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SOUTHERN NEVADA CHAPTER

NAIOP SOUTHERN NEVADA & COX BUSINESS PRESENT

2023 BUS TOUR



RACE FOR SPACE

**Nevada
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THE DECISION MAKER'S magazine
SPECIAL REPORT

GUIDEBOOK
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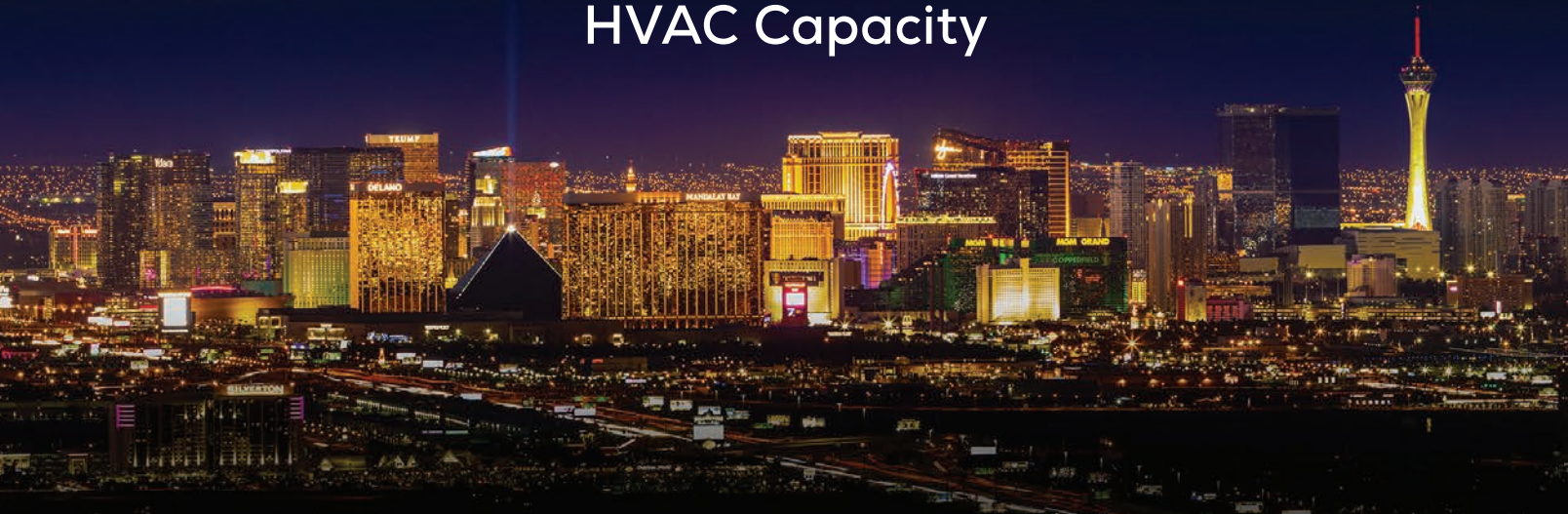
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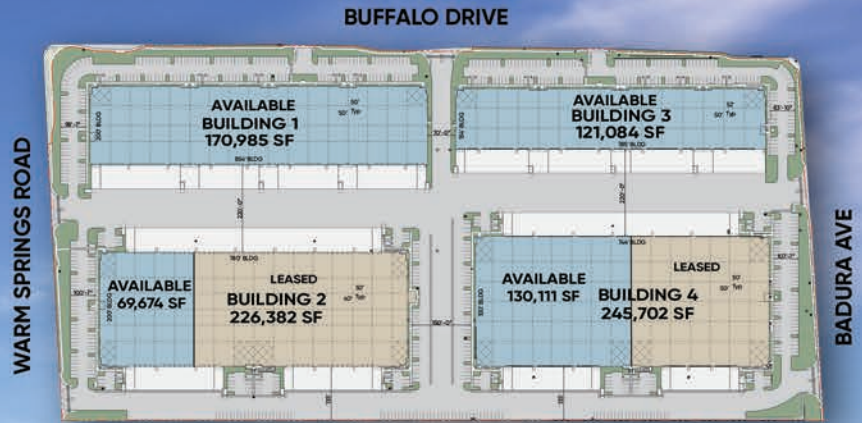
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START YOUR ENGINES

NAIOP Southern Nevada's Bus Tour Committee is proud to present the 2023 "Race For Space" Bus Tour. These past few years have certainly sped by! Despite the fact that there is a bit of uncertainty in the debt markets, Las Vegas has seen record levels of demand in all asset classes, and it doesn't seem like investors, tenants, or developers are letting off the gas just yet.

We are proud to report that commercial real estate development continues to reach new heights and with Las Vegas becoming one of the hottest destinations in sports, we don't see this demand slowing down in the foreseeable future. On the tenant demand side, we are seeing a never-ending Race For Space due to the record low vacancy levels and record high demand. The continued success of Las Vegas is only heightened by developers working closely with our chapter's architects, engineers, contractors, brokers and other consultants and service providers to realize market opportunities. These combined efforts will continue to play an important role in recruiting new businesses and jobs to Southern Nevada, supporting the sustainability and will allow us to continue to diversify our local economy.

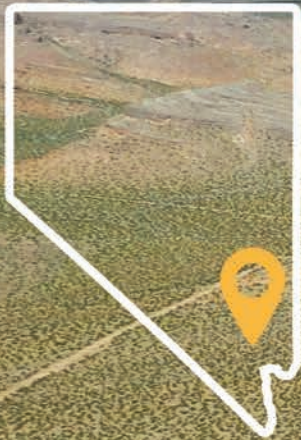
We are ecstatic to present the 66 industrial, office, and retail projects on our tour this year that have been completed recently or are actively under construction. The Bus Tour Committee's goal for this event is to showcase these exciting new developments for our members and generate awareness about the viability of new developments in the Las Vegas market. We sincerely thank the NAIOP Board of Directors, the Bus Tour Committee members, and all of the NAIOP member sponsors and advertisers who make this event possible. Without your time, efforts, and resources, we would not be able to put on such an important event.

Welcome to the NAIOP Southern Nevada 2023 "Race For Space" Bus Tour and thank you for your attendance as we celebrate the next chapter in Southern Nevada's development.

**Nevada
Business**
THE DECISION MAKER'S MAGAZINE

SPECIAL REPORT NOVEMBER 2023

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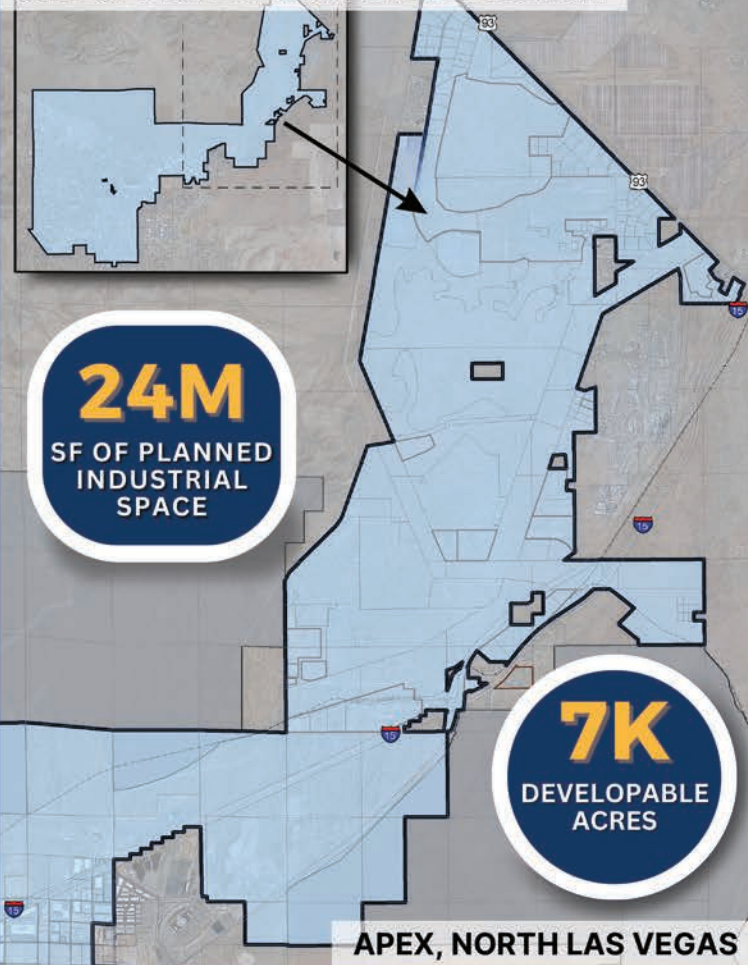


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BUS TOUR ***SCHEDULE***

1:30 PM Registration Opens
Networking, Exhibits, Games & Raffle

2:30 PM Virtual Buses Load

2:45 PM Virtual Tours Begin
*In each of our 4 Racetrack Themed
Rooms rotating each 30 minutes*

4:45 PM Winner's Circle Reception
*Heavy Appetizers, Drink Ticket,
Exhibits, Games & Final Raffles*

6:00 PM Event Concludes

.....

2023 BUS TOUR ***COMMITTEE***

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2635 N. Lamb Blvd
Las Vegas, NV 89115
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Industrial Building

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Nancy Jay St & Eagle Rock St
Henderson, NV 89011
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(8 total buildings)



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Las Vegas, NV 89139
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Industrial Building

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Additional Design Build Projects On The Bus Tour

OMP First Sloan Commerce Center

14600 Arville St,
Las Vegas, NV 89054
159,362 SF
Industrial Development

Tropical & Shatz Warehouse

6525 E. Tropical Pkwy,
Las Vegas, NV 89115
±85,000 SF
Industrial Building

SW Premiere Industrial Center

5150 W. Oquendo Rd.,
Las Vegas, NV 89118
±160,000 SF
Industrial Center

Jones & Torino

8776 S. Jones Blvd,
Las Vegas, NV 89139
+/- 85,250 SF
Industrial Building

OMP Warm Springs

505 W. Warm Springs Rd,
Henderson, NV 89011
±500,000 SF
Industrial Buildings

Silver and Black

3650 E. Dale Avenue,
Henderson, NV 89044
±150,000 SF
Industrial Park



Contact Larry at
702.262.6032

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2023

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— HENRY FORD



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WEST

SUBMARKET

OFFICE



BY: MIKE ZAHER
CBRE

COMPRISED of roughly 7 million SF of office product, the West Las Vegas Submarket is situated west of I-15, with Tropicana Ave. as the southern boundary and Charleston Blvd. as the northern boundary. Through the second quarter of 2023, the West Submarket experienced positive net absorption in both Q1 and Q2 totaling more than 158,000 SF.

Vacancies in the submarket tend to be among the lowest in the Las Vegas metropolitan statistical area (MSA) and, as of Q2 2023, had a direct vacancy rate of 6.9%, which is the lowest in the Valley. Research reports a total vacancy rate of 11.1% Valley-wide when considering office product range in 10,000 SF and above. Historically, the West Submarket has outperformed other Las Vegas submarkets; however, with the recent growth of the Southwest Submarket along the 215 Curve, this trend has begun to shift to the Southwest Submarket.

Within the heart of the West Submarket is the 400-acre mixed-use development of Downtown Summerlin, which includes an office component comprised of multiple Class A, LEED Certified, office buildings. The latest completion, 1700 Pavilion, started seeing new tenants take occupancy earlier this year. Adjacent to the Las Vegas Ballpark, the 10-story office building, is a true Class A project, and is currently 65% leased with another 26.51% in negotiations. With the success of the three office buildings Howard Hughes Corporation has built so far, coupled with the success of Downtown Summerlin, the next project (located at 3950 Azimuth Point Drive) has shifted further south, and will consist of two 3-story professional office buildings, at approximately 73,738 SF each (totaling 147,476 SF).

INDUSTRY DEFINITIONS

NAIOP Southern Nevada wants to ensure each property on this year's Bus Tour gets the attention it deserves. For that purpose, the properties are organized by submarkets. Please refer to pages 32 and 33 for the complete Bus Tour map and the accompanying list of properties.

DOUBLE NET LEASE: Tenant pays property taxes and insurance.
ESFR: Early Suppression, Fast Response sprinkler systems
FULL SERVICE GROSS: (FSG) - Landlord covers all base year expenses.

GROSS LEASE: A lease of property where the lessor is responsible for paying all property expenses.

GROSS RENT MULTIPLIER: The GRM is an easy rule of thumb to forecast value.

MD ZONING: A Clark County zoning designation for designed manufacturing

MODIFIED GROSS LEASES: This is a lease in which the rent includes building expenses like a gross lease, but the landlord recaptures expense increases after the base year.

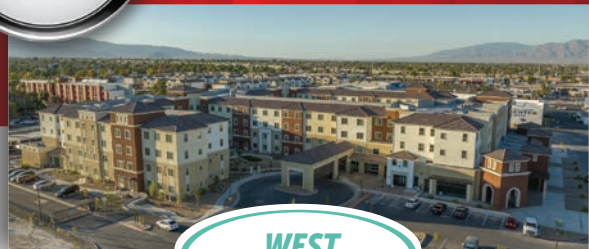
SUBLEASE: A tenant leases some portion of a premises to another tenant, while remaining liable to the landlord for rent.

TRIPLE NET LEASE: (NNN) A net-net-net lease is where, in addition to the stipulated rent, the lessee assumes payment of all operating expenses of the property and the landlord receives a net rent.

01

DECATUR COMMONS

450 South Decatur Blvd.
Las Vegas, NV 89107



WEST
MIXED USE

DEVELOPER: Nevada HAND, Inc.

Ralph Murphy | 702-808-1070

LEASING AGENT: Colliers | Malan + Marcello Team
702-735-5700

ARCHITECT: Bassenian Lagoni Architects

GENERAL CONTRACTOR: HAND Construction Company

COMPLETION DATE: December 2022

STATUS: Completed

PROJECT SIZE: 260,000 SF

DEVELOPMENT SIZE: 7.4 Acres

ASKING RATE(S): The building includes 240 affordable senior housing units and 11,000 SF of retail space. Retail modified gross rent is \$2.75 PSF.

MAJOR TENANT(S): Linda Nails, Wing Stop

COMMENTS: Decatur Commons also includes a 275,000 SF affordable housing development on an adjacent parcel with 240 family units designed by Perlman Architects.



SPEEDWAY COMMERCE CENTER • Las Vegas, NV • 1,933,790 SF



HENDERSON COMMERCE CENTER • Henderson, NV • 186,569 SF



SUNSET AIRPORT CENTER II • Las Vegas, NV • 258,300 SF



THE SPECTRUM OF LAS VEGAS • Las Vegas, NV • 744,929 SF



STEPHANIE STREET POWER CENTER • Henderson, NV • 372,462 SF



PATRICK COMMERCE CENTER • Las Vegas, NV • 223,032 SF



DIABLO INDUSTRIAL CENTER • Las Vegas, NV • 499,720 SF



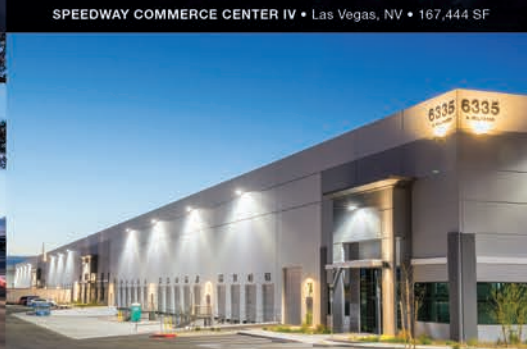
SPEEDWAY COMMERCE CENTER IV • Las Vegas, NV • 167,444 SF



CHEYENNE COMMERCE CENTER • North Las Vegas • 203,425 SF



GREEN VALLEY BUSINESS CENTER • Henderson, NV • 291,953 SF



SPEEDWAY COMMERCE CENTER III • Las Vegas, NV • 724,608 SF



SUNSET AIRPORT CENTER • Las Vegas, NV • 272,618 SF

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SOUTHWEST

SUBMARKET

OFFICE

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CHARTWELL
REAL ESTATE DEVELOPMENT



BY: TONYA GOTTESMAN
MDL Group

THE Southwest Submarket is the second largest submarket in the Las Vegas Valley. Currently the submarket accounts for about 18% of the total office square footage in the Valley with over 180,000 SF under construction; 282,000 SF was delivered at the end of Q4 2022.

The Southwest Submarket is a sought-after location for office users as it has high quality product and a desirable midpoint for both Summerlin and Henderson residents. In fact, now many consider it to be the center of town from an office perspective. As the center of the office world has shifted to the southwest, the submarket has delivered for lease office projects such as Narrative, UnCommons, Axiom and Evora and new for sale office condos, such as the 215 West.

There is currently 180,000 SF under construction. Net absorption so far this year is 132,297 SF, which is 41% of overall ab-

sorption for the Valley. The lease rates within the submarket reflect that it is the premium location within the Valley with an average lease rate of \$3.00 PSF FSG, which is also the highest lease rate across the Valley with \$2.50 PSF FSG being the average lease rate.

Both vacancy rate and lease rates within the submarket have remained relatively steady since the beginning of 2023 and sublease space is almost non-existent at 1.3%. Overall, the submarket shows continued rent growth with an increase of 9% over the past year. Owner/User sales continue to be strong with sold comparables as high as \$575 per SF for second generation space and \$330 per SF for new grey shell construction. With accessibility via the I-215, overall availability remains well below the Valley average.



SPANISH RIDGE INDUSTRIAL PARK

5365, 5425 S. Riley St. & 8875 W. Hacienda Ave.
Las Vegas, NV 89148



SOUTHWEST
INDUSTRIAL

DEVELOPER: CapRock Partners

Monique Snowden | 949-342-8000

LEASING AGENT: JLL | Rob Lujan, SIOR, CCIM, Jason Simon, SIOR and Danny Leanos | 702-400-5157

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: Fulcrum Construction, Inc.

COMPLETION: February 2023

STATUS: Completed

PROJECT SIZE: 230,899 SF

DEVELOPMENT SIZE: 12.95 Acres

ASKING RATE(S): \$1.15- \$1.40 PSF NNN

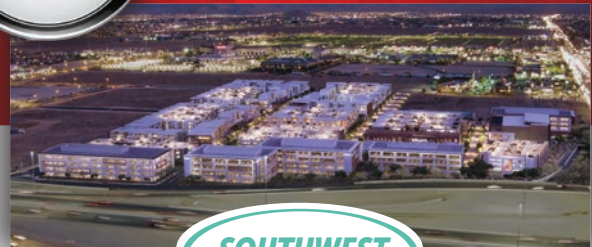
MAJOR TENANT(S): Reynold & Reynolds, Power Home Remodeling Group, Pace Punches

COMMENTS: Park consists of 3 Class A buildings with 24-30' clear height buildings, R-19 roof insulation, concrete truck courts, 50 dock height doors and 11 grade level doors, ESFR sprinklers, warehouse evaporative coolers, approximately 2,500 SF of spec offices, and 180' shared truck courts.



UNCOMMONS

8474 Rozita Lee Ave., 8488 Rozita Lee Ave.
Las Vegas, NV 89113



SOUTHWEST
MIXED USE

DEVELOPER: Matter Real Estate Group

Tom VanBetten | 858-882-0900

LEASING AGENT: CBRE | Brad Peterson, SIOR, Darren Lemmon, SIOR, Marc Magliardit, SIOR, CCIM and Travis Landes, SIOR | 702-369-4800

ARCHITECT: Gensler

GENERAL CONTRACTOR: Burke Construction Group

EST. COMPLETION DATE: Q1 2024

STATUS: Under Construction

PROJECT SIZE: 500,000 SF of Office/Retail

DEVELOPMENT SIZE: 40 Acres

ASKING RATE(S): \$4.05 PSF, Modified Gross

MAJOR TENANT(S): Deloitte, Newmark, Ernst & Young

COMMENTS: A new 40-acre community is born to serve the needs of discerning companies and their teams. Modern office space with inspired food, fitness and lifestyle options are placed to perfection throughout a campus-like utopia midway between Henderson and Summerlin.

SOUTHWEST

SUBMARKET

INDUSTRIAL



BY: KELSEY HIGGINS
CBRE

THE Southwest Submarket is currently comprised of approximately 46 million SF of industrial product according to the latest figures from Q2 2023. Over 3 million SF of space in the pipeline is expected to be built within the submarket in the next few years. As there is around a 2.7% vacancy, asking rates remain strong with research noting \$1.20 as an average achieved rate during the quarter. Smaller flex spaces remain sparse within the area, rates are being achieved between \$1.40 - \$1.50 PSF NNN for second generation space as well as new construction with little pricing differential between the two.

Since the pandemic, the lease rates have remained strong within the market. Larger big box spaces are asking \$1.15 to \$1.25 PSF for new construction dock high. Concessions remain to be very sparse, landlords are giving between 1-2 months of abated rent,

but not much more. Pricing within the for-sale market in the Southwest varies. Deals range between \$270 PSF and \$330 PSF with varying factors such as size, quality of product and location.

The premium of pricing in the Southwest Submarket is not expected to decline any time soon, as the proximity to both the Las Vegas Strip and Harry Reid International Airport are large drivers to pricing spaces. As there is minimal infill land that has not already been purchased within the Southwest Submarket, it is expected to maintain its foothold.



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NARRATIVE

6795 Agilysys Way
Las Vegas, NV 89113



SOUTHWEST OFFICE

DEVELOPER: G2 Capital Development and LaPour
Karina Salazar | 702-222-3022

LEASING AGENT: Colliers | Taber Thill, SIOR,
Patti Dillon, SIOR and Megan McInerney | 702-836-3796

ARCHITECT: Yihong Liu + Associates, LTD.

GENERAL CONTRACTOR: Burke Construction Group

COMPLETION DATE: December 2022

STATUS: Completed

PROJECT SIZE: 102,567 SF | Average Floor Plate: 25,000 SF

DEVELOPMENT SIZE: 3.65 Acres

ASKING RATE(S): \$3.85 - \$4.05 PSF, Modified Gross

MAJOR TENANT(S): Colliers, Agilysys, Intermountain and
Select Health

COMMENTS: Narrative is a 4-story, Class A office building
located in the Southwest Submarket. The building boasts
unparalleled exposure with freeway frontage, building and
monument sign opportunities. Building features include 12'
high ceilings, floor to ceiling glass, amenity lounge with outdoor
terrace, wellness path and common area gathering space.



ARROYO BELTWAY COMMERCENTER

7200, 7270, 7050 & 7120 S. Buffalo Dr.
Las Vegas, NV 89113



SOUTHWEST INDUSTRIAL

DEVELOPER: Majestic Realty Co. and EJM Development
Company Co. | Rod Martin | 702-896-5564

LEASING AGENT: Majestic Realty Co. | Rod Martin and
Bill Hayden | 702-896-5564

ARCHITECT: Jim Robertson

GENERAL CONTRACTOR: Commerce Construction Co.

EST. COMPLETION DATE: April 2024

STATUS: Under Construction

PROJECT SIZE: Phase 1: 764,153 SF

DEVELOPMENT SIZE: 41.41 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Encore Group USA, Inc. and Steelhead
Productions, Inc.

COMMENTS: Beltway Arroyo CommerCenter is located south
of I-215 along Buffalo. All buildings feature 32' clear height,
ESFR sprinklers and 135' truck maneuvering with up to 4,000
amps power and offices to suit. These are the first buildings of
the multi-phase development.

NEVADA STATE BANK



SINCE 1959, Nevada State Bank has helped developers and investors shape the landscape of Nevada and create their own success stories. This wealth of experience gives the bank a long-range perspective on commercial real estate in Nevada, spanning decades of cycles in this unique market. NSB clients appreciate the benefits of having a seasoned commercial real estate team who know the ins and outs of the local market and who truly understand the nuances of structuring commercial real estate loans¹ that best meet their clients' needs, whether it's for an industrial building, a retail-office complex, or a multi-family property.

Local representation and decision-making allow the bank to respond quickly, while affiliation with Zions Bancorporation provides added financial resources as well as the ability to serve markets outside of Nevada. Clients include experienced real estate developers, investors and business owners, as well as institutional and private companies.

Nevada State Bank is focused on providing insights and resources to the business community. These include economic briefings and events, as well as the annual Small Business Survey report, which takes the pulse of Nevada business leaders. The monthly NSB Economic Briefing, authored by the team at Applied Analysis, highlights a range of economic indicators, including unemployment rates, retail sales, new business creation and office vacancy rates, plus commentary on the meaning behind the numbers. The Survey and Briefings, plus other valuable resources, can be found at NevadaSmallBusiness.com.

Whether it's retail, office, industrial or multi-family, the Nevada State Bank commercial real estate team is ready to turn plans into reality.

1 Subject to credit approval. Terms and conditions apply. See a banker for details.

ADVERTORIAL



PSI COMMERCE CENTER

7240 W. Warm Springs Rd.
Las Vegas, NV 89113



SOUTHWEST
MIXED USE

DEVELOPER: Parting Seas Investments

Jason Matalon | 702-990-5358

LEASING AGENT: CBRE | Tyler Ecklund | 702-809-8408

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: CEi Builders

COMPLETION DATE: June 2023

STATUS: Completed

PROJECT SIZE: Bldg. 1: 47,826 SF, Bldg. 2: 24,293 SF,
Total: 72,119 SF

DEVELOPMENT SIZE: 5 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Johnson Controls, CEi Builders,
& Parting Seas Investments

COMMENTS: This project consists of 2 modern designed
concrete tilt-up buildings with clear heights between 24 and
28 feet. The project features enhanced landscaping, ample
parking, 7 grade doors, 4 dock high doors and an ESFR
System in Building 1.



WEST SUNSET INDUSTRIAL PARK

Sunset Rd. near Warbonnet Way.
Las Vegas, NV 89113



SOUTHWEST
INDUSTRIAL

DEVELOPER: EBS Realty Partners and MCA Realty

Tom Hanrahan | 949-988-7957

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul
Sweetland, SIOR, Chris Lane, SIOR, CCIM and
Jerry Doty, SIOR | 702-836-3752

ARCHITECT: RJA Architecture

GENERAL CONTRACTOR: TWC Construction

EST. COMPLETION DATE: Q3 2024

STATUS: Under Construction

PROJECT SIZE: Bldg. 1: 39,895 SF, Bldg. 2: 39,840 SF,
Total: 79,735 SF

DEVELOPMENT SIZE: 3.68 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Project consists of 2 concrete tilt-up buildings
totaling 79,735 SF and situated on 3.68 acres.

BUILDING CLIENT VISIONS SINCE 1984



BURKECGI.COM | 385 PILOT ROAD | LAS VEGAS, NV 89119 | 702.367.1040

BURKE
CONSTRUCTION GROUP



PIONEER BUSINESS CENTER

6340 & 6370 S. Pioneer Way
Las Vegas, NV 89113



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: Beedie Development Group

Rowan Hicks | 604-435-3321

LEASING AGENT: CBRE | Sean Zaher, SIOR &
Garrett Toft, SIOR | 702-369-4863

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: The Korte Company

COMPLETION DATE: April 2023

STATUS: Completed

PROJECT SIZE: Bldg. 1: 121,916 SF, Bldg. 2: 137,815 SF
Total: 259,731 SF

DEVELOPMENT SIZE: 13.44 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Las Vegas Color Graphics, D&L LV,
LV Warehouse, Goodie Two Shoes

COMMENTS: The recently completed Pioneer Business Center offers two state-of-the-art, rear-loaded Class A industrial condo buildings for sale or lease totaling 259,731 SF. Units range from 7,695 to 40,000 SF. Dock and grade level loading with 28' to 32' clear height and ESFR sprinklers.



POST 215 LOGISTICS

6705 W. Post Rd.
Las Vegas, NV 89113



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: Johnson Development Associates, Inc.

Preston Harrell | 469-676-8814

LEASING AGENT: CBRE | Sean Zaher, SIOR &
Garrett Toft, SIOR | 702-369-4863

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: Burke Construction Group

EST. COMPLETION DATE: November 2023

STATUS: Under Construction

PROJECT SIZE: 182,520 SF

DEVELOPMENT SIZE: 9.2 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Everi Payments, Inc.

COMMENTS: Post 215 Logistics is a state-of-the-art, high image industrial cross-dock facility totaling 182,520 SF. The building provides a cross dock configuration, 36' minimum clear height and ESFR sprinkler system.



CHARTWELL COMMERCE CENTER

6355 W. Maule Ave.
Las Vegas, NV 89118



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: Chartwell Real Estate Development

Henry Pyle | 949-701-5128

LEASING AGENT: CBRE | Jake Higgins, SIOR and
Kevin Higgins, SIOR | 702-369-4844

ARCHITECT: Herdman Architecture + Design, Inc

GENERAL CONTRACTOR: Martin-Harris Construction

COMPLETION DATE: June 2023

STATUS: Completed

PROJECT SIZE: 193,352 SF

DEVELOPMENT SIZE: 9.24 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: This project is a recently completed, concrete tilt-up warehouse/distribution facility with 32' clear, cross dock loading, and ESFR sprinklers. The building is potentially divisible to accommodate various sizes. This building is located in the heart of the Southwest Submarket.



SW PREMIER INDUSTRIAL CENTER

5150-5170 W. Oquendo Rd.
Las Vegas, NV, 89118



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: ARES Industrial Management

Crystal Hammer | 714-420-1948

LEASING AGENT: Cushman & Wakefield

Donna Alderson, SIOR, and Nick Abraham | 702-605-1692

ARCHITECT: Pross Design Group, Inc.

GENERAL CONTRACTOR: LM Construction

COMPLETION DATE: June 2023

STATUS: Completed

PROJECT SIZE: 160,606 SF

DEVELOPMENT SIZE: 9.47 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Service Partners: 45,383 SF

COMMENTS: SW Premier Industrial Center consists of 2 buildings totaling 160,606 SF. Situated in the heart of the Southwest Submarket just south of the Russell Rd. & Decatur Blvd. signalized intersection. Recently completed, this development is an ideal location for any user servicing the resort corridor.



BECKNELL BLUE DIAMOND

5675 La Costa Canyon Ct. & 8795 Lindell Rd.
Las Vegas, NV 89139



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: Becknell Industrial

Matt Neumann | 708-571-0561

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-835-3752

ARCHITECT: Craig Kouri Architect

GENERAL CONTRACTOR: TWC Construction

COMPLETION DATE: December 2022

STATUS: Completed

PROJECT SIZE: Bldg. 1 (5675 La Costa Canyon Court): 165,542 SF, Bldg. 2: (8795 Lindell Rd.): 88,950 SF, Total: 254,492 SF

DEVELOPMENT SIZE: 13.5 Acres

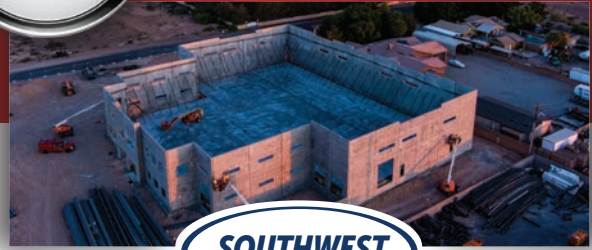
ASKING RATE(S): Major Tenant(s): Stations Casinos and Bellissimo Distribution

COMMENTS: Building 1 has 29 docks. Building 2 consists of 16 docks. Both buildings have 1 grade door, 32' clear height, 171 auto spaces, 277/480V, 3-phase power and a 60' concrete dock apron.



EL CAMINO REAL INDUSTRIAL CENTER

6260 W. Pebble Rd.
Las Vegas, NV 89139



**SOUTHWEST
INDUSTRIAL**

DEVELOPER: El Camino Real Industrial

Larry Monkarsch | 702-262-6032

LEASING AGENT: Avison Young | Chris Lexis SIOR, Joe Leavitt | 702-376-8500

ARCHITECT: LM Construction Co.

GENERAL CONTRACTOR: LM Construction Co.

EST. COMPLETION DATE: December 2023

STATUS: Under Construction

PROJECT SIZE: 35,086 SF

DEVELOPMENT SIZE: 2 Acres

ASKING RATE(S): Sale Price: \$11,052,000/\$315PSF

MAJOR TENANT(S): N/A

COMMENTS: El Camino Real Industrial Center is an under-construction 35,086 SF industrial building in the Southwest Submarket. The building is 60% pre-leased, with 15,939 SF available for lease. Zoned M-D, this 2 acre property has quick access to the Blue Diamond Rd and Jones Blvd intersection.

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HENDERSON

SUBMARKET

INDUSTRIAL/WEST HENDERSON



BY: MORGAN ELSON
Colliers

CONSISTING of just under 5.7 million SF, the West Henderson Industrial Submarket is unlike many of the other submarkets in that it has direct access to the California border via the I-15 and also has close proximity to Harry Reid International Airport and the Las Vegas Strip. West Henderson has grown exponentially over the past couple years, starting with a single industrial building (Levi Strauss 638,365 SF) to just under 5.7 million SF total in a short period of time. Vacancy currently sits at 0% with no standing inventory available.

As of Q2 2023, West Henderson has experienced no net absorption, but has 1.4 million SF under construction with approximately 5.5 million SF planned. Of the 1.4 million SF under construction, 883,522 SF is scheduled to deliver by Q4 2023 (67% of which is pre-leased). The remaining 552,963 SF is scheduled to deliver by Q1 2024 (23% is currently pre-leased).

Through the second quarter of 2023, West Henderson has delivered no new inventory but plans to deliver 883,000 SF by year's end. New projects to the area include Dermody's LogistiCenter at I-15 South (four buildings totaling 1,050,420 SF), EBS Realty Partner's Henderson Gateway Industrial Facility (single freestanding building totaling 98,023 SF) and Overton Moore's Southern Gateway at Sloan (single freestanding building totaling 159,362 SF).

Despite the fact that West Henderson is a "new" submarket, the region is nearly entirely spoken for with very few sites available for new industrial development. Until the City of Henderson agrees to release additional industrial sites, new projects aren't expected to be added to the pipeline in the unforeseeable future.



SOUTHERN GATEWAY AT SLOAN

14600 Arville St.
Sloan, NV 89124



HENDERSON
INDUSTRIAL

DEVELOPER: Overton Moore Properties and Invesco Management Company | Will McPhee | 310-354-2466

LEASING AGENT: Cushman & Wakefield
Greg Tassi, SIOR | 702-605-1713

ARCHITECT: HPA, Inc.

GENERAL CONTRACTOR: LM Construction Co.

COMPLETION DATE: October 2023

STATUS: Completed

PROJECT SIZE: 159,362 SF

DEVELOPMENT SIZE: 9.34 Acres

ASKING RATE(S): DND

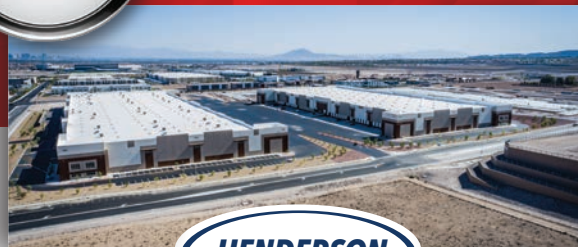
MAJOR TENANT(S): N/A

COMMENTS: This brand new 159,362 SF development has prime I-15 frontage, immediate access off of Sloan Rd. and is just 5 minutes to the St. Rose Parkway exit. This project is the closest available industrial development offering seamless distribution within a 4 hour drive to the LA/Long Beach ports.



LOGISTICENTER AT I-15 SOUTH

3541 Volunteer Blvd.
Henderson, NV 89044



HENDERSON
INDUSTRIAL

DEVELOPER: Dermody Properties | John Ramous | 775-335-0172

LEASING AGENT: Cushman & Wakefield
Greg Tassi, SIOR | 702-605-1713

ARCHITECT: United Construction

GENERAL CONTRACTOR: United Construction

COMPLETION DATE: Phase 1: Q2 23, Phase 2: Q4 23

STATUS: Completed

PROJECT SIZE: 1,050,420 SF

DEVELOPMENT SIZE: 61.5 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Aristocrat Technologies: 389,940 SF,
OluKai: 330,240 SF

COMMENTS: LogistiCenter at I-15 South has convenient access to the I-15 via the St. Rose Parkway and is favorably positioned as a regional southwest e-commerce, distribution and manufacturing site. This project benefits from seamless distribution logistics with easy connectivity to population centers surrounding Henderson, Las Vegas and the entire Southwest Region.

HENDERSON

SUBMARKET

OFFICE



BY: MEGAN MCINERNEY
Colliers

THE Henderson Office Submarket consists of 5.5 million SF across 281 buildings. The majority is Class B and C product with only eight Class A buildings totaling 583,668 SF. Q2 2023 saw a 12% vacancy rate, up from 11.2% in Q1, with an average asking rate of \$2.52 PSF, similar to last year's \$2.51 PSF.

Much of the growth and development of Henderson is in West Henderson, where the office submarket is following new retail and housing developments. Notable projects under construction include Valley Health Systems' West Henderson Hospital. The project is on track for a Q4 2024 delivery. The Park at Horizon Ridge is a six-building owner-user project that delivered shell and core in Q2. These owner-user buildings are selling at over \$300 PSF shell. An additional 75,000 square feet of owner-user condos on Seven Hills Drive will deliver in Q1 2024. These condos are witnessing strong activity, with an asking price of \$325 to \$350 PSF for shell delivery. The Village at St. Rose is a mixed-use development that will feature 160,000

SF of office completed over two phases. This project broke ground in July and is on track for a Q4 2024 delivery. Optum Health leased 80,000 SF in the first phase.

Notable lease transactions include Hera Health leasing 7,500 SF at 880 Seven Hills Dr., Jogan Health leasing 12,550 SF at 2360 Corporate Circle and Alliance North America leasing 12,087 SF at 1740 Raiders Way. Kingsbarn Capital acquired a three-building portfolio in Green Valley for \$114.5M (347,000 SF) or \$330 PSF.

Henderson's allure lies in its convenient 215 Beltway access, proximity to amenities and the master-planned communities of Green Valley, Seven Hills, Anthem, MacDonald Highlands, Inspirada and Cadence.

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BOBBI MIRACLE, CCIM, SIOR

HENDERSON

SUBMARKET

INDUSTRIAL



BY: PAUL SWEETLAND, SIOR
Colliers

THE Henderson Submarket surrounds the I-215 and US 95 freeway intersection. There is approximately 14.5 million SF of existing inventory and roughly 2.06 million SF under construction with 5.5 million SF expected to break ground in the near future. The majority of the submarket has immediate access to the I-215 and US 95 freeway interchange. With the recent expansion of development into the Eldorado Valley, which is 9 miles southeast of the interchange, the submarket will continue to see further growth with a mix of local and regional tenants.

Vacancy currently sits at 1%, a significant decrease from the 1.5% vacancy rate recorded in the Q1 2023. Henderson saw 66,608 SF of positive net absorption in Q2 2023. Due to a lack of available product in the Henderson Submarket, there have been a limited number of new deals recently signed. Deals that are getting across the finish line include a 44,800 SF renewal at Nuveen's Henderson 215 project and a 29,250 SF

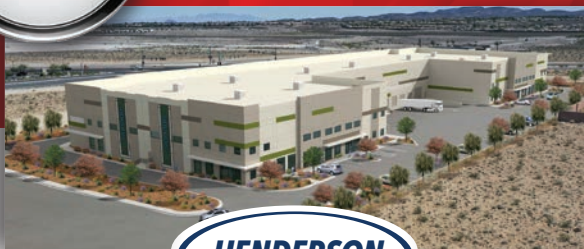
renewal at Prologis' Henderson Distribution Center (formerly owned by Link Logistics). Through the second quarter of 2023, East Henderson hasn't seen any new product completed but has 179,021 SF scheduled to deliver in the third quarter of 2023 (51% of which is already preleased) with 405,675 SF scheduled to deliver by year's end.

With land availability scarce in the Henderson Submarket, very few new planned projects are expected to be added to the pipeline. However, with 2.06 million SF under construction and 5.5 million SF planned, there will be plenty of opportunities available for tenants to continue to operate out of the affluent and well-established Henderson Submarket.



PARADISE DISTRIBUTION CENTER

12550 Paradise Rd.
Las Vegas, NV 89119



HENDERSON
INDUSTRIAL

DEVELOPER: Strongbox Development Company
Dave Sundaram | 702-884-5584

LEASING AGENT: Colliers | Brian Riffel | 702-836-3773

ARCHITECT: Ethos3

GENERAL CONTRACTOR: DC Building Group

EST. COMPLETION DATE: July 2024

STATUS: Under Construction

PROJECT SIZE: 86,500 SF

DEVELOPMENT SIZE: 4.78 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Paradise Distribution Center is approximately 86,500 SF. The project is divisible into 2, approximately 43,250 SF condominiums with truck access from Paradise Rd.. The property has 8 dock doors, 2 grade doors, EVAP cooling, and 32' clear height and is available for sale or lease.



SILVER & BLACK INDUSTRIAL PLAZA

3600 & 3650 E. Dale Ave.
Henderson, NV 89044



HENDERSON
INDUSTRIAL

DEVELOPER: Brass Cap | Mike Chernine | 702-496-2223

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: LM Construction Co.

COMPLETION DATE: November 2022

STATUS: Completed

PROJECT SIZE: 3650 E. Dale Ave.: 75,025 SF, 3600 E. Dale Ave.: 75,349 SF, Total: 150,374 SF

DEVELOPMENT SIZE: 9.05 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): All Current Electrical Sales, Boxzooka, Kubik, Inc.

COMMENTS: Property features a 30' clear height, 20 9' x 10' dock-high doors and 10 12' x 14' grade-level loading doors per building, ESFR fire suppression system and 2,500 amps, 277/480V, 3-phase power per building (200 amps of 277/480V power per unit). It is zoned I-P.



BERMUDA INDUSTRIAL CENTER

12200 Bermuda Rd.
Henderson, NV 89124

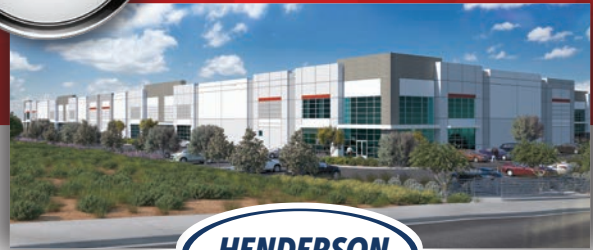


DEVELOPER: Strongbox Development Company
Dave Sundaram | 702-884-5584
LEASING AGENT: CBRE | Sean Zaher, SIOR | 702-460-0940
ARCHITECT: Ethos3
GENERAL CONTRACTOR: DC Building Group
EST. COMPLETION DATE: June 2024
STATUS: Under Construction
PROJECT SIZE: 87,050 SF
DEVELOPMENT SIZE: 4.6 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Bermuda Industrial Center is approximately 87,050 SF. The project is divisible into 2, approximately 43,525,000 SF condominiums and is front loaded, with truck access from Bermuda Rd.. The building has 10 dock doors, 2 grade doors, EVAP cooling, and 32' clear height and is available for sale or lease.



SOUTH 95 LOGISTICS

610, 620, 630 & 640 W. Lake Mead Pkwy.
Henderson, NV 89015



DEVELOPER: Clarion Partners and Seefried Industrial Properties | Ryan Grant | 213-236-2363
LEASING AGENT: CBRE | Jake Higgins, SIOR, Sean Zaher, SIOR and Garrett Toft, SIOR | 702-369-4844
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: TWC Construction
EST. COMPLETION DATE: Q4 2023
STATUS: Under Construction
PROJECT SIZE: Bldg. 1: 109,347 SF, Bldg. 2: 56,816 SF, Bldg. 3: 136,174 SF, Bldg. 4: 103,007 SF, Total: 405,344 SF
DEVELOPMENT SIZE: 24.94 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: This project features 4 state-of-the-art logistics facilities totaling 405,344 SF. Flexible unit divisibilities down to 15,306 SF, rear loading configurations, office build-to-suit, 30' & 32' minimum clear height and ESFR sprinkler system.



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WARM SPRINGS COMMERCE CENTER

425-585 W. Warm Springs Rd.
Henderson, NV 89015



**HENDERSON
INDUSTRIAL**

DEVELOPER: Overton Moore Properties and Invesco
Will McPhee | 310-354-2466

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul
Sweetland, SIOR, Chris Lane, SIOR, CCIM and
Jerry Doty, SIOR | 702-836-3752

ARCHITECT: LM Construction Co.

GENERAL CONTRACTOR: LM Construction Co.

EST. COMPLETION DATE: Q2 2024

STATUS: Under Construction

PROJECT SIZE: Bldg. A: 46,800 SF, Bldg. B: 61,000 SF, Bldg.
C: 230,990 SF, Bldg. D: 60,131 SF, Bldg. E: 41,347 SF, Bldg. F:
62,000 SF, Total: 502,268 SF

DEVELOPMENT SIZE: 46.04 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Six-building industrial park of warehouse
distribution space with buildings ranging from 41,347 SF -
230,990 SF, dock and grade loading, ESFR sprinklers, LED
Warehouse lighting and trailer parking.



GIBSON INDUSTRIAL PARK

500 N. Gibson Rd. & 520 N. Gibson Rd.
Henderson, NV 89011



**HENDERSON
INDUSTRIAL**

DEVELOPER: EBS Realty Partners

Quinn Johnson | 949-640-4800

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul
Sweetland, SIOR, Chris Lane, SIOR, CCIM and
Jerry Doty, SIOR | 702-836-3752

ARCHITECT: Charlie Coatsworth Architects

GENERAL CONTRACTOR: TWC Construction

EST. COMPLETION DATE: November 2022

STATUS: Completed

PROJECT SIZE: Bldg. 1: 86,049 SF, Bldg. 2: 41,442 SF,
Total: 127,491

DEVELOPMENT SIZE: 6.82 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Ferguson, Lockheed Martin

COMMENTS: Property features a 32' clear height, is zoned
General Industrial (IG) with 22' dock high doors, 4 grade level
doors, an ESFR sprinkler system, secured gated truck court
and 130 auto parking stalls.

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BECKNELL GALLERIA

Galleria Dr. and Pabco Rd.
Henderson, NV 89011



**HENDERSON
INDUSTRIAL**

DEVELOPER: Becknell Industrial

Matt Neumann | 708-571-0561

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul
Sweetland, SIOR, Chris Lane, SIOR, CCIM and
Jerry Doty, SIOR | 702-836-3735

ARCHITECT: Craig Kouri Architect

GENERAL CONTRACTOR: TWC Construction

EST. COMPLETION DATE: Q3 2024

STATUS: Under Construction

PROJECT SIZE: Bldg. 1: 66,595 SF, Bldg. 2: 125,190 SF, Bldg.
3: 92,343 SF, Bldg. 4: 388,095 SF, Total: 672,223 SF

DEVELOPMENT SIZE: 45.39 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: This project consists of 4 buildings totaling
672,223 SF with an ESFR fire suppression system, dock and
grade loading doors, 7" reinforced concrete slab, warehouse
LED lighting and trailer parking.



NANCY J INDUSTRIAL PARK

1021 Nancy J St.
Henderson, NV 89011



**HENDERSON
INDUSTRIAL**

DEVELOPER: Nancy J Industrial Center

Larry Monkash | 702-262-6032

LEASING AGENT: Avison Young | Chris Lexis SIOR,
Joe Leavitt | 702-376-8500

ARCHITECT: LM Construction Co.

GENERAL CONTRACTOR: LM Construction Co.

EST. COMPLETION DATE: January 2024

STATUS: Under Construction

PROJECT SIZE: Each Bldg.: 40,998 SF, Entire Project (8 Bldgs.):
327,984 SF

DEVELOPMENT SIZE: 20.36 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Nancy J Industrial Project is a 8 building industrial park in Henderson. The project features 8 40,998 SF buildings for a total of 327,984 SF. This industrial park has easy access to I-215 and I-515 freeways and is near the retail and service amenities of Downtown Henderson.



CONESTOGA COMMERCE CENTER

30 Conestoga Way
Henderson, NV 89002



**HENDERSON
INDUSTRIAL**

DEVELOPER: Overton Moore Properties

Will McPhee | 310-354-2466

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: TWC Construction

EST. COMPLETION DATE: Q2 2024

STATUS: Under Construction

PROJECT SIZE: Bldg. 1: 107,135 SF, Bldg. 2: 85,531 SF,
Total: 192,666 SF

DEVELOPMENT SIZE: 11.35 Acres

ASKING RATE(S): DND

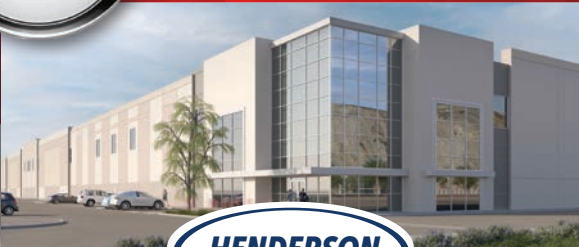
MAJOR TENANT(S): N/A

COMMENTS: Building 1 has 18 dock and 2 grade doors and parking for 104 auto and 8 trailers. Building 2 has 9 dock and 3 grade doors and parking for 77 auto and 12 trailers. Both feature a 32' clear height, build-to-suit office and a 135' to 185' concrete truck court.



GATEWAY 11

Railroad Pass Casino Rd. near Dawson Ave.
Henderson, NV 89124



**HENDERSON
INDUSTRIAL**

DEVELOPER: Overton Moore Properties and Invesco

Will McPhee | 310-354-2466

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-835-3752

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: TWC Construction

EST. COMPLETION DATE: Q4 2024

STATUS: Under Construction

Project Size: Bldg. 1: 646,380 SF, Bldg. 2: 1,102,440 SF,
Total: 1,748,820 SF

DEVELOPMENT SIZE: 138.73 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Building 1 features 116 dock and 4 grade doors with 230 auto and 274 trailer stalls. Building 2 has 154 dock and 4 grade doors with 828 auto and 310 trailer stalls. Both buildings have ESFR sprinklers and 40' clear height.

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DOWNTOWN/ CENTRAL/AIRPORT

SUBMARKET

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BY: DANNY LEANOS
JLL

THE Downtown/Central/Airport Submarket is the fourth largest submarket in Las Vegas consisting of approximately 15.8 million SF. The area has been a preferred choice for occupiers that have clients flying in often and need to be located near the Las Vegas Strip. With convenient access to the I-15 & I-215 highways and many nearby amenities, occupiers have absorbed 95,214 SF. The average lease rate through Q2 has been \$1.19 PSF NNN.

Landlords continue to push on lease rates in this submarket. Small bay to mid-bay product (5,000 to 40,000 SF) have been commanding rents between \$1.35 and \$1.45 SF NNN. Flex products are achieving even higher rates, ranging from \$1.50 to \$1.60 SF NNN. Larger spaces of 75,000 SF or more have achieved rates in the range of \$1.10 to \$1.15 NNN.

Developer WG Group is expected to break ground in October on a 40,346 rear loaded building. Notably, earlier this year the

Compass Logistics Center was completed with a 150,120 SF cross-dock building. The developer, Hopewell Development in partnership with Nicola Wealth Advisors, secured a lease for half of the building, achieving a rental rate above \$1.10 PSF NNN.

The demand for investment opportunities in the Las Vegas market remains robust; however, there was a lack of trades in the Downtown/Central/Airport Submarket due to limited inventory. One notable transaction in 2023 was the sale of 7000 Placid St., a 309,208 SF building occupied by Foliot Furniture as part of a portfolio. Prologis acquired the property at a 4% cap rate. The area will continue to face limitations for future development due to a shortage of available land sites.



COMPASS LOGISTICS CENTER

6150 S. Pecos Rd.
Las Vegas, NV 89120



**DOWNTOWN
CENTRAL / AIRPORT
INDUSTRIAL**

DEVELOPER: Hopewell Development

Phil Brown | 403-232-8821

LEASING AGENT: CBRE | Jake Higgins, SIOR and Kevin Higgins, SIOR | 702-369-4844

ARCHITECT: Ware Malcomb

GENERAL CONTRACTOR: Martin-Harris Construction

COMPLETION DATE: June 2023

STATUS: Completed

PROJECT SIZE: 150,120 SF

DEVELOPMENT SIZE: 8.56 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Light & Wonder

COMMENTS: Compass Logistics Center is a 150,120 SF warehouse with 2,362 SF of spec. office, 36 dock doors, 4 grade doors, 32' minimum clear height, 56' X 50' column spacing with 60' speed bays, 3-phase power, ESFR sprinkler system, 130' concrete truck court. The property has multiple building divisibility options.



728 GARCES

728 Garces Ave.,
Las Vegas, NV 89101



**DOWNTOWN
CENTRAL / AIRPORT
OFFICE**

DEVELOPER: Law Office of Sylvia L. Esparza

Sylvia Esparza | 702-853-0233

LEASING AGENT: First Real Estate Companies

Colleen McDonald | 702-348-8837

ARCHITECT: Kora Architecture & Interiors

GENERAL CONTRACTOR: Superior Builders Inc.

EST. COMPLETION DATE: November 2023

STATUS: Under Construction

PROJECT SIZE: 9,777 SF

DEVELOPMENT SIZE: 0.16 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Law Offices of Sylvia Esparza

COMMENTS: The Law Offices of Sylvia Esparza is located in the Downtown Founder's District. This immigration attorney's office is designed to beautifully represent different world regions while connecting to the pedestrian realm with a welcoming porch-inspired entrance. Sustainable design elements maximize daylight and vegetation throughout, promoting wellness and productivity.

DOWNTOWN/ CENTRAL/AIRPORT

SUBMARKET

OFFICE



BY: DAN PALMERI, SIOR
CBRE

THE Downtown/Central/Airport Submarket consist of roughly 12 million SF of office space. Central continues to lead the market in vacancy at 22%, with Downtown showing 15.5% and the Airport showing 11.6% vacancy.

Downtown continues to follow historical trends with primarily government and legal sector-related tenants. The most significant sales transaction Downtown was City Centre Place at 400 S. 4th Street. The 109,000 SF Class-A building traded in February for \$15.25 million or \$140 PSF. The building at the time of sale was 36% occupied. Downtown is seeing one of the few adaptive reuses of office space in Las Vegas. Dapper Companies is in the process of revitalizing 201 S. Las Vegas Blvd. The 31,500 SF building will be home to the US Post Office and Woven Workspaces. The City of Las Vegas will be breaking ground on their Civic Center and Plaza which will deliver over 250,000 SF of office, retail and community focused spaces over three phases with initial deliveries in 2025.

The biggest news in the central region was EQ Office/Blackstone's announcement in March to place their 1.5 million SF corporate campus, The HC, into special servicing. As the market waits to see what unfolds with the project, approximately 250,000 SF of tenants could potentially relocate through the end of 2024.

The Airport Submarket continues to perform well due to the planned purchase of 800,000 SF by the State of Nevada. The 20 building Thomas & Mack project is a multi-year acquisition that Governor Lombardo spoke about during his visit at NAIOP's October Breakfast Meeting. The first acquisition of six buildings was completed in July for a total of 293,000 SF. As the state phases their move to McCarran Center, they will be vacating multiple buildings across the Las Vegas Valley.

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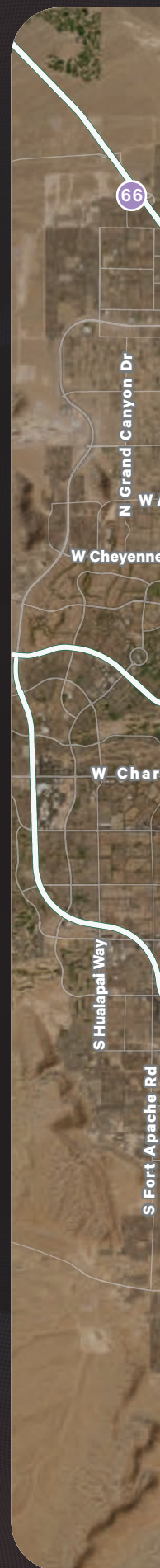
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DEVELOPMENT/BUILDING

ADDRESS

1	DECATUR COMMONS	450 S. Decatur Blvd., Las Vegas, NV 89107
2	SPANISH RIDGE INDUSTRIAL PARK	5365, 5425 S. Riley St. & 8875 W. Hacienda Ave., Las Vegas, NV 89148
3	UNCOMMONS	8474 & 8488 Rozita Lee Ave., Las Vegas, NV 89113
4	NARRATIVE	6795 Agilysys Way, Las Vegas, NV 89113
5	ARROYO BELTWAY COMMERCCENTER	7200, 7270, 7050 & 7120 S. Buffalo Dr., Las Vegas, NV 89113
6	PSI COMMERCE CENTER	7240 W. Warm Springs Rd., Las Vegas, NV 89113
7	WEST SUNSET INDUSTRIAL PARK	NEC of Sunset Rd. & Warbonnet Way, Las Vegas, NV 89113
8	PIONEER BUSINESS CENTER	6340 & 6370 S. Pioneer Way, Las Vegas, NV 89113
9	POST 215 LOGISTICS	6705 W. Post Rd., Las Vegas, NV 89113
10	CHARTWELL COMMERCE CENTER	6355 W. Maule Ave., Las Vegas, NV 89118
11	SW PREMIER INDUSTRIAL CENTER	5150-5170 W. Oquendo Rd., Las Vegas, NV 89118
12	BECKNELL BLUE DIAMOND	5675 La Costa Canyon Ct. & 8795 Lindell Rd., Las Vegas, NV 89139
13	EL CAMINO REAL INDUSTRIAL CENTER	6260 W. Pebble Rd., Las Vegas, NV 89139
14	SOUTHERN GATEWAY AT SLOAN	14600 Arville St., Sloan, NV 89124
15	LOGISTICENTER AT I-15 SOUTH	3541 Volunteer Blvd., Henderson, NV 89044
16	PARADISE DISTRIBUTION CENTER	12550 Paradise Rd., Las Vegas, NV 89044
17	SILVER & BLACK INDUSTRIAL PLAZA	3600 & 3650 E. Dale Ave., Henderson, NV 89044
18	BERMUDA INDUSTRIAL CENTER	12200 Bermuda Rd., Henderson, NV 89124
19	SOUTH 95 LOGISTICS	610, 620, 630 & 640 W. Lake Mead Pkwy., Henderson, NV 89015
20	OMP WARM SPRINGS COMMERCE CENTER	425-585 W. Warm Springs Rd., Henderson, NV 89015
21	GIBSON INDUSTRIAL PARK	500 & 520 N. Gibson Rd., Henderson, NV 89011
22	BECKNELL GALLERIA	Galleria Dr. and Pabco Rd., Henderson, NV 89011
23	NANCY J INDUSTRIAL PARK	1021 Nancy J St., Henderson, NV 89011
24	OMP CONESTOGA COMMERCE CENTER	30 Conestoga Way, Henderson, NV 89002
25	OMP GATEWAY 11	Railroad Pass Casino Rd. near Dawson Ave., Henderson, NV 89124
26	COMPASS LOGISTICS CENTER	6150 S. Pecos Rd., Las Vegas, NV 89120
27	728 GARCES AVE	728 Garces Ave., Las Vegas, NV 89101
28	MOONWATER WEST	9600 Wesley D Adams Ave., North Las Vegas, NV 89124
29	LOGISTICENTER AT MINER'S MESA	8420 N. Terryl B. Adams St., North Las Vegas, NV 89165
30	VANTAGE NORTH	15 & N. Hollywood Blvd., North Las Vegas, NV 89165
31	SPEEDWAY NORTH DISTRIBUTION CENTER - BLDG. 1	6050 E. North Belt Rd., North Las Vegas, NV 89165
32	MATTER LOGISTICS @ NORTH 15	5850 & 5880 E. North Belt Rd., North Las Vegas, NV 89165
33	I-215 INTERCHANGE LOGISTICS CENTER	4970 E. North Belt Rd., North Las Vegas, NV 89165
34	LOGISTICENTER AT I-215 NORTH	6070 N. Hollywood Blvd., Las Vegas, NV 89115
35	TROPICAL INNOVATIVE LOGISTICS	5560 E. Tropical Pkwy., North Las Vegas, NV 89115
36	NORTH 15 LOGISTICS II AND III	5550 & 5603 E. El Campo Grande Ave., North Las Vegas, NV 89115
37	TROPICAL SPEEDWAY COMMERCE CENTER II	6050 E. Tropical Pkwy., North Las Vegas, Nevada 89115
38	TROPICAL LOGISTICS PARK 2.0	6185, 6215 & 6325 N. Beesley Dr., Las Vegas 89115
39	CLARION SPEEDWAY 15 III	6271 E. Azure Ave., North Las Vegas, NV 89115
40	CLARION SPEEDWAY 15 I	6400 E. Azure Ave., North Las Vegas, NV 89115
41	NELLIS LANDING LOGISTICS CENTER	6100 Shatz St., Las Vegas, NV 89115
42	LOGISTICENTER AT SPEEDWAY II	5005 E. North Belt Rd., North Las Vegas, NV 89115
43	HOPEWELL TROPICAL AND SHATZ	Tropical Pkwy. & Shatz St., Las Vegas, NV 89115
44	TROPICAL SPEEDWAY DISTRIBUTION CENTER - BLDG. A	6355 E. Tropical Pkwy., Las Vegas, NV 89115
45	PROLOGIS I-15 SPEEDWAY LOGISTICS CENTER #10 AND #12	Ann Rd. & Beesley Dr., North Las Vegas, NV 89115
46	PROLOGIS I-15 SPEEDWAY LOGISTICS CENTER 11	6250 E. Washburn Rd., Las Vegas, NV 89115
47	LINK CANYON OAK LOGISTICS CENTER	5150 N. Sloan Ln., North Las Vegas, NV 89115
48	GOLDEN TRIANGLE LOGISTICS CENTER	2815 E. Washburn Rd., North Las Vegas, NV 89081
49	1030 E. CRAIG RD.	1030 E. Craig Rd., North Las Vegas, NV 89081
50	SILVER STATE COMMERCE CENTER PHASE II	N. 5th St. & E. Craig Rd., North Las Vegas, NV 89030
51	DESERT WILLOW LOGISTICS CENTER	3670-3770 N. Commerce St., North Las Vegas, NV 89032
52	SUNPOINT COMMERCE CENTER	3370 N. Commerce St., North Las Vegas, NV 89032
53	DESERT PALM LOGISTICS CENTER	715 E. Cheyenne Ave., North Las Vegas, NV 89030
54	SIMMONS AIRPARK	NEC of Simmons St. & W. Evans Ave., North Las Vegas, NV 89032
55	WINDSOR COMMERCE PARK	2550 Simmons St., North Las Vegas, NV 89032
56	LV LOGISTICS ONE	Las Vegas Blvd. near Marion Dr., Las Vegas, NV 89115
57	I-15 NORTH DISTRIBUTION CENTER III	3260-3360 N. Lamb Blvd., Las Vegas, NV 89115
58	HOPEWELL INDUSTRIAL - CHEYENNE AND LAMB	4291 E. Cheyenne Ave., Las Vegas, NV 89115
59	LINCOLN COMMERCE CENTER	2970 Lincoln Rd., Las Vegas, NV 89115
60	KCP PUMPS INDUSTRIAL BUILDING	2820 N. Lamb Blvd., Las Vegas, NV 89115
61	LAMB INDUSTRIAL CENTER	SEC of Lamb Blvd. & Alto Ave., Las Vegas, NV 89115
62	2635 N. LAMB BLVD.	2635 N. Lamb Blvd., Las Vegas, NV 89115
63	NELLIS COMMERCE CENTER	5210 E. Carey Ave., Las Vegas, NV 89156
64	NELLIS LOGISTICS CENTER	2327 N. Nellis Blvd., North Las Vegas, NV 89115
65	AUTONATION USA CENTENNIAL HILLS	8650 W. Centennial Pkwy., Las Vegas, NV 89149
66	GRAND CANYON VILLAGE SHOPS A, B, AND PAD G	9540, 9560, 9570 Skye Canyon Park Dr., Las Vegas, NV 89166





Map Provided By:

CBRE

RETAIL ZOOM



BY: JENNIFER OTT, CCIM
CBRE

HOT SPOTS

THE Southwest Submarket continues to be a hot spot for retailers and developers. As of Q2 2023, there was a vacancy rate of 3.4% and approximately 260,000 SF of retail under construction, representing a 2.1% expansion in inventory, with approximately 380,000 SF built and delivered in the past 12 months.

The Durango/Sunset Curve along the southern Beltway, is once again a sweet spot with new development and innovative projects like Durango Station, UnCommons and The Bend. With exciting new tenants coming to the submarket, such as Lifetime Fitness and Electric Pickle, as well as the new food hall concept, The Sundry, the Durango Sunset curve is predicted to remain a popular target for retailers for years to come. Lease rates are reflecting the low vacancy and high demand with new construction rates ranging from \$36 to \$66+ PSF in this area.

The Blue Diamond corridor of the Southwest Submarket is another hot spot that has experienced significant change and growth over the past year as the population has continued to grow in this area. The activity on Blue Diamond Road from I-15 to Mountains Edge has seen vacant parcels disappearing for new retail centers and freestanding pad development. New tenants to the area include Grocery Outlet, Salad and Go and Café Zupas. New construction shows increased lease rates ranging from \$36 to \$54 PSF with existing retail leasing in the \$24 to \$45 PSF range in as-is condition.



BY: AREEBA MOTEN
Colliers

RETAIL PADS

THE introduction of new retailers in the market, lack of quality product, and the current state of the economy are factors that are keeping retail pads a highly sought after product type. These factors are keeping vacancy rates for freestanding retail at an all-time low since the Great Recession, currently at 1.6%. Convenience continues to drive consumers which, in turn, is driving retailers to secure pads on hard corner intersections with easy access, high visibility and, in most instances, the ability to have a drive thru. Las Vegas continues to have land constraints resulting in limited inventory of Class A pad sites, which has driven rents upward by 10% in the 12 months.

Post-COVID, retailers have prioritized location with ground lease rents around \$150,000- to \$250,000, and build-to-suit rents around \$175,000- to \$300,000. An "A" pad site is considered one within a power center anchored with box/grocer "daily needs", high density, strong visibility, high traffic counts and ease of access. Retailers are also leaning on AI with app phone tracking technologies to help secure new stores and reposition existing stores.

Retail STNL (single triple net leased) investments remain the most active in retail. Typically, these assets are acquired cash so, despite increasing interest rates, STNL Q2 2023 sales volume was \$81.5 million, encompassing 20 sales and an average sale price of \$511.57 PSF. The average cap-rate of STNL compressed by 10% year-over-year. In Q2 2023, the average cap rate for STNL retail is 4.9%, compared to 5.4% in 2022. However, outside of STNL retail, along with other asset classes, there has been a decrease in sales volume by about 75% from the prior year.

The future for retail pads looks promising and continued growth in this sector is expected as retailers, investors and developers continue to put this category of retail at the top of their list.



BY: LAUREN TABEEK
Newmark

RESTAURANTS AND QSR

ACTIVITY in the restaurant and QSR (quick service restaurant) categories has been a driving force behind retail leasing in the Las Vegas market for several years. Existing brands expanding and new brands entering the market continue to drive demand for high visibility pad space, drive thru opportunities and second-generation restaurant spaces. Retail absorption has only declined in Q2 due to less available space on the market. Currently there are all-time high rents on these types of spaces fueled by demand and a lack of available product. End-cap pad spaces are going for \$2.65 to \$4.00 PSF per month and drive-thru opportunities for \$3.50 to \$5.00 PSF per month.

Some of the newer brands to enter the market include Norm's Diner, Zippy's, Whataburger, Salt & Straw, Snooze, Randy's Donuts, PowerSoul Café and various chicken concepts like Dave's Hot Chicken, Bojangles and so many more.

The restaurant concepts continue to morph and adapt. Some brands are downsizing and strategically adding drive thrus to bolster sales in a post-pandemic world. However, the big push has been towards "pick up" lanes. These lanes are geared towards customers utilizing "app" ordering and are just there to pick it up. Chipotle has gone as far as to trademark theirs as the "Chipotlane™". Other trends in Las Vegas are food halls, such as The Sundry located at UnCommons in the Southwest Submarket. Food halls have become a great amenity to help attract office tenants and keep employees happy by eliminating the need to hop in the car and drive to lunch. Restaurants and QSRs are expected to continue to keep demand steady as long as key economic drivers remain in place for the Las Vegas market.



BY: DYLAN HEROY
Cushman & Wakefield

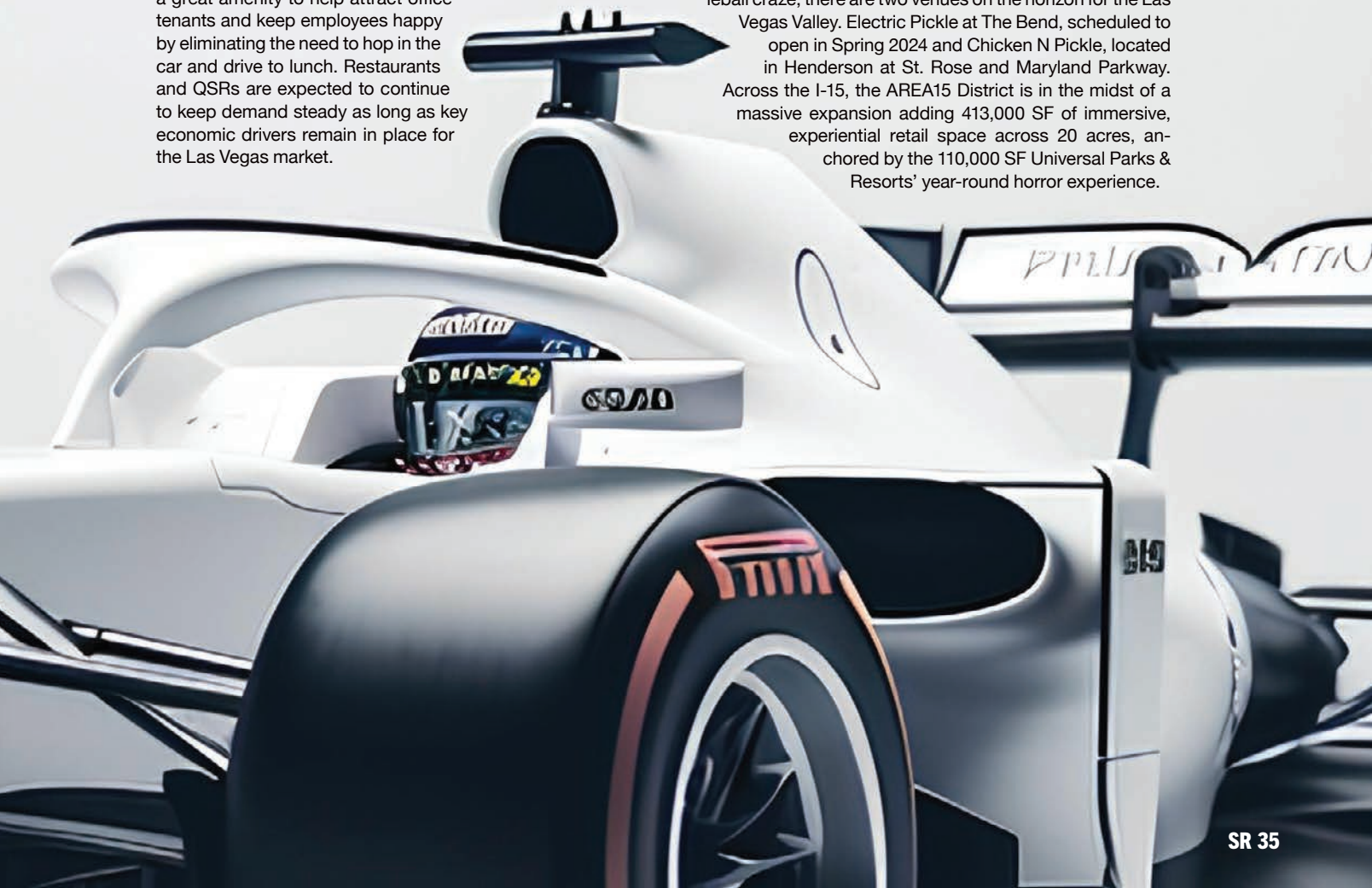
RESORT CORRIDOR

NEVADA'S casinos brought in a record \$1.4 billion in July, extending the state's streak of monthly gaming revenue surpassing \$1 billion to 29 consecutive months. Harry Reid International Airport saw more than 4.94 million passengers in July, its third busiest month on record.

Formula 1 is coming to The Strip in November and the inaugural Las Vegas Grand Prix is expected to be one of the biggest events in the world. The race is expected to inject an estimated \$1.2 billion into the Las Vegas economy in the first year. A few months later, in February 2024, Allegiant Stadium with host Super Bowl LVIII which is expected to generate an estimated total economic impact of more than \$500 million.

The Sphere, a \$2.3 billion, 17,500 seat venue opened to the public this year and is expected to redefine immersive experiences. Just up the street, the highly anticipated and long-awaited Fontainebleau is set to open its doors in December 2023. The 67-story resort will have 3,644 hotel rooms and suites, 550,000 SF of meeting space, 150,000 SF of casino space and over 90,000 SF of high-end retail space.

Competitive socializing venues are becoming increasingly popular, offering a unique blend of entertainment, friendly competition and social interaction. Golf enthusiasts have plenty to look forward to, with a multitude of new projects coming to The Strip. For those who have embraced the pickleball craze, there are two venues on the horizon for the Las Vegas Valley. Electric Pickle at The Bend, scheduled to open in Spring 2024 and Chicken N Pickle, located in Henderson at St. Rose and Maryland Parkway. Across the I-15, the AREA15 District is in the midst of a massive expansion adding 413,000 SF of immersive, experiential retail space across 20 acres, anchored by the 110,000 SF Universal Parks & Resorts' year-round horror experience.



APEX

SUBMARKET

INDUSTRIAL



BY: SEAN ZAHER, SIOR
CBRE

APEX is located at the northernmost portion of the North Las Vegas Submarket and will house the next wave of industrial development for the Las Vegas Valley. It is situated along Interstate 15 starting north of the Las Vegas Speedway and stretching to the US Highway 93. The Apex Industrial Park consists of approximately 7,000 acres (3,500 acres of flat/developable land) which will be able to accommodate nearly 55 million SF of industrial growth once fully built out.

The area is seeing a tremendous amount of activity in this past year as infrastructure makes its way from the southern portion of the park and pushing north. Over the next several years this infrastructure expansion will continue to northern Apex near the US 93, allowing increased development opportunities. This has been made possible with spending by local municipalities as well as public/private partnerships with the City of North Las Vegas and the Southern Nevada Water Authority.

There are currently several developments underway within the southern and central portion of Apex with more to follow. There is approximately 5.5 million SF of development underway with another 9.5 million SF planned. Current users/tenants that have already committed to locating to this area include Kroger, Air Liquide, Hey Dude (Crocs), Saddle Creek Logistics, Carmax and Operating Engineers.

The primary product type being constructed in Apex is bulk distribution with sizes of 200,000 SF up to 2 million SF. Rates in this area can range from \$0.75 to \$0.90 PSF NNN depending on the size. Due to limited land availability within the Las Vegas Valley, future industrial growth in Apex will be seen for years to come.

28

MOONWATER WEST

9600 Wesley D Adams Ave.
North Las Vegas, NV 89124



**APEX
INDUSTRIAL**

DEVELOPER: NLVIC Alpha | Ofir Hagay | 702-832-4700
LEASING AGENT: CBRE | Kevin Higgins SIOR | 702-369-4944
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Martin-Harris Construction
EST. COMPLETION DATE: Late Q3 2024
STATUS: Under Construction
PROJECT SIZE: 922,569 SF; Entire Project 2,370,535 SF
DEVELOPMENT SIZE: 54.42 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: This construction is a state-of-the-art industrial facility situated on 54.42 acres, totaling 922,569 SF. The building features build-to-suit office, 42' minimum clear height, 50' x 58' typical column spacing with 60' speed bay, 180 (9'x10') dock doors, 8" concrete floor slab, 185' truck court and abundant auto & trailer parking.

29

LOGISTICENTER AT MINER'S MESA

8420 N. Terryl B. Adams St.
North Las Vegas, NV 89165



**APEX
INDUSTRIAL**

DEVELOPER: Dermody Properties
John Ramous | 775-335-0175
LEASING AGENT: CBRE | Kevin Higgins, SIOR and
Sean Zaher, SIOR | 702-369-4944
ARCHITECT: United Construction
GENERAL CONTRACTOR: United Construction
COMPLETION DATE: September 2023
STATUS: Completed
PROJECT SIZE: 664,300 SF
DEVELOPMENT SIZE: 38.55 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: LogistiCenter at Miner's Mesa is a state-of-the-art cross-dock distribution facility totaling 644,300 SF. The project is located in the emerging south Apex market and features 36' clear height, 123 dock positions, 4 grade level doors, 185' truck court, 363 auto stalls and 150 trailer stalls.



VANTAGE NORTH

15 & N. Hollywood Blvd.
North Las Vegas, NV 89165



APEX
INDUSTRIAL

DEVELOPER: VanTrust Real Estate

Jenna Borchering | 602-732-4223

LEASING AGENT: CBRE | Kevin Higgins, SIOR,

Jake Higgins, SIOR & Kelsey Higgins | 702-369-4944

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: Martin-Harris Construction

EST. COMPLETION DATE: Q4 2023

STATUS: Under Construction

PROJECT SIZE: Bldg 1: 445,594 SF, Bldg 2: 583,320 SF,
Bldg 3: 763,872 SF, Total Phase I: 1,892,774 SF

DEVELOPMENT SIZE: 350 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Saddle Creek Logistics

COMMENTS: Vantage North is a 350 acre, logistics and distribution park located in North Las Vegas. The project will be able to accommodate up to 4.6 million SF. The site is the gateway to Apex Industrial Park. The building sizes range from 445,000 SF to 1.2+ million SF.

NAIOP

MISSION STATEMENT

NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and related professionals in office, industrial, retail and mixed-use real estate. NAIOP Southern Nevada provides unparalleled industry networking and education, and advocates for effective legislation and regulations on behalf of owners and developers of commercial real estate. NAIOP Southern Nevada advances responsible, sustainable development that creates jobs and benefits the southern Nevada community and the economy in which our members work and live.



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NORTH LAS VEGAS

SUBMARKET

INDUSTRIAL

SUBMARKET SPONSOR



BY: ZAC ZAHER
Newmark

THE North Las Vegas Submarket is the largest submarket in the greater Las Vegas Valley consisting of roughly 67 million SF or 42% of the overall market and 65% of the distribution product type in Las Vegas. Southern Nevada, specifically North Las Vegas, remains one of the most active markets for e-commerce/logistics in the southwest region due to its proximity to southern California ports, lower occupancy costs and quality labor pool.

North Las Vegas ended 2022 at a 1% vacancy rate with 4.4 million SF in net absorption (60% of the market's overall absorption). As of Q2 2023, the vacancy rate sits at 1.3% with 3.2 million SF of net absorption YTD (66% of the market's overall absorption). The significant rent growth the market has seen over the past few years is being tempered by shifting demand and a record amount of supply under construction.

The estimated rate for mid-bay (5,000 to 20,000 SF) is in the

\$1.15 to \$1.20 PSF range; for light industrial (20,000 to 100,000 SF) it's in the \$1.00 to \$1.15 PSF range; and distribution (100,000 SF and above) ranges from \$0.85 to \$1.00 PSF.

In terms of new construction, North Las Vegas has 15 million SF under construction, which makes up 79% of the total under construction pipeline within the Valley. There is an additional 9.6 million SF in the planned pipeline which is 50% of the total planned projects within the Valley. Of the total under construction within North Las Vegas, 25% is preleased as of Q2 2023.

The current Interest rate environment has had a significant impact on land values. Over the last 12 months within North Las Vegas, land pricing has moved from \$25 to \$30 plus PSF to \$20 to \$25.



SPEEDWAY NORTH DISTRIBUTION CENTER, BLDG. 1

6050 E. North Belt Rd.
North Las Vegas, NV 89086



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Prologis | Dan Watson | 219-201-0255
LEASING AGENT: JLL | Rob Lujan, SIOR, CCIM | 702-522-5002
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Layton Construction
EST. COMPLETION DATE: Q1 2024
STATUS: Under Construction
PROJECT SIZE: Bldg. 1: 681,036 SF, Total: 1,351,011 SF (Bldg. 2 has not been started as of press time.)
DEVELOPMENT SIZE: 69.82 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Moen, Inc.
COMMENTS: This project is a 681,036 SF build-to-suit building with 40' clear height, ESFR sprinklers, 112 dock positions, 4 drive in doors, 176 trailer parking stalls, warehouse, evaporative cooling, LED lighting and a 185' truck court.



MATTER LOGISTICS @ NORTH 15

5850 & 5880 E. North Belt Rd.
North Las Vegas, NV 89086



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Matter Real Estate Group
Tom van Betten | 619-379-3500
LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752
ARCHITECT: Ware Malcomb
GENERAL CONTRACTOR: Burke Construction Group
Est. Completion Date: October 2023
STATUS: Under Construction
PROJECT SIZE: Bldg. 1: 686,449 SF, Bldg. 2: 249,480 SF, Total: 935,929 SF
DEVELOPMENT SIZE: 42.68 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): The Tranzonic Companies
COMMENTS: Matter Logistics @ North 15 has direct access to I-15 with M-2 Industrial Zoning, industrial & warehouse uses, cross dock & rear loading configuration, grade level & dock high loading doors, 36'-40' clear height, concrete tilt-up construction and ESFR fire protection systems.

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PROPERTIES



I-215 INTERCHANGE LOGISTICS CENTER

4970 E North Belt Rd.
North Las Vegas, NV 89086



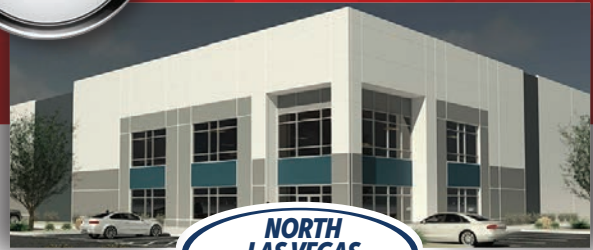
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Badiie Development
Ben Badiie | 858-337-7323
LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Korte Construction
COMPLETION DATE: Q2 2023
STATUS: Completed
PROJECT SIZE: 400,801 SF
DEVELOPMENT SIZE: 20.77 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Shipmonk (This project is 100% leased.)
COMMENTS: Located at I-215 Interchange, Logistics Center is a Class A 400,801 SF property with cross-dock configuration. Project features include: 69 dock and 4 drive-in doors, 40' clear height and ESFR sprinklers.



LOGISTICENTER AT I-215 NORTH

5005 East N. Belt Rd. North
Las Vegas, NV 89118



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Dermody Properties
John Ramous | 775-335-0172
LEASING AGENT: CBRE | Garrett Toft, SIOR and Sean Zaher, SIOR | 702-369-4868
ARCHITECT: United Construction
GENERAL CONTRACTOR: United Construction
Completion Date | Est. Completion Date: Q1 2024
STATUS: Under Construction
PROJECT SIZE: Total: 336,000 SF
DEVELOPMENT SIZE: 17.39 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: LogistiCenter at I-215 North is a state-of-the-art rear loaded distribution facility totaling 336,000 SF with divisibility to 64,000 SF. The project features 36' clear height, dock and grade level loading, 130' truck court and ample auto and trailer parking.



TROPICAL INNOVATIVE LOGISTICS

5560 E Tropical Parkway
North Las Vegas, NV 89115



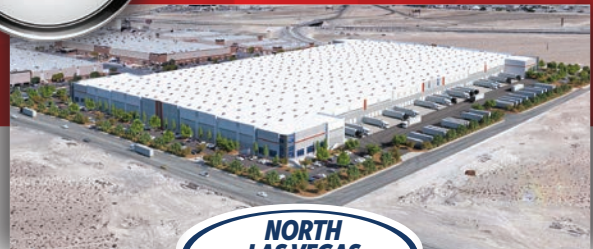
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Badiie Development
Ben Badiie | 858-337-7323
LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Korte Construction
COMPLETION DATE: December 2022
STATUS: Completed
PROJECT SIZE: 258,837 Total
DEVELOPMENT SIZE: 12.67 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Crane Worldwide Logistics and Project Worldwide, Inc. (The project is currently 100% leased.)
COMMENTS: Tropical Innovative Logistics is a 258,837 SF industrial project that features 36' clear height, 41 dock high and 2 grade level doors, ESFR sprinklers, a 185' truck court, 56' X 60' typical column spacing and 40 trailer parking stalls.



NORTH 15 LOGISTICS II & III

5550 & 5603 E. El Campo Grande Ave.
North Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Clarion Partners and Seefried Industrial Properties | Ryan Grant | 213-236-3449
LEASING AGENT: CBRE | Sean Zaher, SIOR & Garrett Toft, SIOR | 702-369-4863
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: TWC Construction
COMPLETION DATE: April 2023
STATUS: Completed
PROJECT SIZE: Bldg 3: 788,841 SF, Bldg 4: 656,267 SF, Total: 1,445,108 SF
DEVELOPMENT SIZE: 66.97 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Coach Services and Geodis Logistics
COMMENTS: North 15 Logistics II & III consist of two state-of-the-art cross dock facilities totaling 1,445,108 SF. The buildings feature 40' clear height, ESFR sprinklers and 185' to 240' truck court.



TROPICAL SPEEDWAY COMMERCE CENTER II

6050 East Tropical Parkway
North Las Vegas, Nevada, 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Schnitzer Properties

Amanda McCauley | 702-366-1063

LEASING AGENT: JLL | Jason Simon, SIOR, Rob Lujan, SIOR,
CCIM and Danny Leanos | 702-810-0512

ARCHITECT: VLMK Engineering + Design

GENERAL CONTRACTOR: R&O Construction

COMPLETION DATE: July 2023

STATUS: Completed

PROJECT SIZE: 148,300 SF

DEVELOPMENT SIZE: 8.87 Acres

ASKING RATE(S): DND

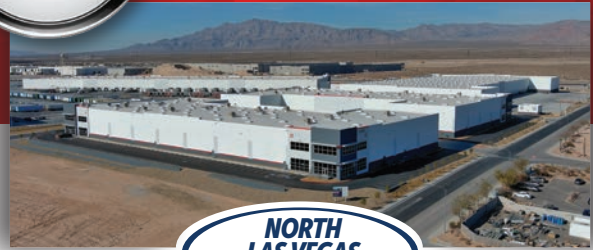
MAJOR TENANT(S): Moroccanoil, Inc., Comfort Cooling Hawaii
and Zephyr Filtration

COMMENTS: This is a Class A industrial building in the Speedway
submarket with 8 suites ranging from 15,000 to 37,000 SF with
skylights, 28-34' clear height, 8 grade level and 34 dock high
doors, zoned M2 (Heavy Industrial) with ESFR fire sprinklers,
R-38 roof insulation and 3,000 amps, 277/480V, 3-phase power.



TROPICAL LOGISTICS PARK 2.0

6185, 6215 & 6325 North Beesley Dr.
Las Vegas, 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: CapRock Partners

Scotty Walker | 949-342-8000

LEASING AGENT: JLL | Rob Lujan, SIOR, CCIM | 702-522-5002

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: Martin-Harris Construction

COMPLETION DATE: Q2 2023

STATUS: Completed

PROJECT SIZE: Bldg. 1: 248,391 SF, Bldg. 2: 101,822 SF,
Bldg. 3: 91,338 SF, Fire Pump Room: 1,225 SF, Total: 442,776
SF, Entire Project: 953,092 SF

DEVELOPMENT SIZE: 21.88 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: This project consists of 3 shell warehouse buildings
each with spec. tenant improvements and associated site work
located on approximately 21.88 acres. These industrial buildings
were constructed using concrete tilt-up panels. The tenant
improvement spaces were constructed using metal stud framing.

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DATA CENTERS



CLARION SPEEDWAY 15 II

6271 E Azure Avenue
North Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Clarion Partners | Ryan Grant | 213-236-3449

LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: TWC Construction

COMPLETION DATE: October 2023

STATUS: Completed

PROJECT SIZE: 202,619 SF

DEVELOPMENT SIZE: 9.23 Acres

ASKING RATE(S): DND

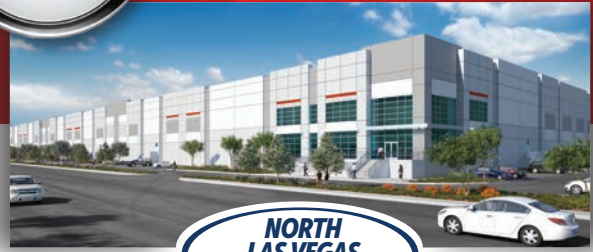
MAJOR TENANT(S): N/A

COMMENTS: This rear loaded industrial project will offer 202,619 total building SF and 3,529 SF spec. office, as well as 36' clear height, ESFR sprinklers, 25 dock positions, 2 grade level doors, 60'X56' typical column spacing, evaporative cooled warehouse, LED lighting, LEED certified and a 185' truck court.



CLARION SPEEDWAY 15 I

6400 E. Azure Ave
North Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Clarion Partners | Ryan Grant | 213-236-3449

LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: TWC Construction

COMPLETION DATE: September 2023

STATUS: Completed

PROJECT SIZE: 332,287 SF

DEVELOPMENT SIZE: 15.7 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: This rear loaded industrial project will offer 332,287 total building SF and 3,273 SF spec. office, as well as 36' clear height, ESFR sprinklers, 50 dock positions, 2 grade level doors, 56' by 60' typical column spacing, evaporative cooled warehouse, LED lighting, LEED certified and a 185' truck court.

SCHNITZER PROPERTIES



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SCHNITZER PROPERTIES, founded in 1950, is the largest private owner of multi-tenant commercial properties in the Las Vegas area. The company has been part of the Las Vegas community since 1995, with over 11 million square feet of industrial, office and retail properties.

Company-wide, over 300 dedicated real estate professionals work hard to keep Schnitzer Properties' 4,000 tenants happy every day. Tenants benefit from a localized approach to customer service, with boots on the ground availability and a hands-on, personalized approach to doing business. Schnitzer Properties is known for putting its tenants first.

Led by President Jordan Schnitzer, Schnitzer Properties acquires, manages, and develops properties for its own portfolio. The company owns and operates 30 million square feet of best-in-class property across six western states. Headquartered in Portland, Oregon, Schnitzer Properties has regional offices in Portland, Seattle, the San Francisco Bay Area, Sacramento, San Diego, Phoenix, Tucson, and of course, Las Vegas.

Schnitzer Properties is deeply invested in the Las Vegas community. The company's own Senior Vice President and Las Vegas Regional Manager, Reed Gottesman, is currently serving as the 2023 NAIOP Southern Nevada President.

Reed brings his vision to what's next for Las Vegas, with his regional team of more than 50 seasoned real estate professionals—setting up local businesses for success and helping the Southern Nevada community thrive.

ADVERTORIAL



NELLIS LANDING LOGISTICS CENTER

6100 Shatz St.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: CA Ventures | Joe Trinkle | 281-779-6645

LEASING AGENT: CBRE | Kevin Higgins SIOR & Jake Higgins, SIOR | 702-369-4944

ARCHITECT: Westar Architectural Group

GENERAL CONTRACTOR: Martin-Harris Construction

COMPLETION DATE: Q4 2023

STATUS: Completed

PROJECT SIZE: 408,566 SF

DEVELOPMENT SIZE: 20.36 Acres

ASKING RATE(S): DND

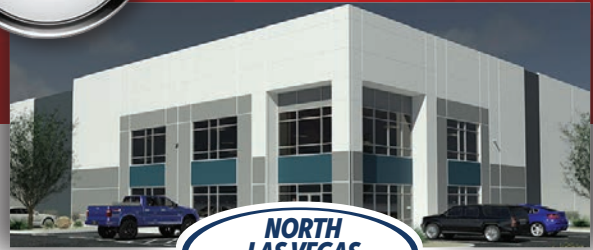
MAJOR TENANT(S): N/A

COMMENTS: Nellis Landing Logistics Center is a 408,566 SF rear loaded building, divisible to a minimum of 97,278 SF, with 36' clear height, 65 dock doors, 185' truck court, 219 auto parking stalls and 67 trailer parking stalls. Located within the Speedway area of North Las Vegas.



LOGISTICENTER AT SPEEDWAY II

6070 North Hollywood Blvd.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Dermody Properties

John Ramous | 775-335-0172

LEASING AGENT: CBRE | Kevin Higgins, SIOR and Sean Zaher, SIOR | 702-369-4944

ARCHITECT: United Construction

GENERAL CONTRACTOR: United Construction

EST. COMPLETION DATE: Q1 2024

STATUS: Under Construction

PROJECT SIZE: 336,000 SF

DEVELOPMENT SIZE: 18 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: LogistiCenter at Speedway II is a state-of-the-art rear loaded distribution facility totaling 336,000 SF. The facility is divisible to 80,000 SF and features 36' clear height, dock and grade level loading, 135' truck court and ample auto and trailer parking.



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Southern Nevada: 702-948-5339



Currently not financing construction or raw land loans.



Sandy Thompson

Michael Zufelt

2023 DOLI CLASS *GRADUATES*



Developing Organizational Leadership Institute (DOLI) is designed to develop effective leaders within the NAIOP membership and provide leadership skills applicable to professional, volunteer, and personal life. DOLI curriculum includes orientation to NAIOP history, leadership training, and effective participation in chapter leadership. Presenters are chapter leaders, staff, and outside leadership professionals.

Micah Durham
Nevada General Construction

Deshone Brunswick
SVN | The Equity Group

Ciara Edgerly
Prologis

Thomas Godbout
First Savings Bank

Tonya Gottesman
MDL Group

Kari Laurent
LaPour

Danny Leanos
JLL

Amanda McCauley
Schnitzer Properties

Lucas Mojonnier
Coldwell Banker Commercial Premier

Chase Pavlov
Colliers

Domenica Richards
J.P. Morgan Private Bank

Joy Rineer
Simpson Coulter Studio

Michael Sclafani
Logic Commercial Real Estate

Owen Sherwood
Fidelity National Commercial Services

Mike Tabeek, SIOR, CCIM
Newmark

Justin Witt
CBRE

NAIOP SOUTHERN NEVADA

DEVELOPING
ORGANIZATIONAL LEADERSHIP
INSTITUTE

Evaporative cooling, trees get boost in SNWA incentive programs

In its efforts to enhance water conservation and improve the valley's urban tree canopy, the Southern Nevada Water Authority (SNWA) recently augmented two of its voluntary water conservation incentive programs.



SNWA increased WET rebate incentives to encourage businesses to upgrade from old, water-thirsty systems to more water-efficient coolers (above).

The SNWA increased its incentives for Water Efficient Technologies (WET) projects to improve the efficiency of existing evaporative cooling systems. The water agency also approved a new cash incentive for trees planted as part of the Water Smart Landscapes (WSL) program to help expand and diversify the community's urban tree population to increase shade and reduce the effects of heat.

Evaporative cooling consumes about 10 percent of Southern Nevada's annual water supply. While evaporative cooling is prohibited in new construction after Sept. 1, thousands of existing systems remain.

"The WET incentive has helped businesses upgrade to more efficient cooling systems or replace them all together; however, the financial investment can have a chilling effect on businesses voluntarily making these upgrades," said Zane Marshall, SNWA Director of Water Resources. "We anticipate that the revised incentives for the WET program will help increase participation in the program."

WET program changes will help incentivize non-residential customers to invest in equipment, site improvements, control systems and other cooling upgrades that improve water efficiency.

The new incentives for evaporative cooling projects include:

- ✓ **Increasing incentives for evaporative cooling conversions** from \$45 to \$70 per 1,000 gallons of consumptive water saved annually.
- ✓ **Increasing incentives for wet-to-dry cooling** from \$950 to \$1,500 per ton.
- ✓ **Removing the \$500,000 annual cap** for evaporative cooling to support larger projects.

The total rebate incentive will continue to cover up to 50 percent of the total project cost.

The SNWA Board also approved a cash incentive of **\$100 per new tree planted** as part of a WSL project, while funding is available. The tree rebate is in addition to the \$3 per square foot incentive for replacing grass with drip-irrigated landscapes.

Residential, business and HOA properties participating in the WSL rebate automatically will be considered for the tree incentive as part of the program enrollment (some restrictions apply).

"Las Vegas is one of the fastest warming cities in the United States, and trees help mitigate some of the impacts of those temperature increases. They also add vibrancy and diversity to the community's landscapes, benefiting wildlife and enhancing our quality of life," Marshall said.

For more information about the WSL and WET rebates, visit snwa.com.

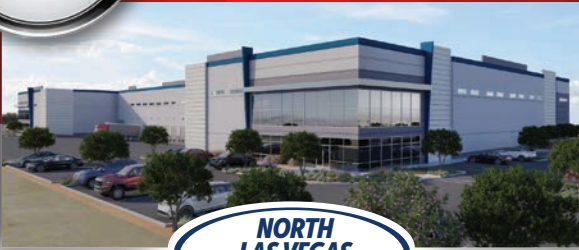


A cash incentive of \$100 per new tree planted is now part of the WSL program to help expand the community's urban forest (some restrictions apply).



TROPICAL & SHATZ

Tropical Pkwy. & Shatz St.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Hopewell Development

Justin LeMaster | 928-543-9250

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752

ARCHITECT: LM Construction Co.

GENERAL CONTRACTOR: LM Construction Co.

EST. COMPLETION DATE: Q1 2024

STATUS: Under Construction

PROJECT SIZE: 84,825 SF

DEVELOPMENT SIZE: 4.59 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Property is 84,825 SF, divisible to 42,000 SF. It has 32' clear 14 dock doors 2 grade doors, 50' by 52' 6" typical column spacing with 60' speedway bays, ESFR sprinklers, 90 parking spaces and 1,600 amps, 277/480V, 3-phase power.



TROPICAL SPEEDWAY DISTRIBUTION CENTER, BLDG. A

6355 E Tropical Pkwy.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Schnitzer Properties

Amanda McCauley | 702-366-1063

LEASING AGENT: JLL | Jason Simon, SIOR, Rob Lujan, SIOR, CCIM and Danny Leanos | 702-810-0510

ARCHITECT: VLMK Engineering + Design

GENERAL CONTRACTOR: R&O Construction

EST. COMPLETION DATE: November 2023

STATUS: Under Construction

PROJECT SIZE: 375,960 SF

DEVELOPMENT SIZE: 18.65 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: This is a Class-A industrial building in the Speedway Submarket divisible to 14 suites, ranging from 16,000 SF to 48,000 SF. Property features 58 dock and 14 grade level doors, 30,000 pound pit levelers in loading docks (1-2 per suite), 32' clear height with 1% skylights and ESFR fire sprinklers.

MARTIN-HARRIS CONSTRUCTION



Dignity Health St. Rose Dominican Sahara Community Hospital

THE story of Martin-Harris Construction is intertwined with the modern growth and development of Nevada itself. From the glittering lights of the Las Vegas Strip to the bustling streets of Reno, the company has played an instrumental role in shaping the state's current landscape. But their influence extends beyond state lines, making it a respected name in the national construction arena.

At the heart of Martin-Harris's success is its pursuit of innovation. The construction industry is ever-evolving and Martin-Harris has consistently embraced new technologies, techniques, and sustainable practices. This commitment to staying at the forefront of the industry ensures successful projects and has contributed to the company's stellar reputation for reliability and expertise.

Collaboration is the cornerstone of Martin-Harris' approach. The company understands that effective building requires the harmonious coordination of various stakeholders, from architects and engineers to subcontractors and clients. This collaborative spirit ensures that every project, whether it's an office building, healthcare facility, or educational institution, meets or exceeds client expectations.

Martin-Harris's dedication to excellence extends beyond the construction site and into the community. They proudly support organizations like NAIOP, the Vegas Chamber, LVGEA, and the NCA that advocate for the Silver State's growth and development, underscoring their commitment to Nevada's prosperity.

As an industry leader, Martin-Harris's reputation is built on trustworthiness, expertise, and a deep commitment to relationships. Their people-driven philosophy is not just a slogan; it's the core of their identity. Associates, clients, and partners alike are part of an extended family that has weathered the tests of time together. In a world where construction firms come and go, Martin-Harris' enduring presence and contributions to the community set it apart. With an impressive track record and a commitment to forging lasting relationships, Martin-Harris is a trusted partner in building a better future for Nevada and beyond.

ADVERTORIAL



PROLOGIS I-15 SPEEDWAY LOGISTICS CENTER, BLDGS. 10 & 12

Ann Rd. & Beesley Dr.
North Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Prologis | Mathias Hughes | 775-829-3035
LEASING AGENT: CBRE | Garrett Toft, SIOR and Kevin Higgins, SIOR | 702-369-4868
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: TWC Construction
EST. COMPLETION DATE: Q4 2023
STATUS: Under Construction
PROJECT SIZE: Bldg. 10: 201,500 SF, Bldg. 12: 340,345 SF, Total: 541,845 SF
DEVELOPMENT SIZE: 36.39 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Hagen USA
COMMENTS: Prologis I-15 Speedway Logistics Center 10 & 12 will feature two state-of-the-art distribution facilities totaling 541,845 SF. Both buildings include 36' clear height, dock and grade level loading and ample auto and trailer parking.



PROLOGIS I-15 SPEEDWAY LOGISTICS CENTER 11

6250 E. Washburn Rd.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Prologis | Mathias Hughes | 775-829-3035
LEASING AGENT: Cushman & Wakefield
 Jason Griffis & Alma Cuevas | 702-205-3861
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: TWC Construction
EST. COMPLETION DATE: Q2 2024
STATUS: Under Construction
PROJECT SIZE: 309,184 SF
DEVELOPMENT SIZE: 14.5 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: This is a 309,184 SF rear loading distribution facility with 48 dock doors (9'x10'), 2 ramp to grade doors (12'x14'), 36' minimum clear height, 60' speed bays, a 170' – 195' truck court, 241 car parking stalls, 46 trailer parking stalls and 277/480V, 3-phase power.

NAIOP DEVELOPER OF THE YEAR 2023



TROPICAL DISTRIBUTION CENTER



NORTHGATE DISTRIBUTION CENTER



VANTAGE NORTH



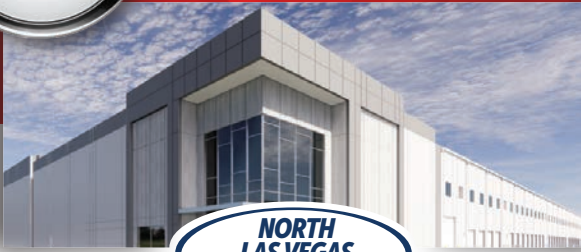
VanTrust is committed to quality developments that meet the needs of sophisticated logistics companies in Southern Nevada. Our team has delivered over 7.3 million SF in North Las Vegas, with plans for an additional 2.5 million SF at our Vantage North property. We are proud to work with a talented group of contractors, engineers, architects, brokers and consultants on these state-of-the-art facilities.

VANTRUSTRE.COM



LINK CANYON OAK LOGISTICS CENTER

5150 N Sloan Lane
North Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: IDV Speedway | Ryan Burns | 832-500-5204

LEASING AGENT: JLL

ARCHITECT: Powers Brown Architecture

GENERAL CONTRACTOR: Martin-Harris Construction

EST. COMPLETION DATE: Q1 2024

STATUS: Under Construction

PROJECT SIZE: 350,000 SF, Total: 945,252 SF

DEVELOPMENT SIZE: 21.7 Acres

ASKING RATE(S): DND

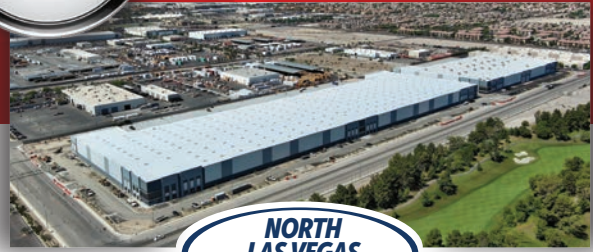
MAJOR TENANT(S): N/A

COMMENTS: This project is a 350,000 SF concrete tilt-up warehouse building with 6,544 SF of office space tenant improvement and associated site work. The roof system will be joist and metal deck with 45-mil TPO membrane and the slab is 7" with 15-mil vapor barrier throughout.



GOLDEN TRIANGLE LOGISTICS CENTER

2815 E. Washburn Rd.
North Las Vegas, NV 89081



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Trammell Crow Company

Jared Riemer | 949-477-4775

LEASING AGENT: CBRE | Kevin Higgins, SIOR,

Jake Higgins, SIOR & Donna Alderson, SIOR | 702-369-4944

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: Martin-Harris Construction

COMPLETION DATE: December 2023

STATUS: Under Construction

PROJECT SIZE: Bldg. 4: 400,371 SF, Bldg. 5: 201,032 SF,

Phase III Total: 601,403 SF

DEVELOPMENT SIZE: 127.2 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): Brothers Trading Co., ShipHero, Reckitt, Benckiser, Fasteners Inc.

COMMENTS: Golden Triangle Logistics Center is a state-of-the-art master planned industrial project. Phase III of the project will feature 2 rear loaded buildings with 32'/36' clear height, dock and grade level loading, ESFR sprinklers and 277/480V, 3-phase power.

R&O CONSTRUCTION



PROUD SUPPORTER OF NAIOP

FOR over 43 years, R&O Construction has continued its dedication to helping clients build their dreams through meaningful projects. With a foundation built upon the understanding that earning repeat business is the key to

growth, R&O Construction has become a go-to general contractor in Southern Nevada. The reason is simple, a client-focused mission guides every project.

When R&O Construction looks to the future, they aim to be Big Enough to manage the needs of any project. This means that every client can expect the highest level of service and attention to detail. R&O's commitment means each build is Big Enough to treat like the company's most important, because they know that it is to the client.

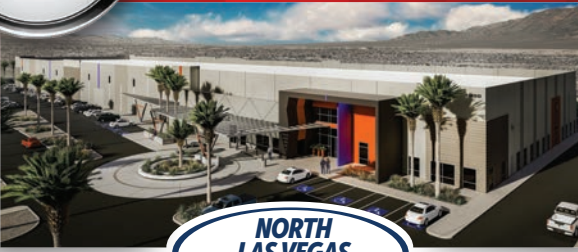
With a storied and respected history of working with commercial developers to deliver projects that stand as hallmarks of the industry, R&O continues to stay rooted in its founding principles through an unrivaled dedication to quality. President Slade Opheiken's lives by the words, "Nothing is more important to us than the trust our clients give us to build their projects on time and on budget. Our reputation is built on doing just that."

ADVERTORIAL



1030 EAST CRAIG ROAD

1030 East Craig Rd.
North Las Vegas, NV 89081



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Ogron Properties | Mitch Ogron | 702-596-5611

LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM, and Jerry Doty, SIOR | 702-836-3752

ARCHITECT: Forza Design Group

GENERAL CONTRACTOR: Minero General Contractors

EST. COMPLETION DATE: Q3 2024

STATUS: Under Construction

PROJECT SIZE: 101,406 SF

DEVELOPMENT SIZE: 7.02 Acres

ASKING RATE(S): DND

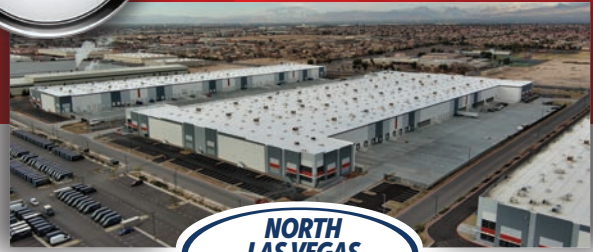
MAJOR TENANT(S): Nuro, Inc.

COMMENTS: Project features 4 dock doors with 19 additional knock-out panels, 2 grade doors, 29'5" to 31'3" clear height, 54' by 55' typical column spacing with 54' speed bays, 130 auto spaces, 3,000 amps, 277480V, 3-phase power and ESFR sprinklers.



SILVER STATE COMMERCE CENTER PHASE II

N. 5th St. & E. Craig Rd.
North Las Vegas, NV 89030



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Clarion Partners and Seefried Industrial Properties | Ryan Grant | 213-236-3449

LEASING AGENT: CBRE | Garrett Toft, SIOR and Sean Zaher, SIOR | 702-369-4868

ARCHITECT: HPA Architects

GENERAL CONTRACTOR: TWC Construction

COMPLETION DATE: July 2023

STATUS: Completed

PROJECT SIZE: Bldg 4: 488,100 SF, Bldg 6: 243,267 SF, Bldg 7: 172,424 SF, Total Phase II: 903,791 SF

DEVELOPMENT SIZE: 142 acres

ASKING RATE(S): DND

MAJOR TENANT(S): PODS and That's it Nutrition

COMMENTS: A master planned industrial park totaling 1.76 million SF. Phase II consists of a 488,100 SF cross dock facility, a 243,267 SF rear loaded building and a 172,424 SF rear loaded facility.



GOOD THINGS COME IN THREES

Rockefeller Group is currently developing more than 650,000 square feet of Class A industrial space in North Las Vegas - Nellis Logistics Center, Cheyenne Industrial Park and Craig Road Logistics Center.

Visit RockefellerGroup.com/Industrial or contact JLL for more information on these exciting projects.

**ROCKEFELLER
GROUP**

Jones Lang LaSalle
Jason Simon
702.303-8670
jason.simon@jll.com

Rob Lujan
702.400.5157
rob.lujan@jll.com

2023 DLI CLASS **GRADUATES**



The DLI program's focus is to assist in preparing its members for successful careers in the commercial real estate industry. The curriculum of the institute includes educational sessions across a broad range of real estate disciplines, leadership training seminars, a public speaking course, networking opportunities meant to grow a peer group of the industry's future stars, and access to and training by key decision makers in the Southern Nevada commercial real estate community.

Micah Durham
Nevada General Construction

Morgan Elson
Colliers

Kim Galbe
EV&A Architects

Carina Gaytan
EV&A Architects

Jaylen Hawkins
Schnitzer Properties

Kelsey Higgins
CBRE

Michael Kalish
Reisman Sorokac

Jade Kopittke
Prologis

Diana Kougias
Kimley-Horn

Matt Logo
Grand Canyon Development Partners

Matt Lott
Commercial Roofers, Inc

Wade Lucas
Martin-Harris Construction

Alexandria Malone
Taylor International

Megan McInerney
Colliers

Chris Molina
McDonald Carano

Areeba Moten
Colliers

Marc Philippi
Prospect Street Capital

Cooper Powell
Logic Commercial Real Estate

Luke Ramous
MDL Group

Philip Short
First Savings Bank

Landon Tenwolde
Logic Commercial Real Estate

Lauren Willmore
CBRE

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LVGEA is thankful for our commercial real estate community for building, diversifying, and growing our region's economy.

Stay connected at LVGEA.org.





DESERT WILLOW LOGISTICS CENTER

3670-3770 N Commerce St. & 110 W Gowan Rd.
North Las Vegas, NV 89032



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Link Logistics

Matthew Duplantis | 775-856-8572

LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: Martin-Harris Construction

EST. COMPLETION DATE: June 2024

STATUS: Under Construction

PROJECT SIZE: Bldg. A: 130,421 SF, Bldg. B: 503,446 SF,
Bldg. C: 86,765 SF, Total: 720,632 SF

DEVELOPMENT SIZE: 37.3 Acres

ASKING RATE(S): DND

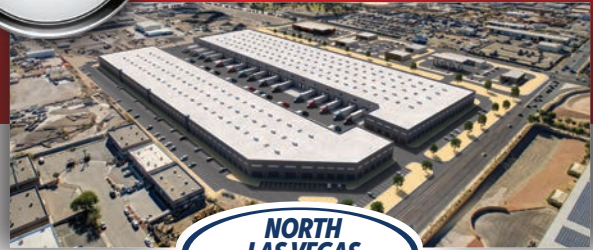
MAJOR TENANT(S): N/A

COMMENTS: The Desert Willow project consists of 3 buildings and will feature 32' to 40' foot clear heights, ESFR sprinklers, spec. offices, ample dock and grade level loading, warehouse LED lighting, evaporative cooling and trailer parking.



SUNPOINT COMMERCE CENTER

3370 N. Commerce Street
North Las Vegas, NV 89032



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: SunCap Property Group and GID Industrial

Mike Orr | 303-880-3810

LEASING AGENT: Cushman & Wakefield | Donna Alderson,
SIOR, Greg Tassi, SIOR and Nick Abraham | 702-605-1692

ARCHITECT: Lee & Sakahara Architects, Inc.

GENERAL CONTRACTOR: OS Construction Services

EST. COMPLETION DATE: December 2023

STATUS: Under Construction

PROJECT SIZE: 572,156 SF

DEVELOPMENT SIZE: 26 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: SunPoint Commerce Center is a new development consisting of two Class A industrial buildings, totaling 572,156 SF situated in the heart of the North Las Vegas Submarket. The property provides excellent connectivity to the I-15 via Cheyenne Avenue Interchange.

FEA CONSULTING ENGINEERS



WHILE FEA Consulting Engineers is one of the top 10 hospitality engineering firms in the country, Nevada is its home. The firm is responsible for engineering the mechanical, electrical, plumbing, low voltage, audio visual and lighting design at iconic Las Vegas destinations as well as iconic destinations that will debut soon. FEA keeps innovation in the forefront to create world-class experiences for guests while bringing its clients' visions to life.

With a remarkable presence extending across 30 states, its team has been responsible for the engineering of more than 250,000 guest rooms, leaving an unforgettable mark on the

industry. Its focus on innovating new ideas and reputation for exceptional service demonstrates its dedication to the engineering industry. "In Las Vegas, engineering innovations are revolutionizing the industry," said Boyd Erickson, principal. The firm has led the engineering of noteworthy high-profile projects such as Resorts World Las Vegas, Circa Resort & Casino, Cosmopolitan of Las Vegas and City National Arena in Las Vegas as well as Hotel Del Coronado in San Diego. FEA is currently providing engineering services for two major additions to the Las Vegas skyline: Durango Casino Resort and Formula 1 Las Vegas Grand Prix, both of which are set to debut this month.

FEA also focuses on staying active in their community, participating in events with Boys & Girls Clubs of Southern Nevada, Special Olympics, UNLV College of Engineering and Southern Nevada Chapter of the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE), where three of four FEA Consulting Engineers principals are past presidents. With the future in sight, the firm continues to innovate and lead its industry into never-before-seen guest experiences and world-class hospitality.

ADVERTORIAL



DESERT PALM LOGISTICS CENTER

715 E Cheyenne Ave.
North Las Vegas, NV 89030



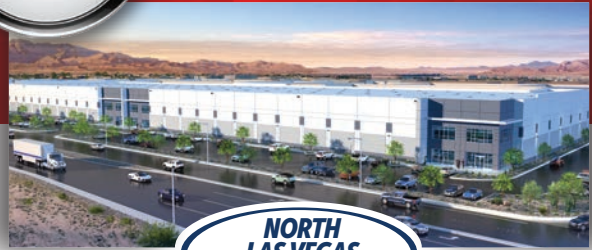
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Link Logistics
Matthew Duplantis | 775-856-8572
LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Martin-Harris Construction
EST. COMPLETION DATE: February 2024
STATUS: Under Construction
PROJECT SIZE: 356,820 SF
DEVELOPMENT SIZE: 18.94 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Desert Palm Logistics Center will be a 356,820 SF Class A industrial building that will feature 2,580 SF spec. office, 36' clear height, ESFR sprinklers, 50 dock positions, 2 grade level doors, 56' by 60' typical column spacing, warehouse LED lighting and evaporative cooling, 128 trailer parking stalls and 235' truck court.



SIMMONS AIRPARK

NEC of Simmons St. & W. Evans Ave.
North Las Vegas, NV 89032



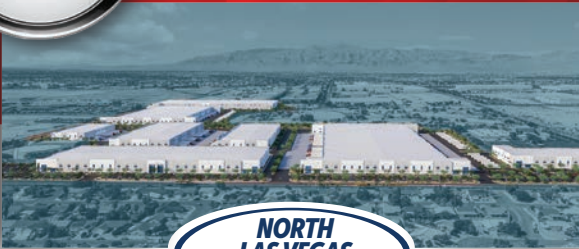
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Panattoni Development Company, Inc.
Michael Argier | 702-809-4493
LEASING AGENT: NAI Vegas | Eric Larkin, Mike Kenny, Leslie Houston and Zach McClenehan | 660-287-2253
ARCHITECT: Lee & Sakahara Architects, Inc.
GENERAL CONTRACTOR: Alston Construction
EST. COMPLETION DATE: Q2 2024
STATUS: Under Construction
PROJECT SIZE: 182,184 SF
DEVELOPMENT SIZE: 9.19 Acres
ASKING RATE(S): \$1.00 to \$1.05 PSF NNN
MAJOR TENANT(S): N/A
COMMENTS: Project features rear loading configuration, divisible to 45,035 SF with 32' clear height, ESFR sprinklers, zoned M-1, 175 car parking spaces including full concrete drive aisles and a truck court. This property is located in the highly desired North Las Vegas submarket, 3 miles from the Cheyenne Interchange, and within proximity to the Summerlin master planned community.



WINDSOR COMMERCE PARK

2898 W. Carey Ave.
North Las Vegas, NV 89032



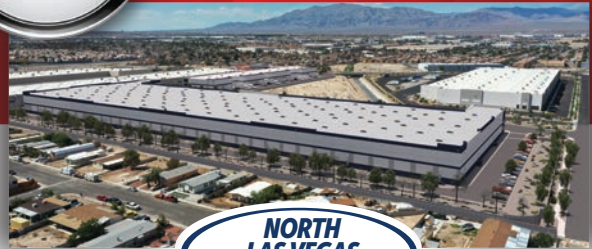
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Lincoln Property Company
Michael Monroe | 602-912-8871
LEASING AGENT: CBRE | Jake Higgins, SIOR | 702-369-4944
ARCHITECT: Lee & Sakahara Architects, Inc.
GENERAL CONTRACTOR: R&O Construction
EST. COMPLETION DATE: June 2024 to January 2025
STATUS: Under Construction
PROJECT SIZE: 1,585,440 SF
DEVELOPMENT SIZE: 89.65 Acres
ASKING RATE(S): N/A
MAJOR TENANT(S): N/A
COMMENTS: The project encompasses just shy of 90 acres and nearly 1.6 million SF of tilt-up concrete. The overall project is made up of eight office and warehouse buildings using panelized roofs. Windsor Commerce Park will include eight large tenant suites, up to 39' clear heights, 342 docks and 1,509 parking spaces.



LV LOGISTICS ONE

Las Vegas Blvd. near Marion Dr.
Las Vegas, NV 89115



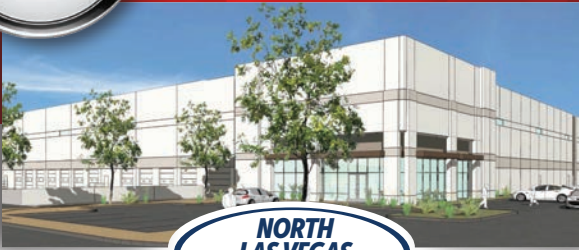
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Dalfen Industrial | Stephen Huey | 602-909-1573
LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752
ARCHITECT: Lee & Sakahara Architects, Inc.
GENERAL CONTRACTOR: OS Construction Services
EST. COMPLETION DATE: Q2 2024
STATUS: Under Construction
PROJECT SIZE: Bldg. 1: 64,480 SF, Bldg. 2: 236,730 SF, Total: 301,210 SF
DEVELOPMENT SIZE: 17.58 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Building 1 is 64,480 SF with a 24' clear height, 9 grade and 11 dock doors. Building 2 is 236,730 SF with a 24' clear height, 4 grade and 36' dock doors.



I-15 NORTH DISTRIBUTION CENTER III

3260 to 3360 N. Lamb Blvd.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Huntington Industrial Partners

John Seiple | 303-725-6463

LEASING AGENT: JLL | Jason Simon, SIOR | 702-522-5001

ARCHITECT: Ware Malcolm

GENERAL CONTRACTOR: DC Building Group

EST. COMPLETION DATE: Q4 2023

STATUS: Completed

PROJECT SIZE: Bldg 1: 166,486 SF, Bldg 2: 72,030 SF, Total: 238,516 SF

DEVELOPMENT SIZE: 12.92 Acres

ASKING RATE(S): DND

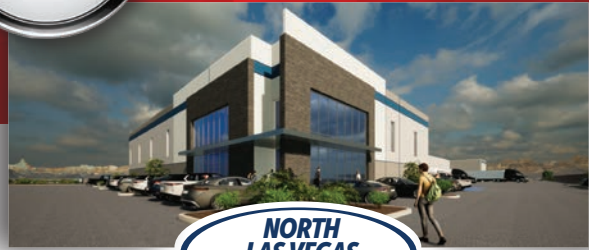
MAJOR TENANT(S): Vesta Food Service (Bldg. 2: 72,030 SF)

COMMENTS: Building 1 is a Class A, 166,486 SF cross-dock building with 32' clear height, ESFR sprinklers, 52' by 60' typical column spacing, 39 dock positions, 4 drive in doors (2 ramped), 174 parking stalls and a 185' truck court.



HOPEWELL INDUSTRIAL - CHEYENNE & LAMB

4291 E. Cheyenne Ave.
Las Vegas, NV 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: w Development

Don Larke | 403-355-0436

LEASING AGENT: Colliers | Paul Sweetland, SIOR
702-836-3750

ARCHITECT: Westar Architectural Group

GENERAL CONTRACTOR: Martin-Harris Construction

EST. COMPLETION DATE: Q3 2024

STATUS: Under Construction

PROJECT SIZE: 85,210 SF; Total: 219,542 SF

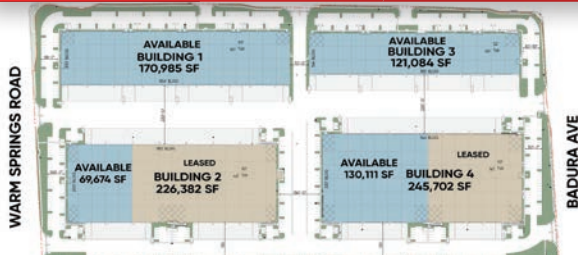
DEVELOPMENT SIZE: 5.04 Acres

ASKING RATE(S): DND

MAJOR TENANT(S): N/A

COMMENTS: Located on a 5.04 Acre site in North Las Vegas, this project is a new one-story distribution center being developed by Hopewell. The facility includes 85,272 SF of warehouse, 2,067 SF of office, and 571 SF of accessory space.

MAJESTIC REALTY CO.



BROADENS ITS FOOTPRINT IN SOUTHWEST LAS VEGAS

WITH construction on the first speculative buildings at its new Arroyo Beltway Commercenter underway in the southwest submarket, Majestic Realty Co. and its joint-venture partner, EJM Development Co., announced the signing of two prelease agreements that will occupy more than one-third of the initial 764,000-square-foot, four-building development at the park. Arroyo Beltway Commercenter is located just south of I-215 at the northeast corner of Buffalo Drive and Warm Springs Road.

The prelease signings include a 156,708-square-foot and a 115,591 square foot agreement to two companies in the thriving live event industry serving conventions, trade-shows and more.

Arroyo Beltway Commercenter delivers a wide range of Class-A industrial warehouse/office buildings and strong surrounding amenities, including easy freeway access to the resort corridor, convention centers and Harry Reid International Airport, as well as more than 900,000 square feet of existing retail amenities at the Arroyo Market Square.

In addition to the space remaining in Buildings #2 and #4 following the announced preleases, Majestic Realty Co.'s Phase I development includes the scheduled completion of the 170,985 square foot Building #1 and the 121,084 square foot Building #3 in April/May 2024.

Planning next phases of spec development:

With the swift and overwhelmingly positive response to its park location, product and growth opportunities, the development team is finalizing site plans to fast track the next phases of spec development totaling over 1.7 million square feet, entertaining build-to-suit opportunities as well.

ADVERTORIAL



LINCOLN COMMERCE CENTER

2970 Lincoln Rd.
Las Vegas, NV 89115



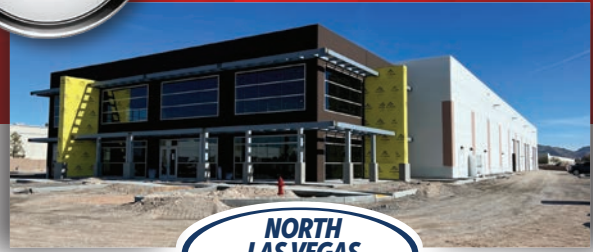
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: EBS Realty Partners
Quinn Johnson | 949-640-4800
LEASING AGENT: CBRE | Sean Zaher, SIOR &
Garrett Toft, SIOR | 702-694-4863
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: TWC Construction
COMPLETION DATE: March 2023
STATUS: Completed
PROJECT SIZE: 102,168 SF
DEVELOPMENT SIZE: 4.98 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): InProduction, Inc.
COMMENTS: Lincoln Commerce Center is a Class A, state-of-the-art distribution facility consisting of a 102,168 SF front loaded building with 32' clear height, dock and grade level loading, all concrete truck court, ESFR sprinklers and 277/480V, 3-Phase power.



KCP PUMPS INDUSTRIAL BUILDING

2820 N. Lamb Blvd.,
Las Vegas, NV 89115



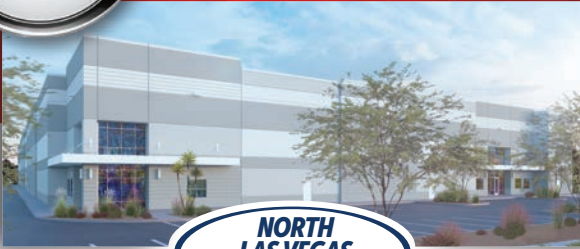
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: KCP Concrete Pumps Ltd.
Matthew Kim | 604-539-2137
LEASING AGENT: DND
ARCHITECT: Lee & Sakahara Architects, Inc.
GENERAL CONTRACTOR: Martin-Harris Construction
COMPLETION DATE: Q4 2024
STATUS: Completed
PROJECT SIZE: Bldg: 47,000 SF, Total: 378,972 SF
DEVELOPMENT SIZE: 8.7 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: This project is built for the Korean Concrete Pump Company (KCP). It will be an industrial facility where trucks will be outfitted with concrete pumps to be sold and used in the construction industry. KCP has the largest concrete pump in the United States with a horizontal reach of 214'.



LAMB INDUSTRIAL CENTER

SEC of Lamb & Alto
Las Vegas, NV 89115



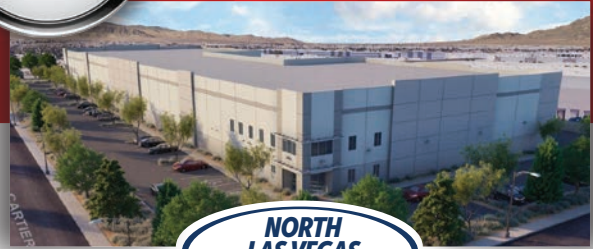
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Strongbox Development Company
Dave Sundaram | 702-884-5584
LEASING AGENT: NAI | Bryan Houser | 702-277-9207
ARCHITECT: Creative Fit
GENERAL CONTRACTOR: TWC Construction
EST. COMPLETION DATE: January 2024
STATUS: Under Construction
PROJECT SIZE: 89,284 SF
DEVELOPMENT SIZE: 4.37 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Lamb Industrial Center is approximately 89,300 SF with a large, secured yard and truck court at the east end of the building. The building can be subdivided into two, approximately 44,000 SF condominiums. The building has 8 dock doors, 2 grade doors, EVAP cooling and 32' clear height.



2635 N. LAMB BOULEVARD

2635 N. Lamb Boulevard
Las Vegas, NV 89115



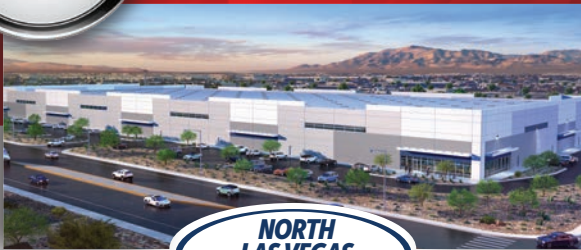
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: A Costello-Monkarsh Development & Design
Build by LM Construction | Larry Monkarsh | 702-262-6032
LEASING AGENT: Colliers | Dan Doherty, SIOR, Paul Sweetland, SIOR, Chris Lane, SIOR, CCIM and Jerry Doty, SIOR | 702-836-3752
ARCHITECT: LM Construction Co.
GENERAL CONTRACTOR: LM Construction Co.
EST. COMPLETION DATE: Q4 2023
STATUS: Under Construction
PROJECT SIZE: 74,833 SF
DEVELOPMENT SIZE: 4.28 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Property divisible to 35,000 SF with 1,600 amps, 277/480V, 3-phase, 4-wire, M-D zoning, 81 parking stalls, and ESFR fire suppression system.



NELLIS COMMERCE CENTER

5210 E. Carey Ave
Las Vegas, NV 89156



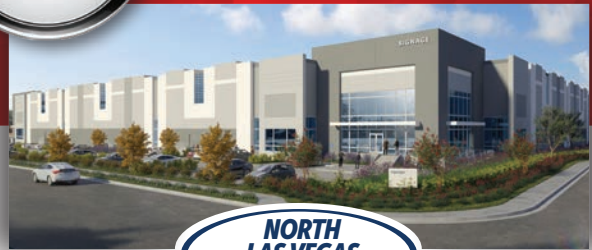
**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Panattoni Development Company, Inc.
Phillip Dunning | 725-207-3833
LEASING AGENT: CBRE | Sean Zaher, SIOR, Garrett Toft, SIOR
and Jake Higgins, SIOR | 702-369-4863
ARCHITECT: Techtonics Design Group
GENERAL CONTRACTOR: Alston Construction
EST. COMPLETION DATE: Q1 2024
STATUS: Under Construction
PROJECT SIZE: 228,760 SF
DEVELOPMENT SIZE: 12.8 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Nellis Commerce Center is a state-of-the-art rear loaded industrial facility totaling 228,760 SF. The project has divisibility to 105,700 SF and features 32' clear height, dock and grade level loading and abundant auto and trailer parking.



NELLIS LOGISTICS CENTER

2327 N. Nellis Boulevard
North Las Vegas, NV, 89115



**NORTH
LAS VEGAS
INDUSTRIAL**

DEVELOPER: Rockefeller Group | Marc Berg | 949-468-1814
LEASING AGENT: JLL | Jason Simon, SIOR & Rob Lujan, SIOR, CCIM | 702-522-5001
ARCHITECT: HPA Architects
GENERAL CONTRACTOR: Martin-Harris Construction
EST. COMPLETION DATE: January 2024
STATUS: Under Construction
PROJECT SIZE: 134,114 SF
DEVELOPMENT SIZE: 6.21 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): N/A
COMMENTS: Nellis Logistics Center is a 134,114 SF Class A industrial building that features 32' clear height, 2,000 SF of spec. office with office and shop restrooms, 18 dock high doors, 2 grade level doors, 135' concrete truck court and ESFR sprinklers.

PANATTONI



SINCE its establishment in 1986, Panattoni Development Company, Inc. has made significant contributions to the Las Vegas industrial landscape over the past 37 years.

With a global reach spanning 59 offices across the United States, Canada, Europe, and Asia, Panattoni is among the largest privately held, full-service development companies globally. However, in Southern Nevada, the company's projects have evolved to create spaces that meet the region's changing needs.

Panattoni has built more than seven million square feet of space in Southern Nevada. Notable projects like South 15 located in West Henderson have provided a vital platform for logistics and distribution companies, offering employment opportunities and fostering local economic growth.

South 15 development demonstrates Panattoni's alignment with Southern Nevada's growing commitment to sustainability. Through eco-friendly designs and LEED-certified buildings, they've adapted to the city's changing environmental landscape.

Panattoni's contribution extends beyond development. Their projects have created jobs that have supported local families and communities.

Over more than three decades, Panattoni Development has helped shape the Las Vegas industrial landscape. Their legacy is one of growth, community support, and a commitment to improving the region.

ADVERTORIAL

NORTHWEST

SUBMARKET

OFFICE



BY: MIKE TABEEK, Sior, CCIM
Newmark

THE Northwest Submarket is encompassed by the 215 Beltway to the west, east along US-95 and Rancho Dr., Charleston to the south and everything north in between those boundaries. As of Q2 2023, this market consists of nearly 6 million SF of office space, which represents 15% of the total office space tracked in the Las Vegas Valley. The second quarter shows a 15.6% vacancy rate in this submarket, up from 12.7% this time last year. This has to do with 100,000 SF of sublease space that Asurion has on the market, and other projects like Cheyenne Corporate Center that carries a large vacancy.

Leasing rates in the northwest currently average \$2.18 PSF FSG, and \$2.50 on Class A office space and have increased since last year. As the market has gotten tighter in the Class A space and the "flight to quality" continues, rents are increasing on trophy properties.

The office market was strong in the first half 2022 and leasing has returned to a normal pace into 2023 as uncertainty leads to a leveling off. With that said the market remains healthy and deals are still getting done, it's just taking longer to get them over the finish line. Occupiers are being more thoughtful in their approach when it comes to leasing office space as construction cost continue to rise. Tenants are having to make the decision of whether or not to contribute more cash out of pocket for tenant improvements. Activity has picked back up. There are several projects planned in the Valley and Las Vegas needs new office product.



AUTONATION USA CENTENNIAL HILLS

8650 W. Centennial Parkway
Las Vegas, 89149



NORTHWEST RETAIL

DEVELOPER: Las Vegas ANUSA, a Delaware limited liability company | Fred Moss | 702-510-5772
LEASING AGENT: AutoNation USA | Fred Moss | 702-510-5772
ARCHITECT: Castles Design
GENERAL CONTRACTOR: The Korte Company
COMPLETION DATE: November 2023
STATUS: Under Construction
PROJECT SIZE: 12,306 SF sales, 8,835 SF service, 1,748 SF parts, 2,012 SF, reception, Total: 24,901 SF
DEVELOPMENT SIZE: 5.43 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): AutoNation USA Centennial Hills
COMMENTS: This project is a single story building consisting of concrete foundation, steel structure, wood roof structure, CMU (concrete masonry unit), metal framed and storefront exterior walls that will enclose office, showroom, lounge, restroom and service area. Project includes site improvements of concrete, asphalt, hardscapes, landscape and offsite street improvements.



GRAND CANYON VILLAGE SHOPS A, B AND PAD G

9540, 9560, 9570 Skye Canyon Park Drive
Las Vegas, NV 89166



NORTHWEST RETAIL

DEVELOPER: Grand Canyon Village
Richard Gordon | 702-220-4500
LEASING AGENT: DND
ARCHITECT: Nadel Nevada Inc.
GENERAL CONTRACTOR: Affordable Concepts, Inc.
COMPLETION DATE: September 2023
STATUS: Completed
PROJECT SIZE: Shop A: 12,300 SF, Shop B: 10,132 SF, Pad G: 5,500 SF, Total: 28,032 SF
DEVELOPMENT SIZE: 11.98 Acres
ASKING RATE(S): DND
MAJOR TENANT(S): Dottys, Pacific Dental, Jersey Mikes, Optic Gallery
COMMENTS: This project features wood framed retail buildings with single ply roofs, stucco, hardie plank lap siding, porcelain tile, decorative metal batten exteriors and rooftop air conditioning.

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NAIOP
SAVE
THE DATE

3 2 N D A N N U A L
GOLF TOURNAMENT

FRIDAY
MAY 17, 2024

Las Vegas Paiute Resort
Shotgun Start 8:30 am

2 7 T H
A N N U A L

Spotlight Awards

NAIOP a' Paris

SATURDAY
**FEBRUARY 24
2024**

Red Rock Casino Resort

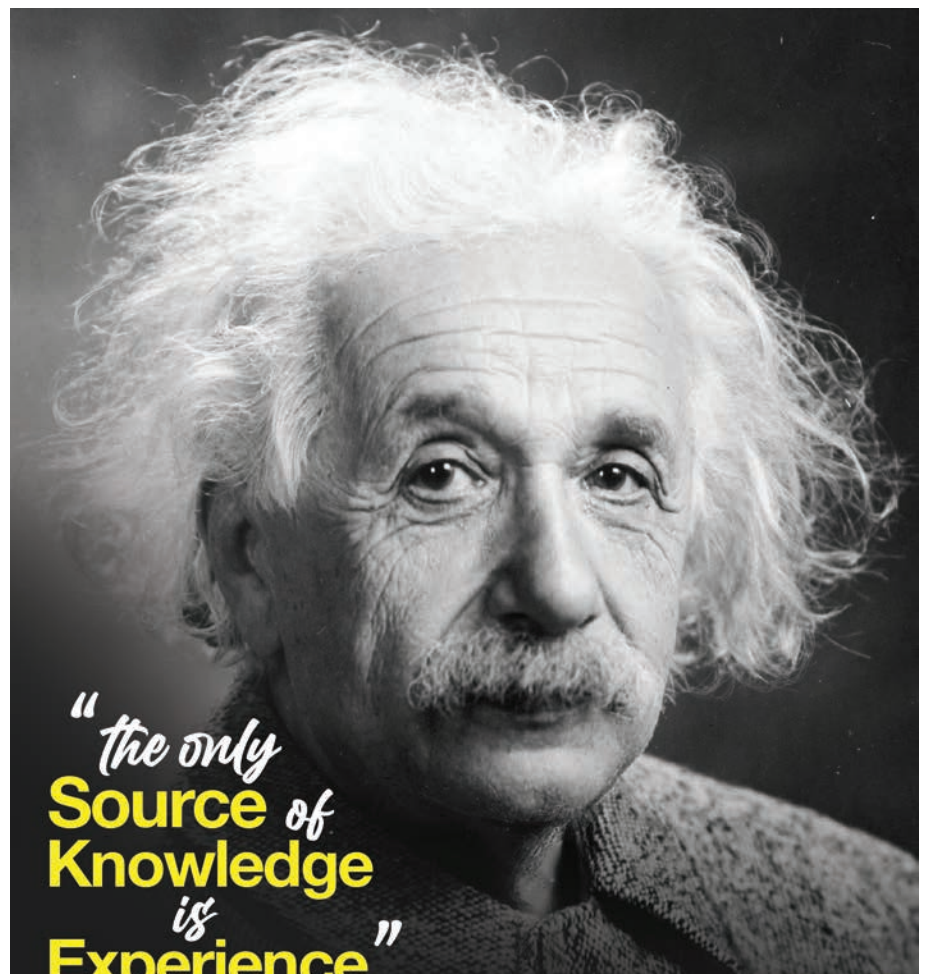
Cocktail Reception
6 pm

Dinner & Awards
7 pm

Evening/Cocktail Attire

(702) 798-7194
info@naiopnv.org
naiopnv.org


NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
SOUTHERN NEVADA CHAPTER



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— Albert Einstein

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SOUTHERN NEVADA CHAPTER

2023 NAIOP **BENEFITS**

OF BECOMING A PRESIDENT'S CIRCLE SPONSOR

WE invite you to join us in supporting NAIOP Southern Nevada by becoming a President Circle Sponsor in 2023. Your active participation and sponsorship in NAIOP help our industry and our chapter thrive. Sponsorship funds stay in our chapter to sustain our Legislative efforts and chapter operations, to provide for effective committees and to create the quality experiences you expect from NAIOP. As a sponsor, you will receive name recognition at our programs, exposure in promotional materials, discounted event sponsorships and exclusive invitations to tours.

Benefits for the President Circle Sponsors vary depending on an organization's level of commitment but they include everything from being named the sponsor of a major event at the Platinum level to discounts on event spon-

sorships and recognition at the breakfast programs among other perks.

Our 2023 President's Circle Sponsorship package details the benefits and other sponsorship opportunities within our chapter throughout the year. Contact us today for more details and a copy of the information. Commitment forms are due no later than January 6, 2023 to secure full benefits for the year.

Providing name recognition alongside one of southern Nevada's most trusted commercial real estate organizations while supporting the best of the best in the CRE industry, President Circle Sponsorships just makes sense. For more information, contact NAIOP at (702) 798-7194 or by emailing info@naiopnv.org.

Thank you for your membership, support and commitment to NAIOP and our community.

ACHIEVE YOUR GOALS WITH NAIOP

SPECIAL MEMBERSHIP OFFER

Join now for 2024 and receive
the rest of 2023 free!

JOIN TODAY!

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
SOUTHERN NEVADA CHAPTER

2024 NAIOP

SCHEDULE OF EVENTS

Breakfast Programs

**3rd Thursday
of the Month**
*The Orleans Hotel
& Casino*

January 18th

February 8th
(2nd Thursday)

March 21st

April 11th
(2nd Thursday)

May 23rd
(4th Thursday)

June 20th

July 18th

August 15th

September 19th

October 17th

Contact

702.798.7194
info@naiopnv.org
naiopnv.org



Available for Occupancy in Q4 2023

Rendering of LogistiCenterSM at
Miner's Mesa in Las Vegas, NV

A Pioneer in Logistics Real Estate

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Founded in Reno in 1960, Dermody Properties have successfully acquired and developed more than 100 million square feet of logistics facilities for 300+ international, national and regional clients.

We specialize in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics, advanced manufacturing and distribution customers. Our development capabilities include spec, spec-to-suit and build-to-suit projects.

Project Spotlight: LogistiCenterSM at Miner's Mesa

LogistiCenterSM at Miner's Mesa is a state-of-the-art logistics facility suited for manufacturing, distribution and/or warehousing. It is ideally located within the greater Speedway submarket within North Las Vegas.

Building highlights:

- Total building size is 664,300 SF
- Space divisible to 160,000 SF
- 123 dock high doors
- 185' truck court
- 363 auto parking spaces
- 150 trailer parking stalls

CBRE

Kevin Higgins, SIOR
Vice Chairman
702-369-4944
kevin.j.higgins@cbre.com

CBRE

Sean Zaher, SIOR
Senior Vice President
702-369-4863
sean.zaher@cbre.com

Dermody Properties

John Ramous
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775-335-0172
jramous@dermody.com

Learn more about the company and available properties at Dermody.com/Nevada

CONTACT

NAIOP Southern Nevada Chapter

(702) 798-7194

NAIOPNV.ORG

info@naiopnv.org



Melissa Eure

President

P 702.435.9909

F 702.435.0457

info@gcgarciainc.com

MELISSA EURE is president of G.C. Garcia Inc., a Nevada-based land planning and development services firm. With over 27 years in business, the firm is a recognized leader in government and neighborhood relations, entitlements, due diligence, development coordination, permitting and business licensing. The firm boasts substantial public and private sector projects across southern Nevada.

In addition to day-to-day operations, Ms. Eure assists clients and project teams with navigating local government agency requirements, public outreach, as well as with representation at public hearings.

Ms. Eure is a member of the American Planning Association Southern Nevada Chapter (APA), National Association of Industrial and Office Properties (NAIOP), and the Certified Commercial Investment Member Southern Nevada Chapter (CCIM) and the Henderson Chamber HDA Board.

Ms. Eure is a member of the Heaven Can Wait Animal Society Board of Directors, and the Husky Huddle and Malamute Mingle.

G.C. Garcia, Inc.

1055 Whitney Ranch Dr. | Suite 210

Henderson, NV 89014

gcgarciainc.com

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NAIOP, the Commercial Real Estate Development Association, comprises 20,000 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy.

Formed in 1986, the NAIOP Southern Nevada chapter has grown dramatically since its inception as a socially oriented club to become the voice of commercial real estate development in southern Nevada.

With 700 members, the chapter is known throughout the community for organizing special events such as the awards program, annual bus tour of office, retail and industrial projects, annual golf tournament, monthly breakfast meetings featuring informative guest speakers and numerous education workshops and seminars. The chapter is also actively involved in government affairs at the local and state levels.

NAIOP Southern Nevada has received national recognition over the years winning Chapter Merit Awards for its Spotlight Awards program, educational Programs, membership, government affairs, volunteerism, community service projects, Developing Leaders Institute, Outstanding Contribution by a Chapter President and Outstanding Contribution by a Chapter Executive.



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