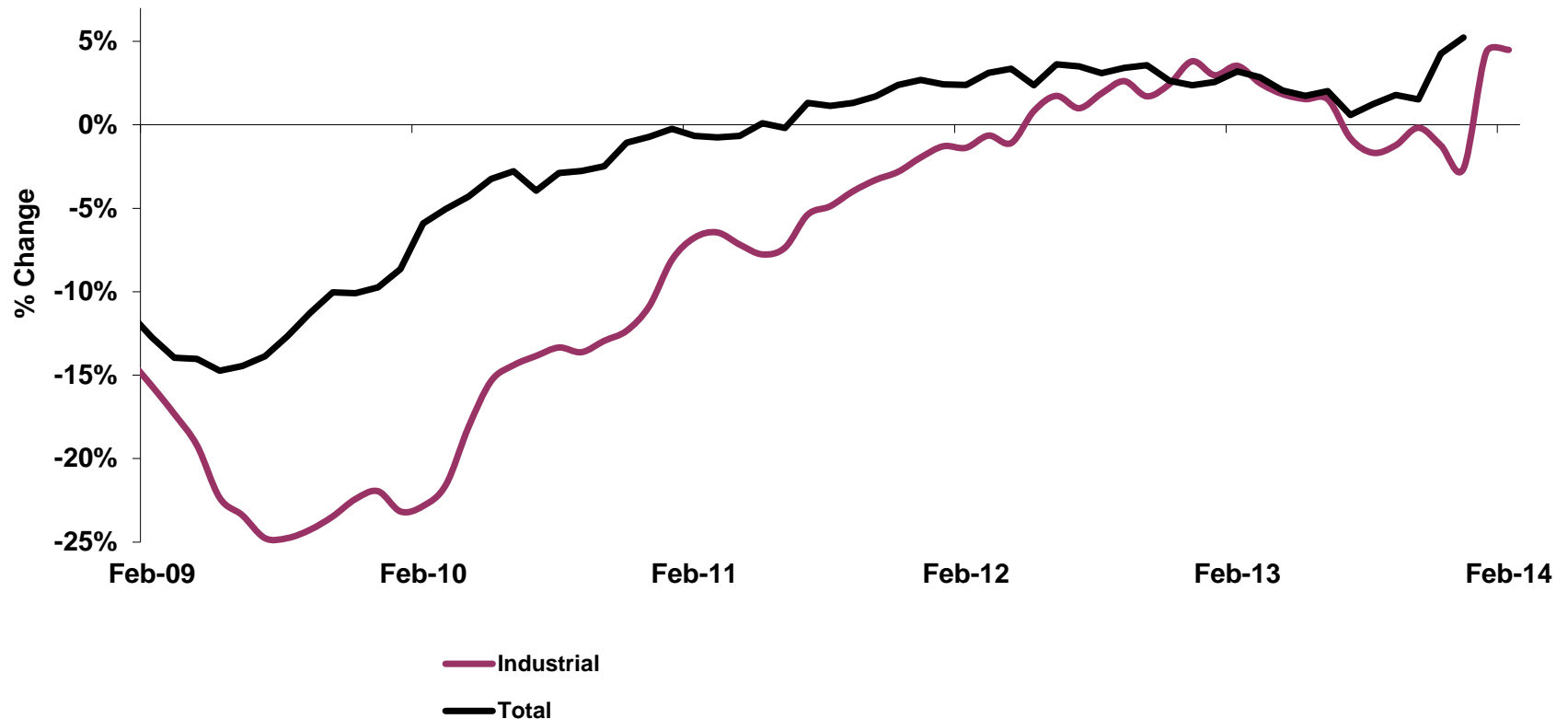
Industrial Market



Industrial job growth year-over-year shows growth, back in positive territory

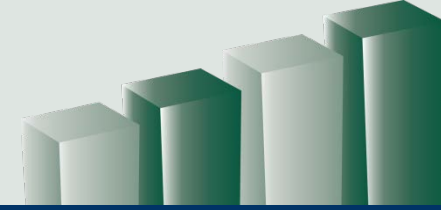


YOY Clark County Industrial & Total Private Sector Job Growth

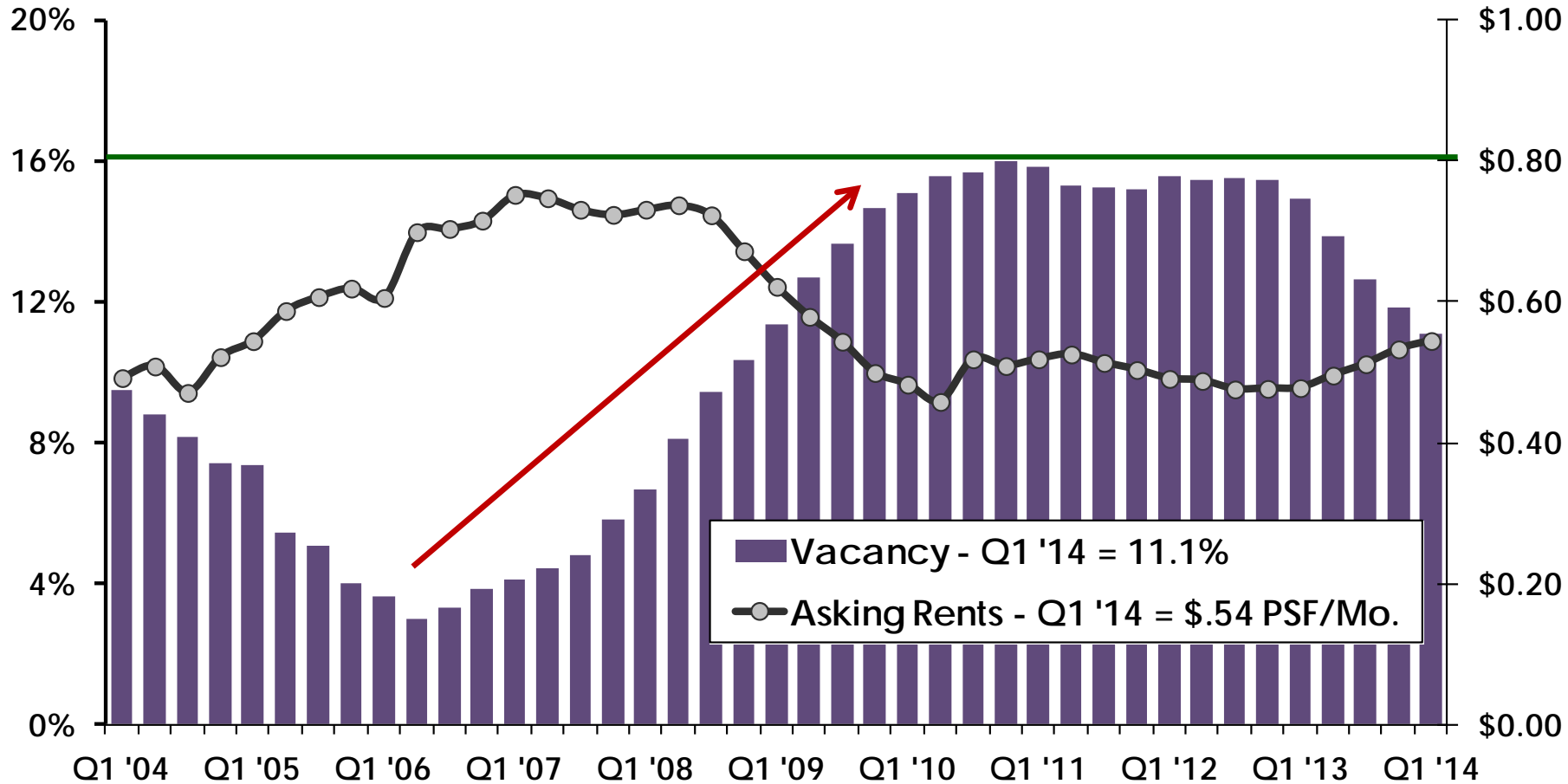


Sources: Nevada Department of Employment, Training & Rehabilitation; calculated by RCG Economics.
Industrial = Natural Resources, Construction, Manufacturing, Wholesale & Transportation & Warehousing

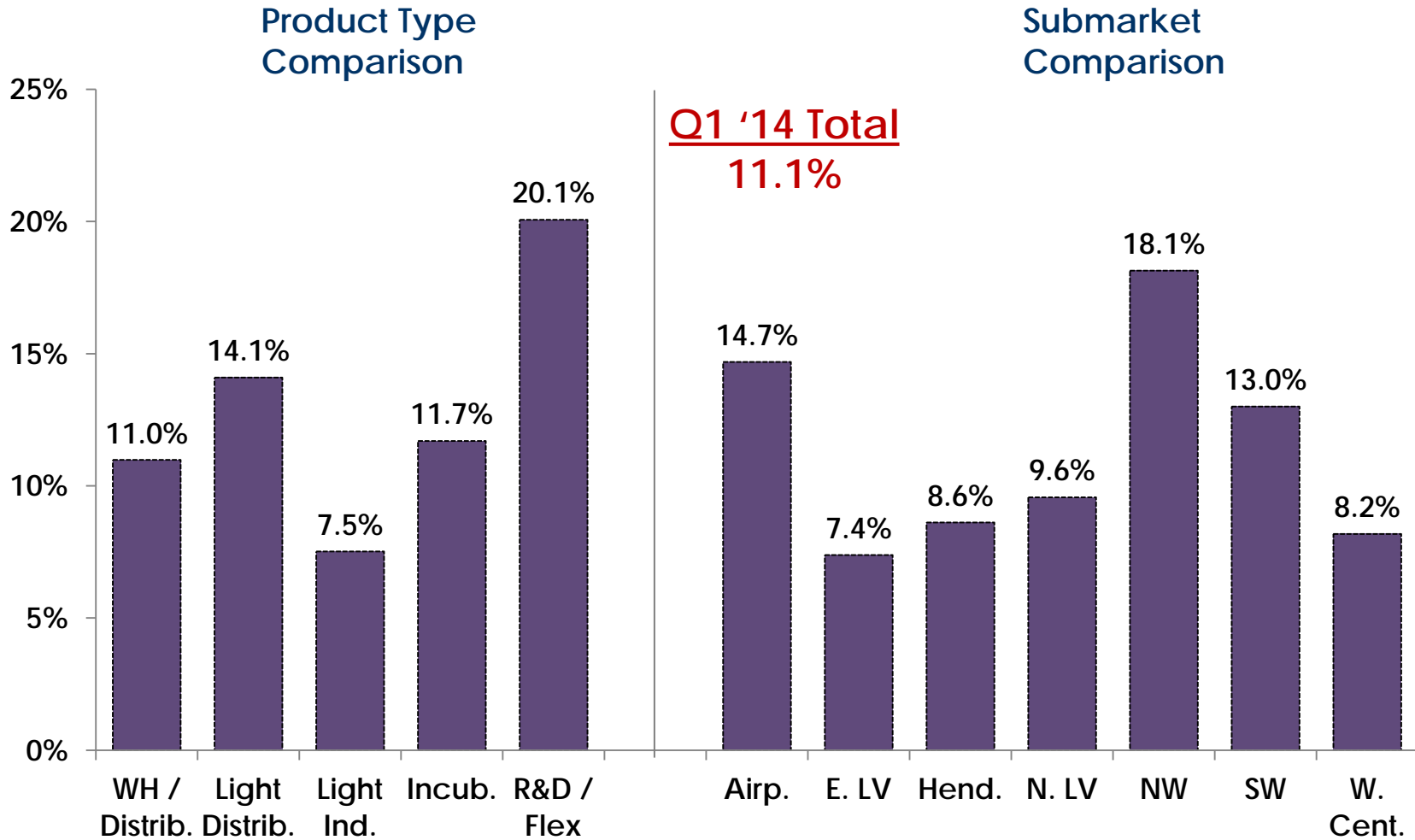
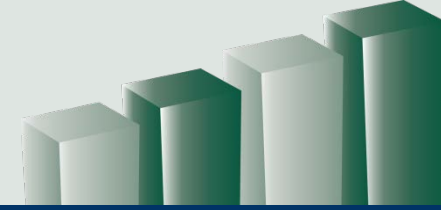
The Industrial market has shown significant improvements since Q1 2013.



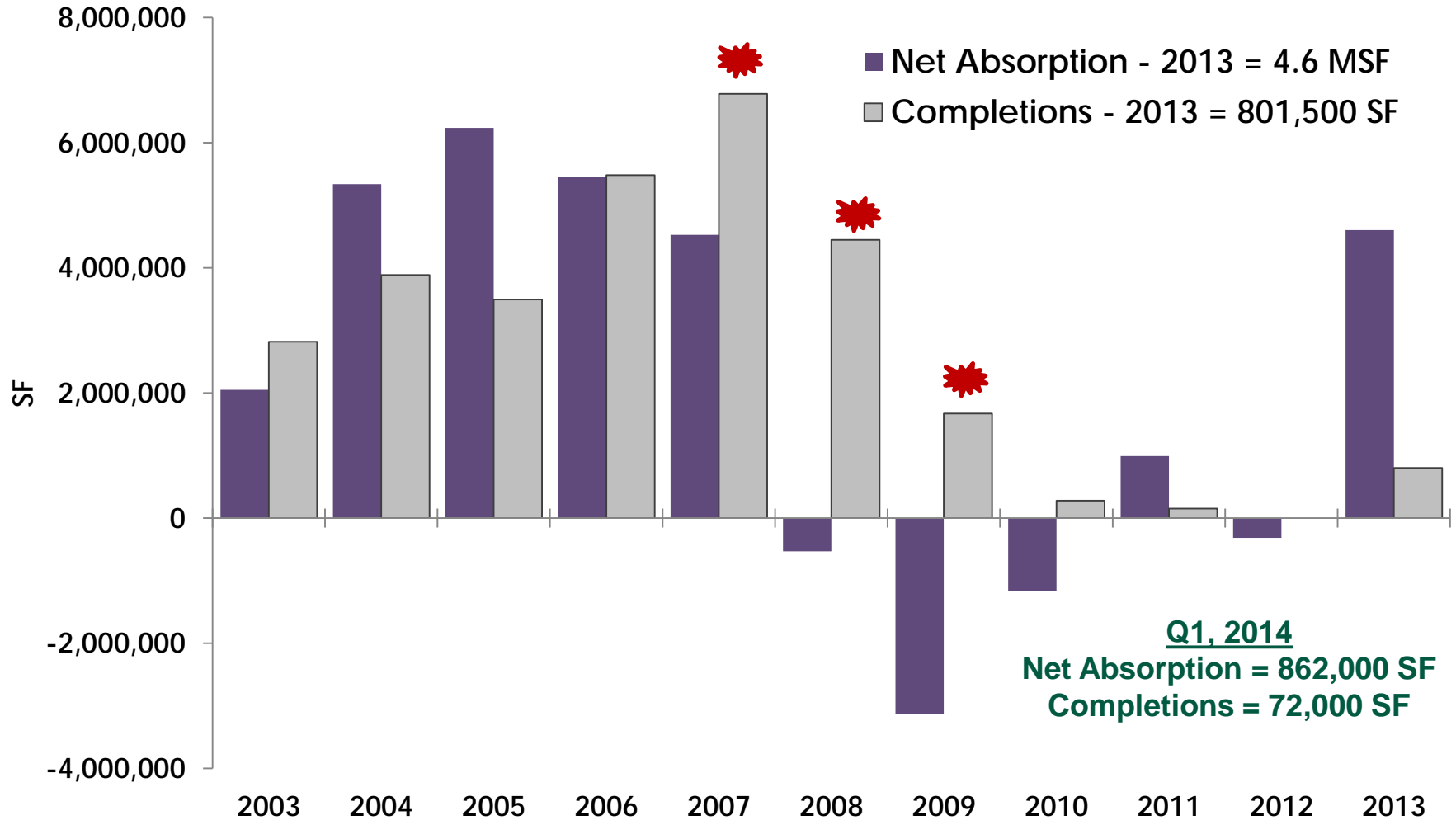
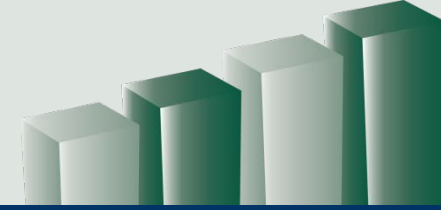
Industrial Vacancy & Asking Rents: 2004 - 2014



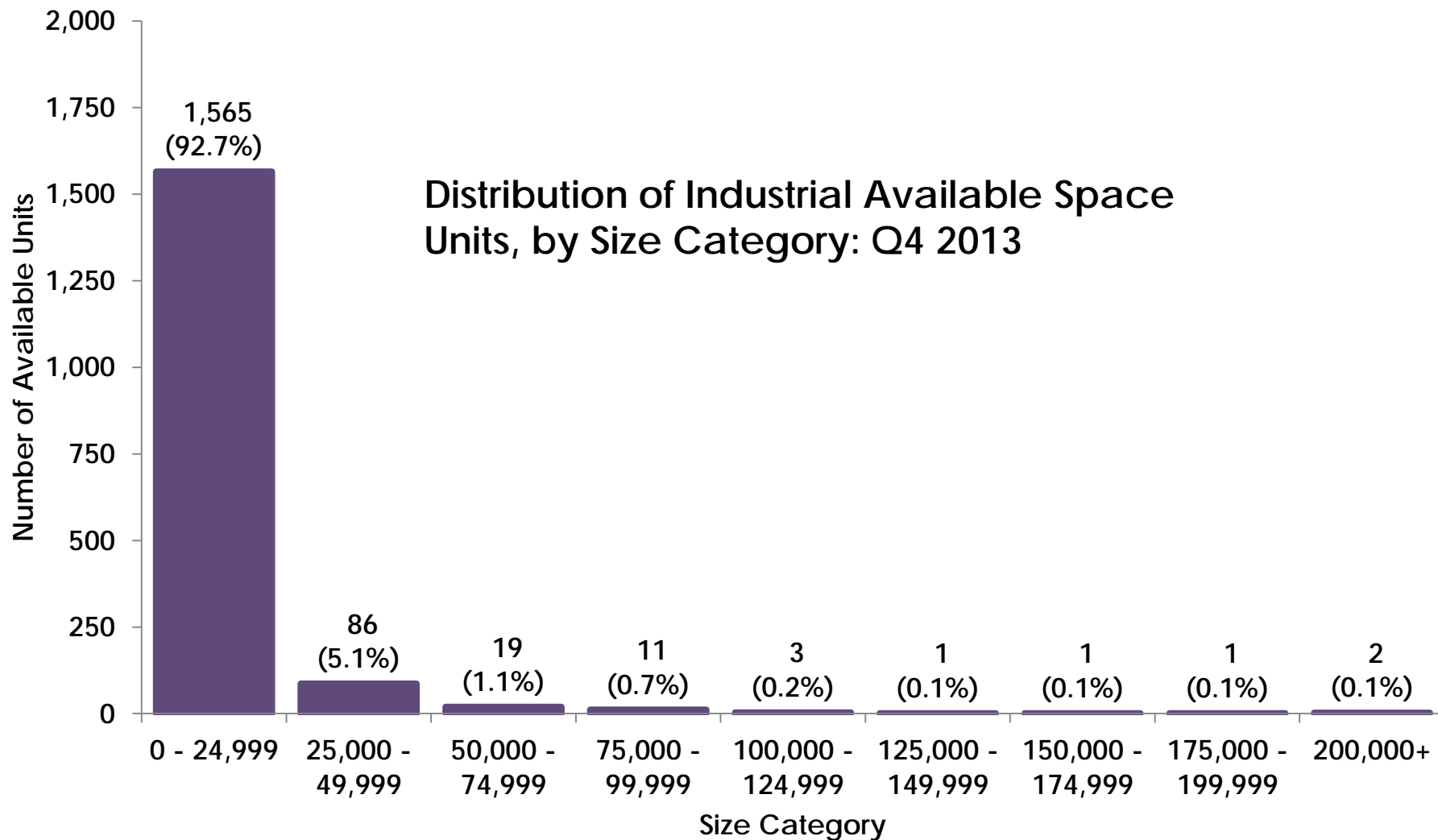
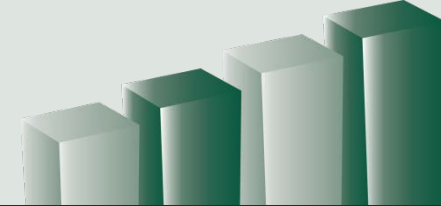
Vacancy varies by Product & Submarket. Lowest in Light Industrial & in E. Las Vegas.



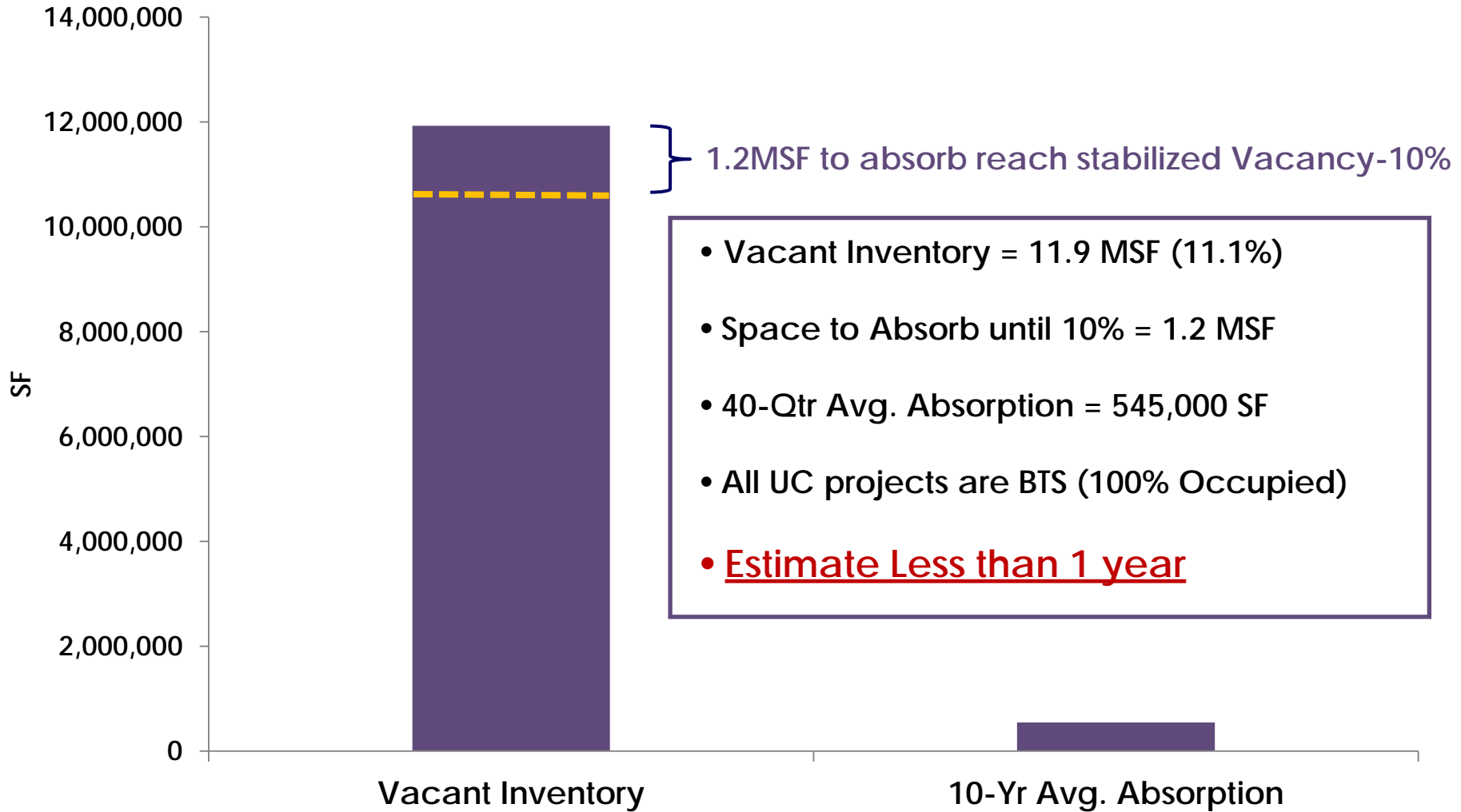
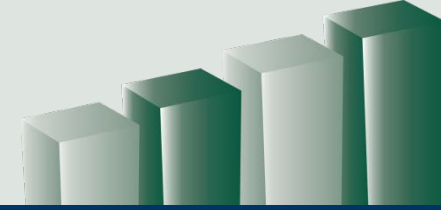
Industrial Absorption & Completions: 2003 – 2013 & Q1, 2014



The Most Critical Industrial Chart



Industrial Market Years of Supply Until 10% Stabilized Vacancy

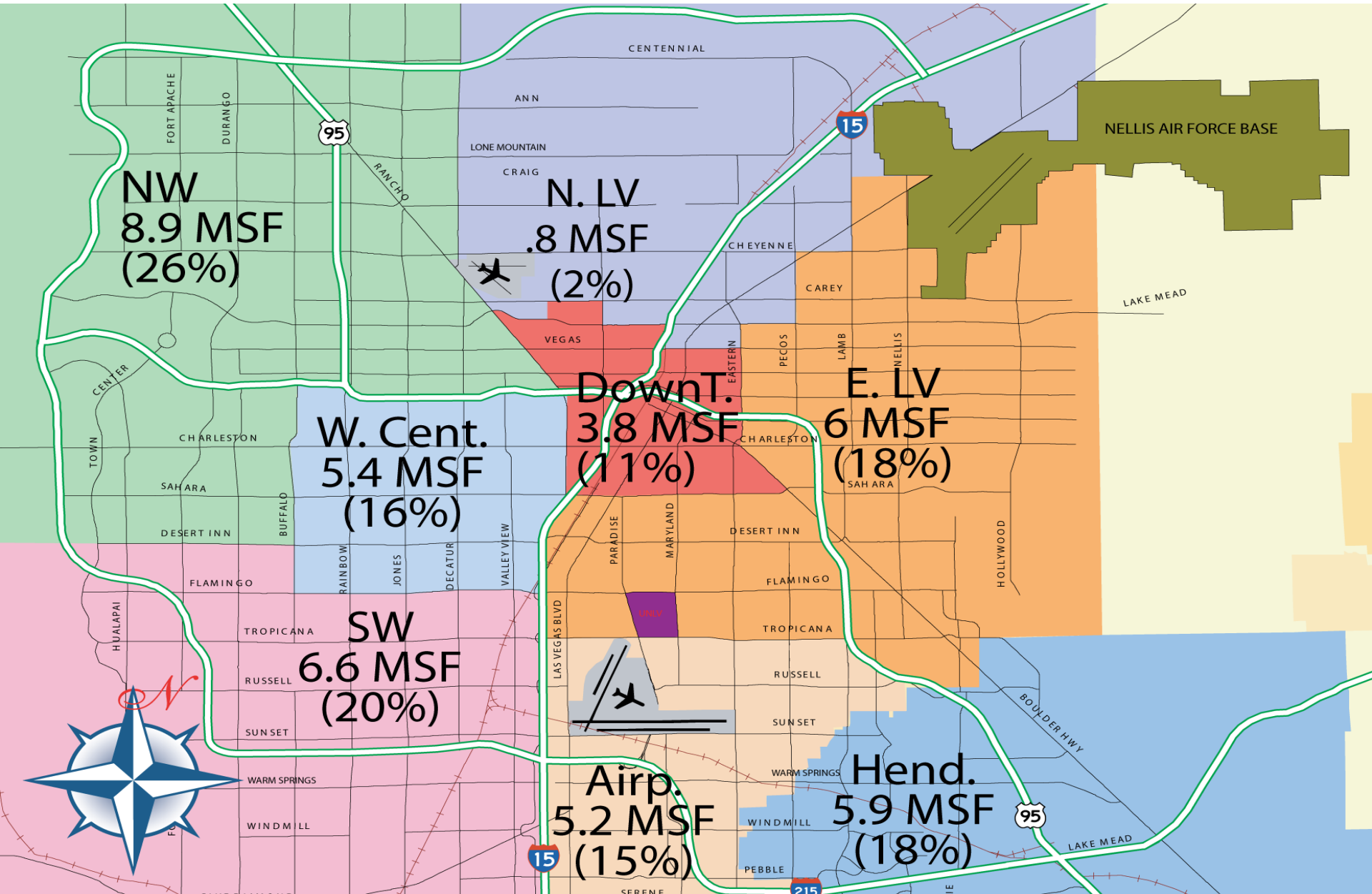


OFFICE MARKET

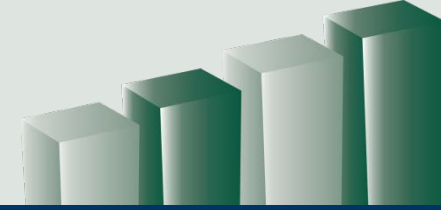


Las Vegas Valley Submarket Inventory Map

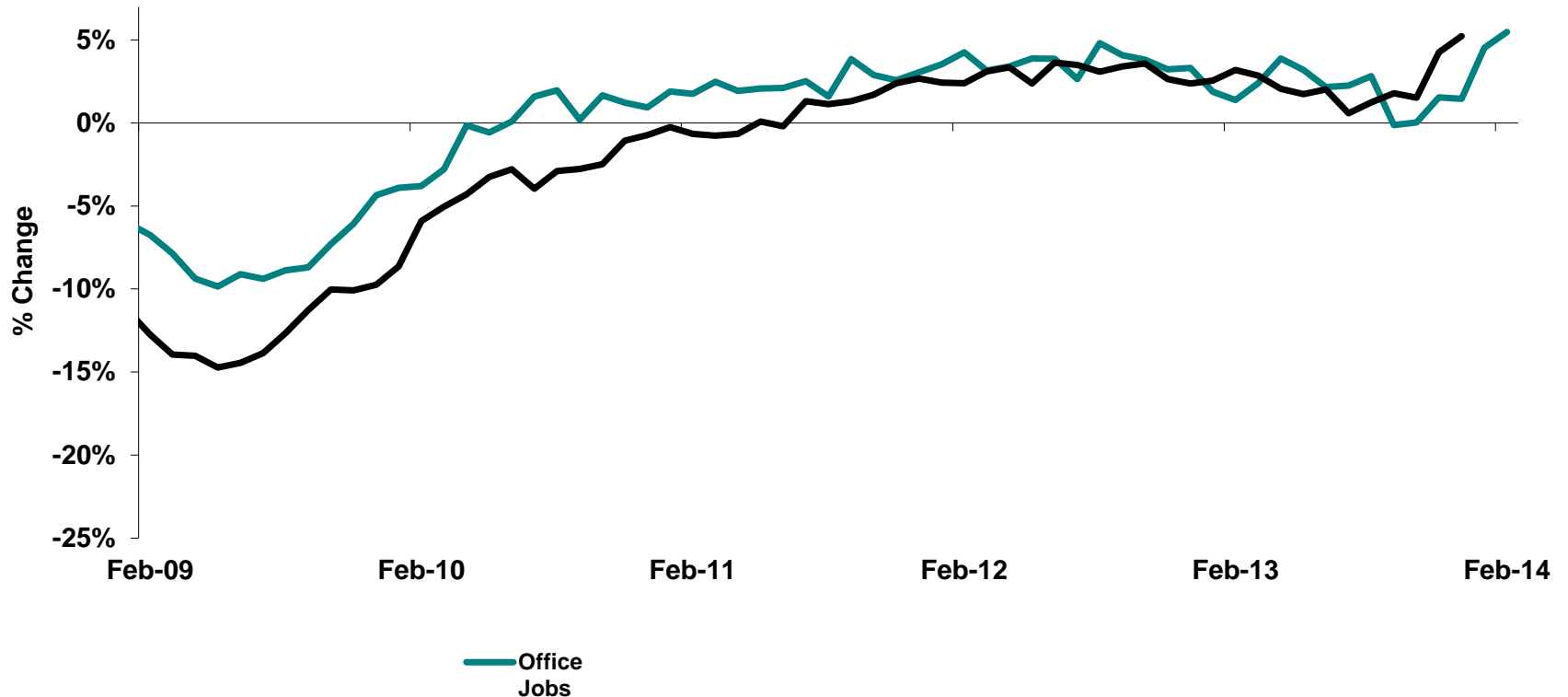
Office Market



Office employment year-over-year continues growth, accelerating

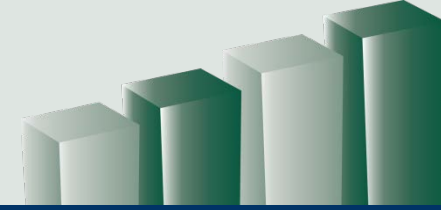


YOY Clark County Office & Total Private Sector Job Growth

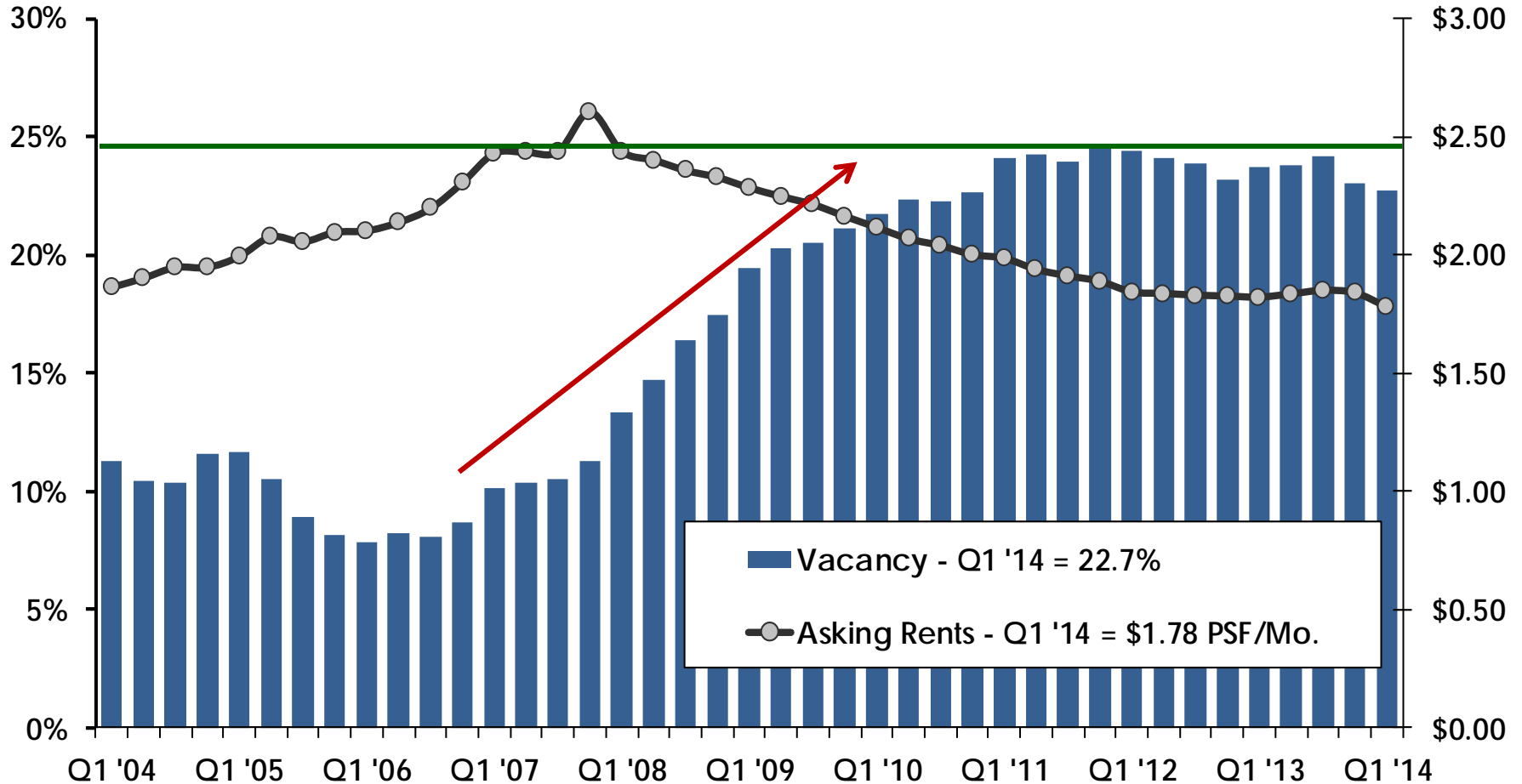


Sources: Nevada Department of Employment, Training & Rehabilitation; calculated by RCG Economics.
Office = Information, Financial Activities, Professional & Business, Health Care & Social Assistance

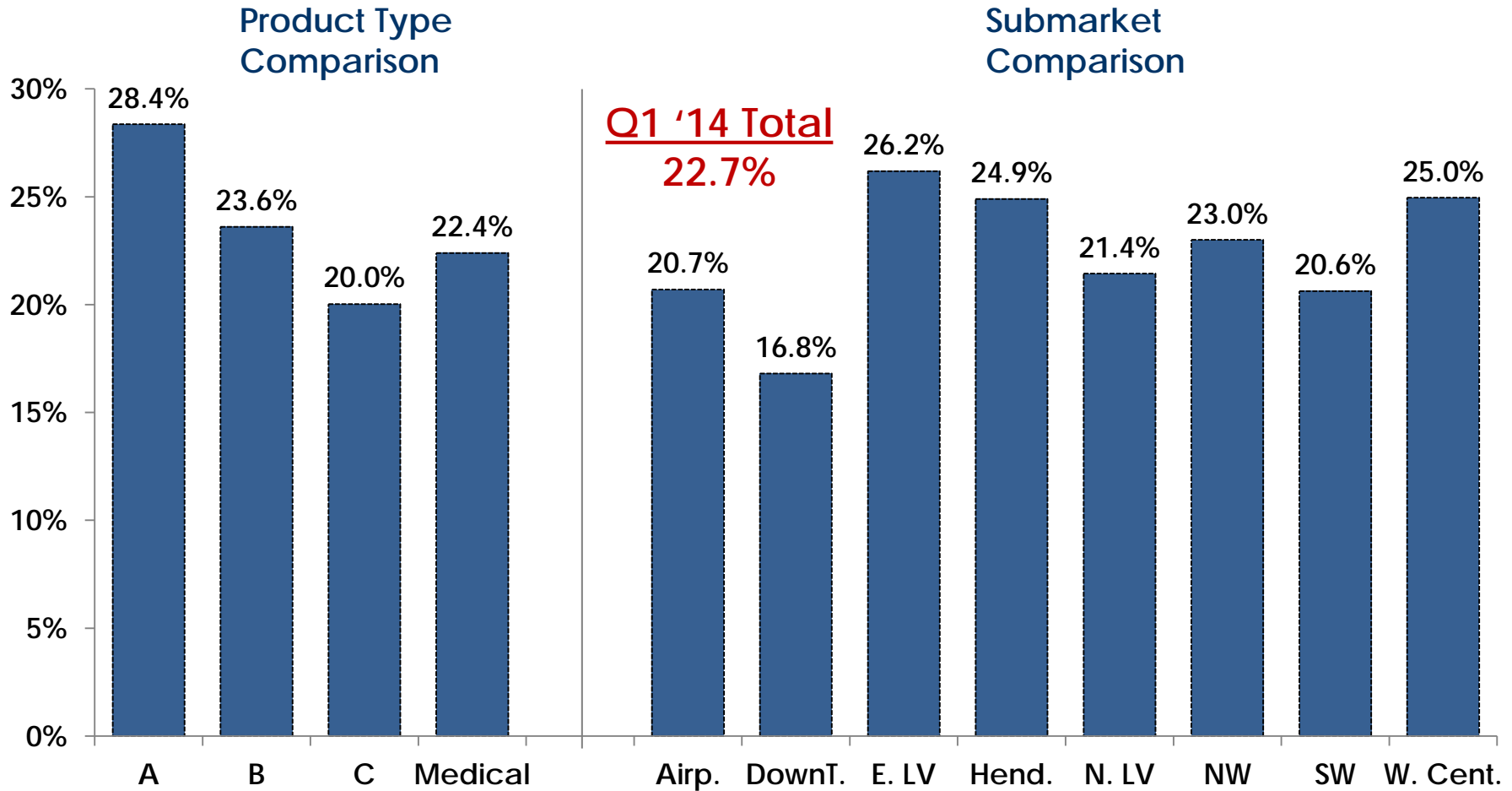
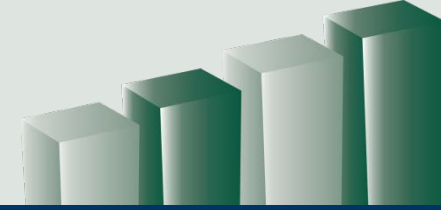
Office vacancies may finally be in recovery, but remains the weakest of the 3 markets.



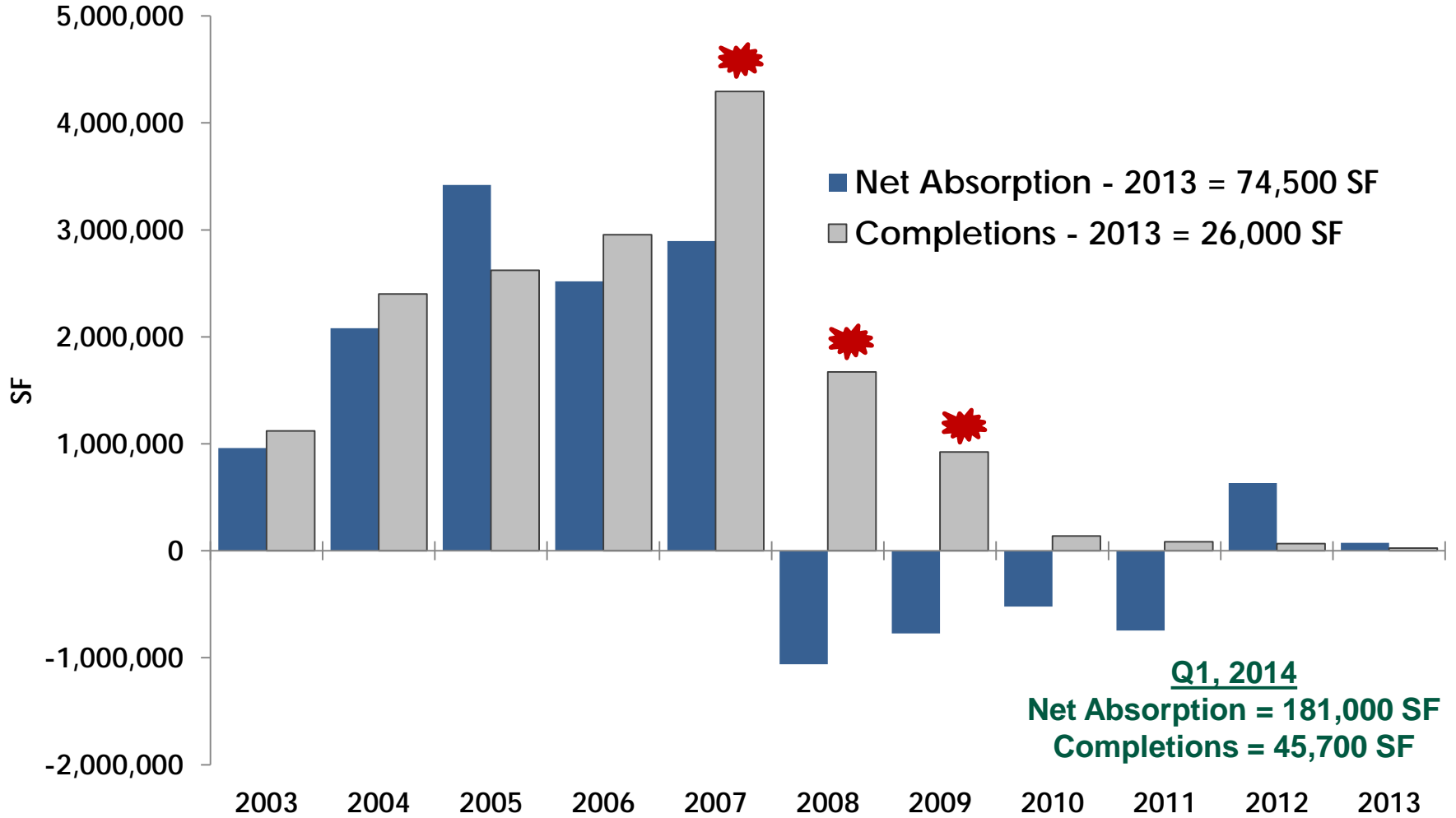
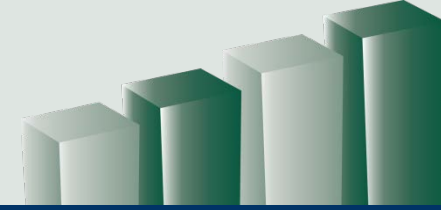
Spec Office Vacancy & Asking Rents: 2004 - 2014



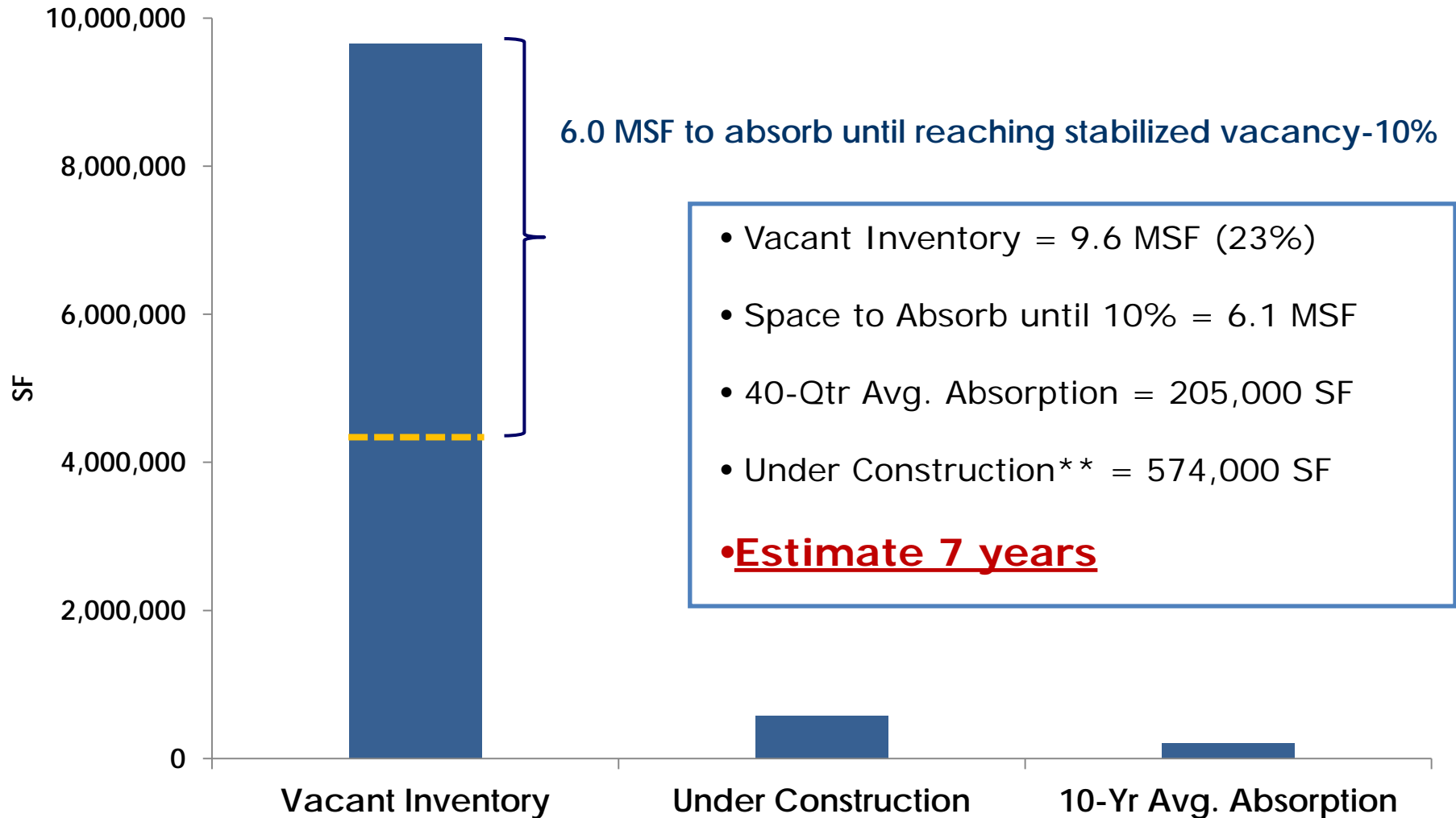
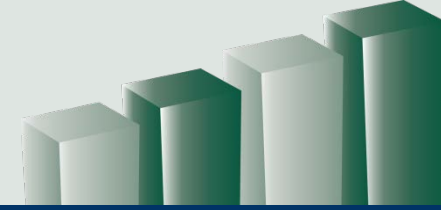
Vacancies remain highest in Class A & in E. LV & West Central.



Office Absorption & Completions: 2003 – 2013 & Q1 2014



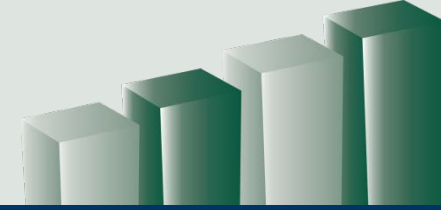
Spec Office Market Years of Supply Until 10% Stabilized Vacancy



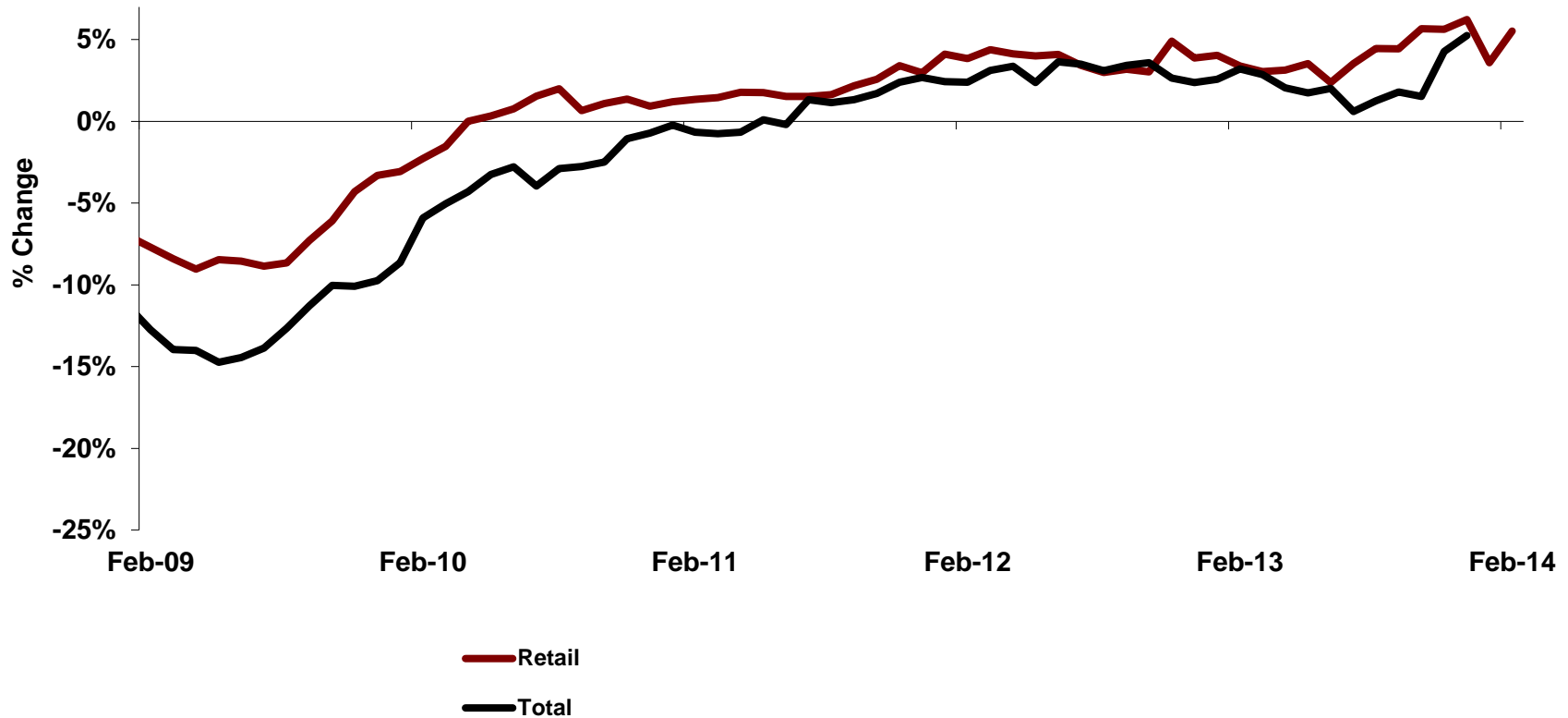
RETAIL MARKET



Retail employment year-over-year growth positive & steady

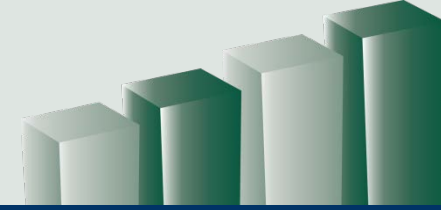


YOY Clark County Retail & Total Private Sector Job Growth

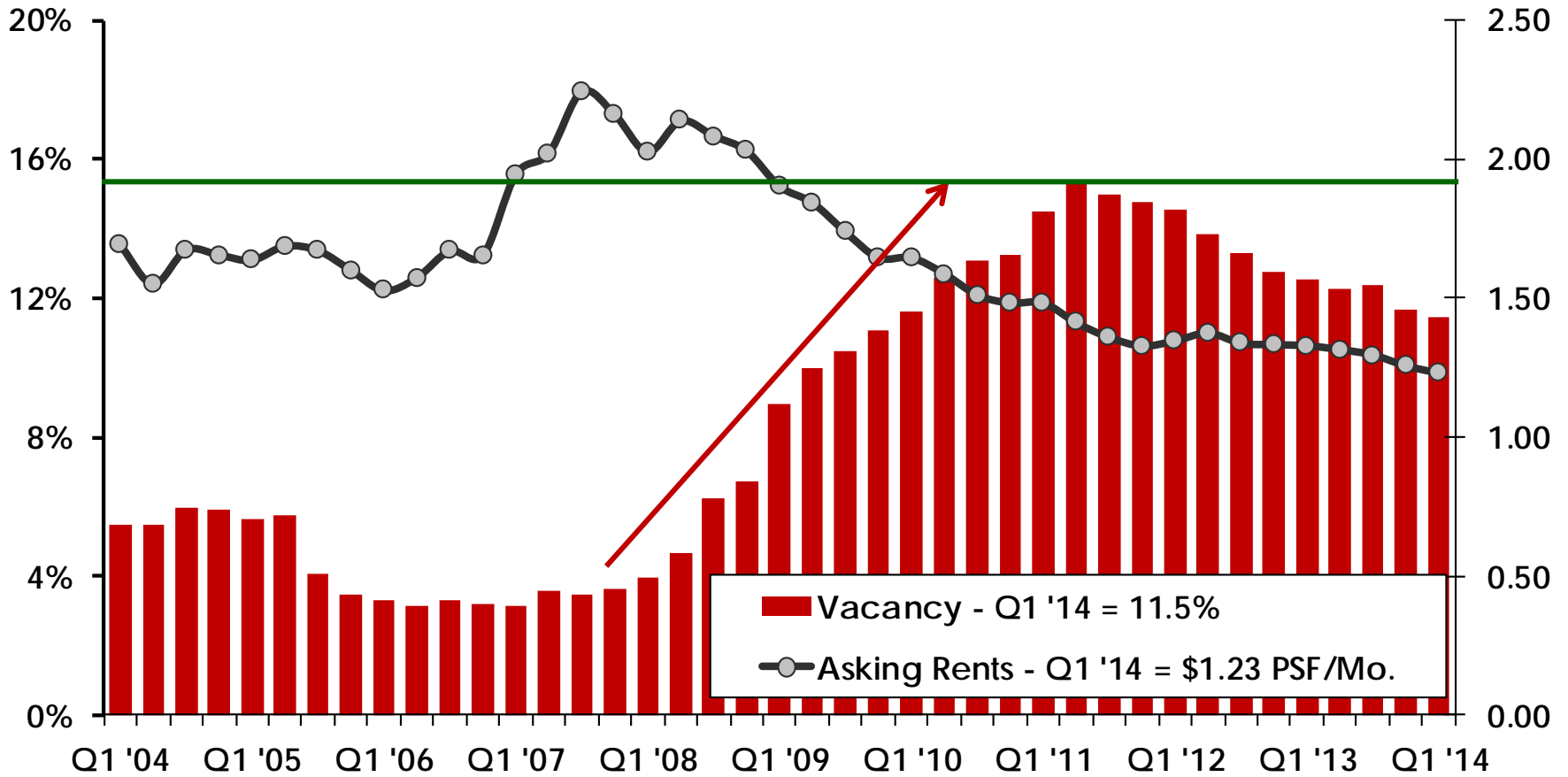


Sources: Nevada Department of Employment, Training & Rehabilitation; calculated by RCG Economics.
Retail = All retail sectors

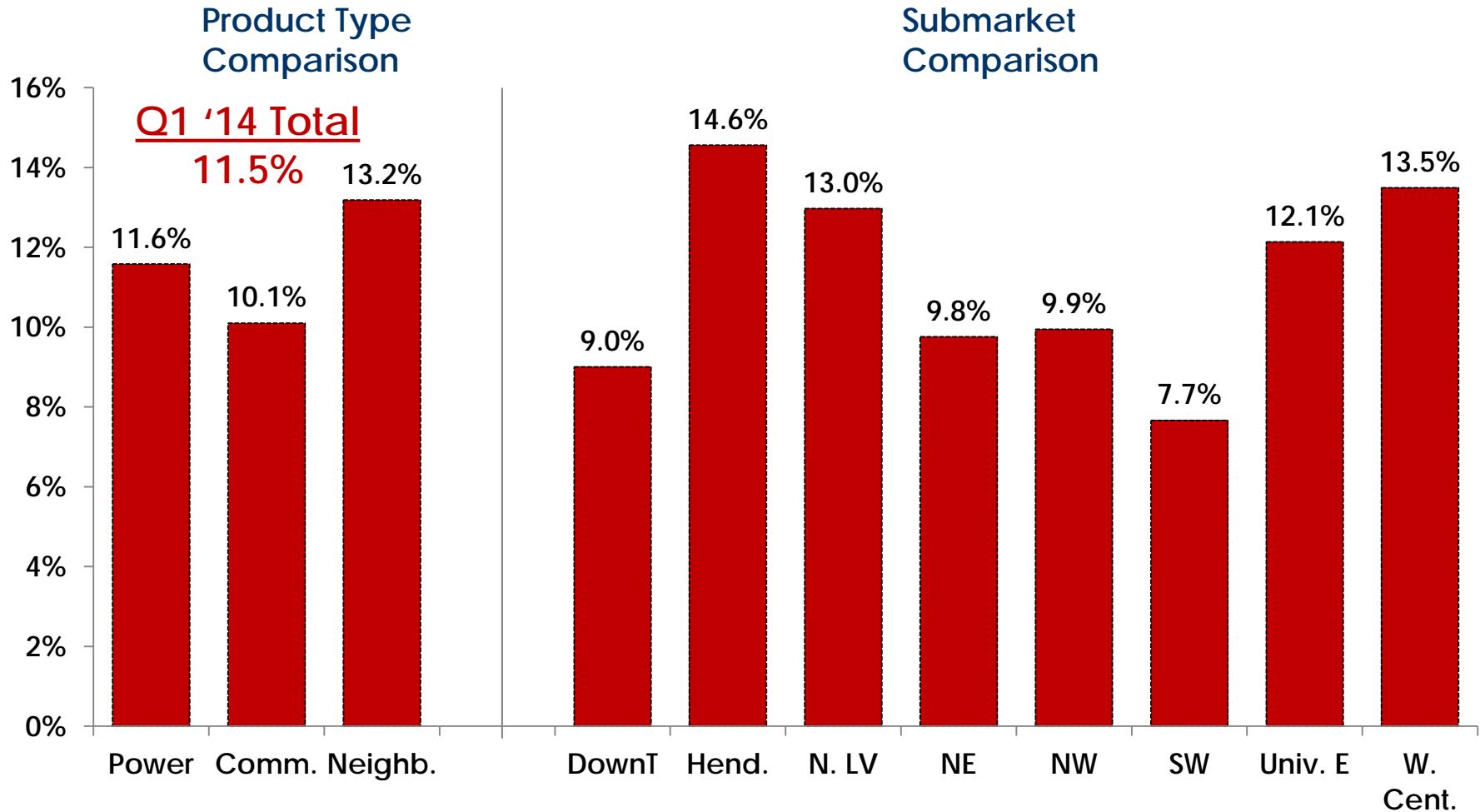
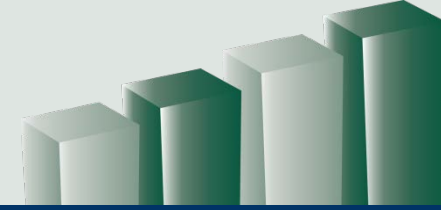
The anchored retail market continues to rebound, due to rising consumer spending.



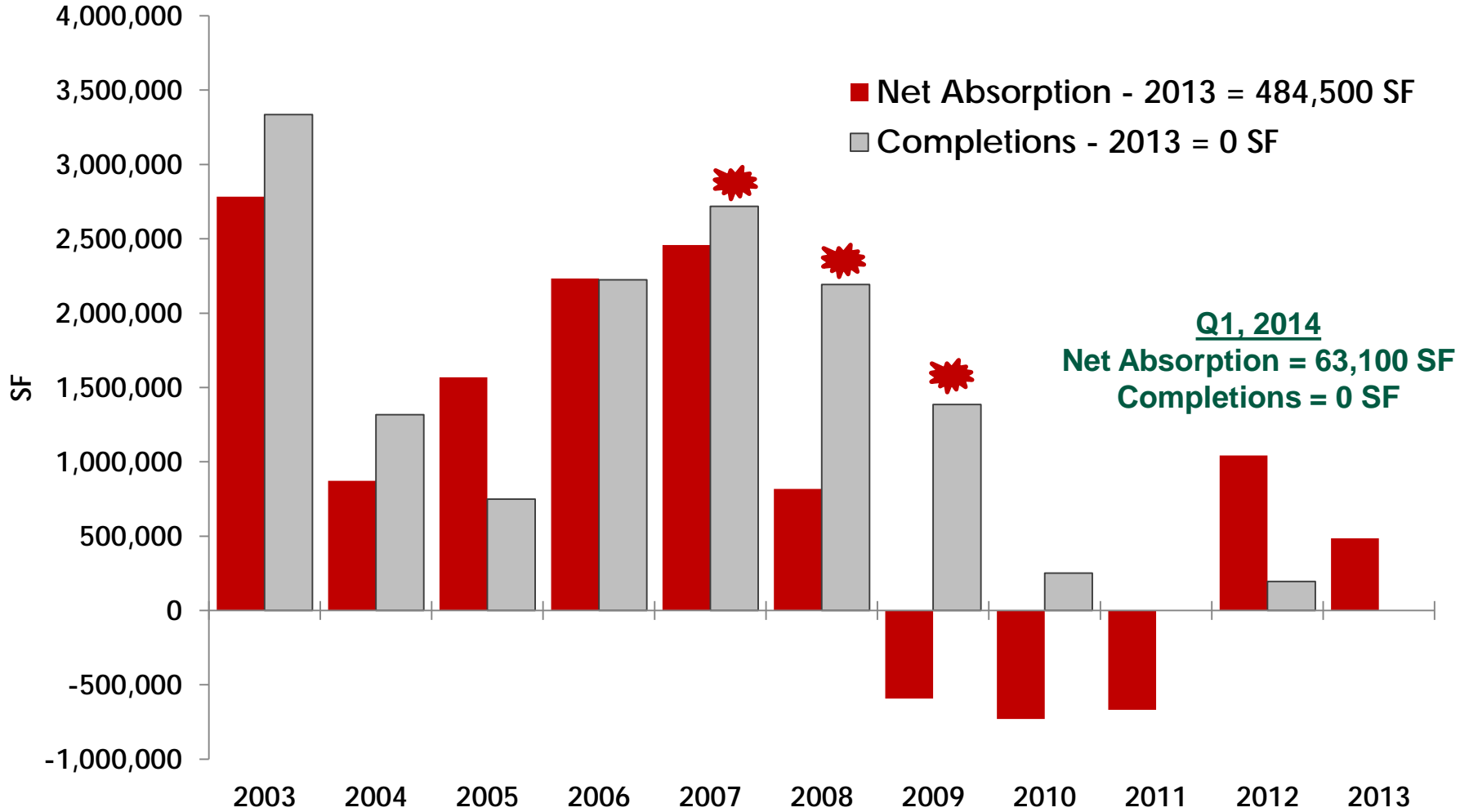
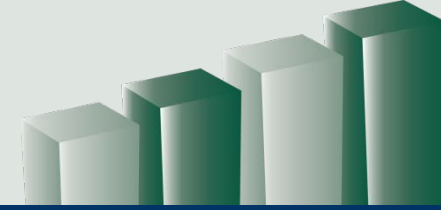
Anchored Retail Vacancy & Asking Rents: 2004 - 2014



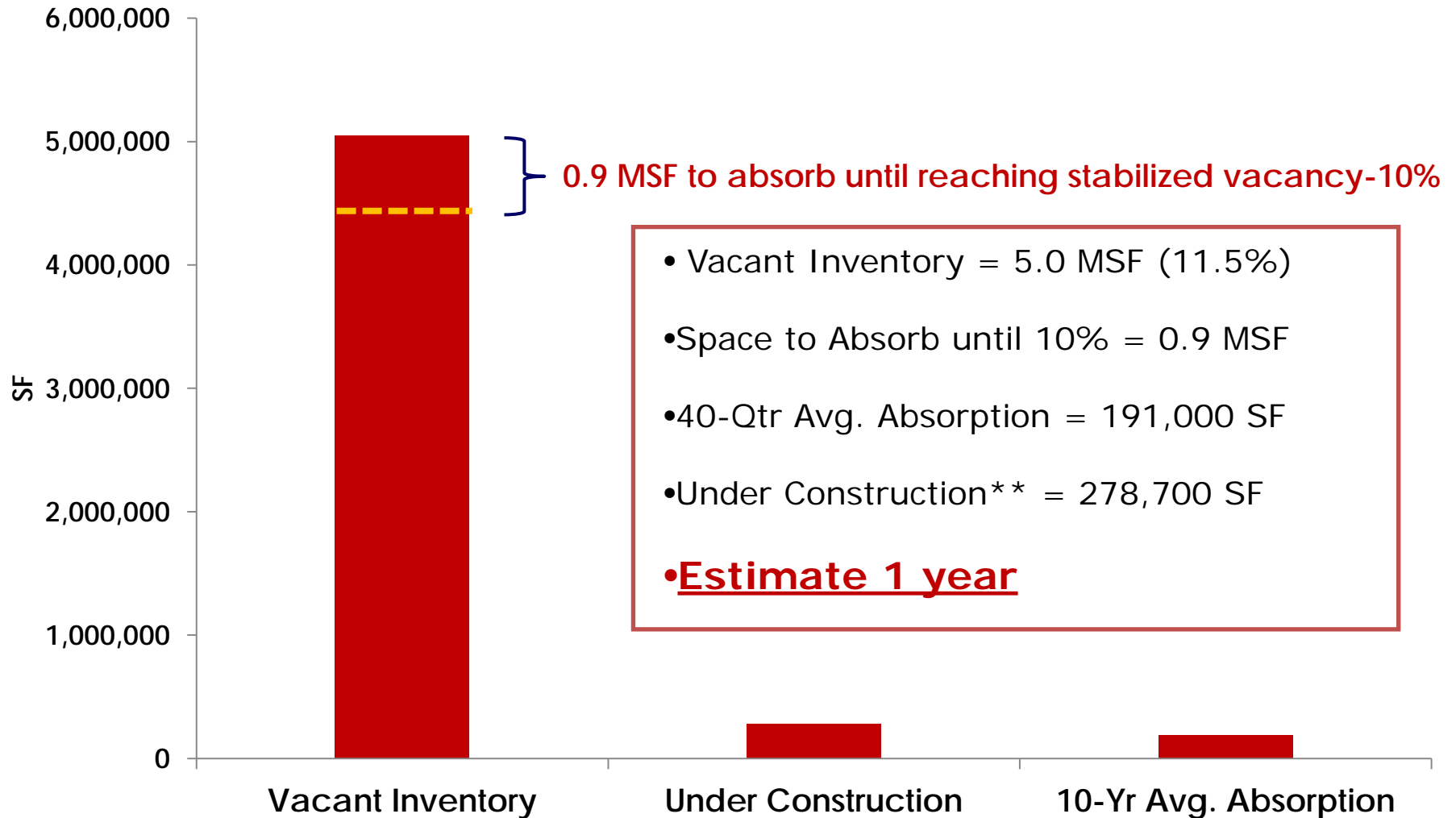
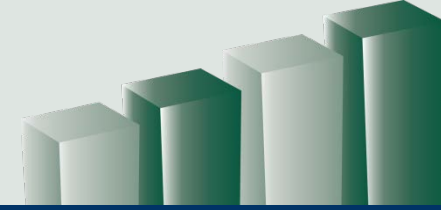
Vacancy highest in Neighborhood Centers & in Henderson.

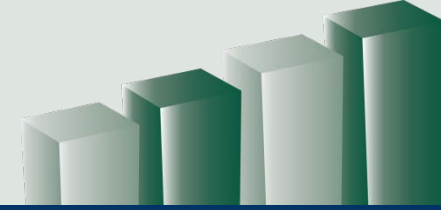


Retail Absorption & Completions: 2003 – 2013 & Q1 2014

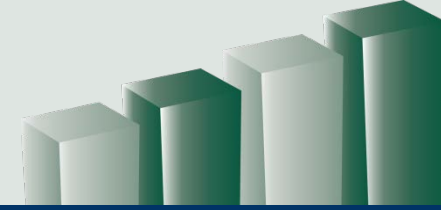


Anchored Retail Market Years of Supply Until 10% Stabilized Vacancy





QUESTIONS



RCG ECONOMICS

Contact:

John Restrepo

702-967-3188

jrestrepo@rcg1.com

www.rcg1.com

Twitter: @rcgeconomics