

Las Vegas 2021 | June thru August

## Summer Sales Soar.

- Cap Rates compress by 40 basis points from **5.85%** to **5.45%**, including a **3.5%** trade in Henderson for a NNN leased institutional-quality asset built in 2016.
- Unsurprisingly, considering our stalled economic engine last summer, sales volume increased by **150%**, and pricing increased by **22%**.
- The Southwest & Henderson submarkets lead pricing averaging over **\$205/SF**. The opening of Allegiant Stadium and the emergence of West Henderson play roles.



**GLOBAL REACH,  
LOCAL TOUCH.**

TOTAL SALES	2020	2021
All Submarkets	<b>18</b>	<b>45</b>
North	<b>11</b>	<b>12</b>
Henderson	<b>3</b>	<b>7</b>
Southwest	<b>3</b>	<b>17</b>
Airport	<b>1</b>	<b>9</b>

BUYER TYPE	2020	2021
User, All Submarkets	<b>12</b>	<b>23</b>
Investor, All Submarkets	<b>6</b>	<b>22</b>

AVERAGE \$/SF*	2020	2021
All Submarkets	<b>\$147</b>	<b>\$180</b>
North	<b>\$137</b>	<b>\$137</b>
Henderson	<b>\$148</b>	<b>\$207</b>
Southwest	<b>\$160</b>	<b>\$205</b>
Airport	<b>\$212**</b>	<b>\$170</b>

\*Not adjusted for coverage. \*\*Single sale.

CAP RATE	2020	2021
All Submarkets	<b>5.85%</b>	<b>5.45%</b>

contact.



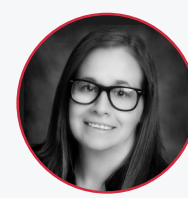
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