

28 NORTHERN
UTAH



19 MAJOR
PROJECTS



14 SOUTHERN
UTAH



2022 MIDYEAR

04 LAS VEGAS
AREA



02 2022
TRANSACTIONS

04 LAS VEGAS
MARKET RESEARCH

- Office
- Industrial
- Retail
- Multifamily

14 SOUTHERN UTAH
MARKET RESEARCH

- Office
- Industrial
- Retail
- Multifamily
- Hospitality
- Iron County

19 MAJOR
PROJECTS

28 NORTHERN UTAH
MARKET RESEARCH

- Office
- Industrial
- Retail
- Multifamily

39 OUR
TEAM



2022 Outlook

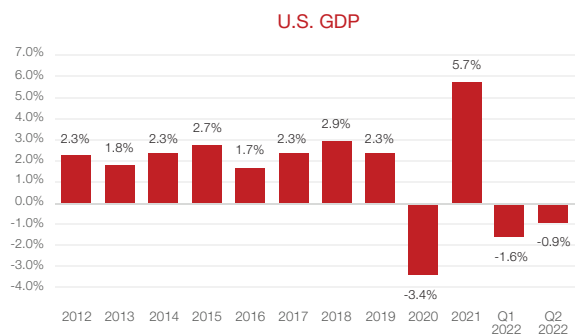
In the first six months of 2022, buyers of commercial real estate continued to experience limited availability and historically high sales prices. Cap rates that had moved to new lows in 2021, had increased slightly by midyear 2022. Average asking lease rates rose for nearly every property type and average vacancy rates held near 10-year lows for most asset classes. Construction continues at a robust pace and surplus investment capital continues to chase relatively few opportunities in the marketplace.

On June 17, 2022, the Federal Reserve reaffirmed its congressional mandate to promote maximum employment, stabilize prices, and moderate long-term interest rates. They further reaffirmed their commitment to target a long-term inflation rate of 2%. In June, U.S. inflation reached 9.1%. The Federal Reserve has been undertaking a deliberate strategy to taper demand and slow growth to moderate inflation.

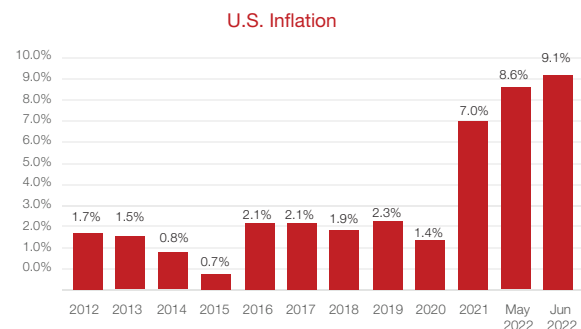
In July, the Federal Reserve raised their benchmark rate by 75 basis points to a range of 2.25-2.5%. Interest rates have risen from all-time lows in early 2022, altering the economics of investment purchases and impacting affordability for businesses and homeowners. Capital contraction is underway in the marketplace. In the first quarter of 2022, U.S. GDP fell 1.6% and then declined a further 0.9% in the second quarter, signaling an economic recession. The Federal Reserve's tightening policy will not only taper inflation, as measured by the Consumer Price Index (CPI), but will ease real estate asset inflation as well.

It can take months to years for some federal policy decisions to reflect themselves in some segments of the economy. Facility purchases, lease expirations, loan maturities, and construction projects are years-long commitments. Today's contractionary policies are pausing some of the construction, investment, and business expansion decisions. Once inflation begins to return to balanced levels, the Federal Reserve is expected to lift its contractionary measures.

Regardless of the short-term changes in federal monetary policy, we are confident in the long-term opportunities along the I-15 Corridor and throughout the region. Fundamentals of population growth, education, employment, and quality of life will continue to drive our local and regional economies. We look forward to assisting you with your business and investments in the months and years ahead.



Source: Bureau of Economic Analysis, US Department of Commerce



Source: US Bureau of Labor Statistics

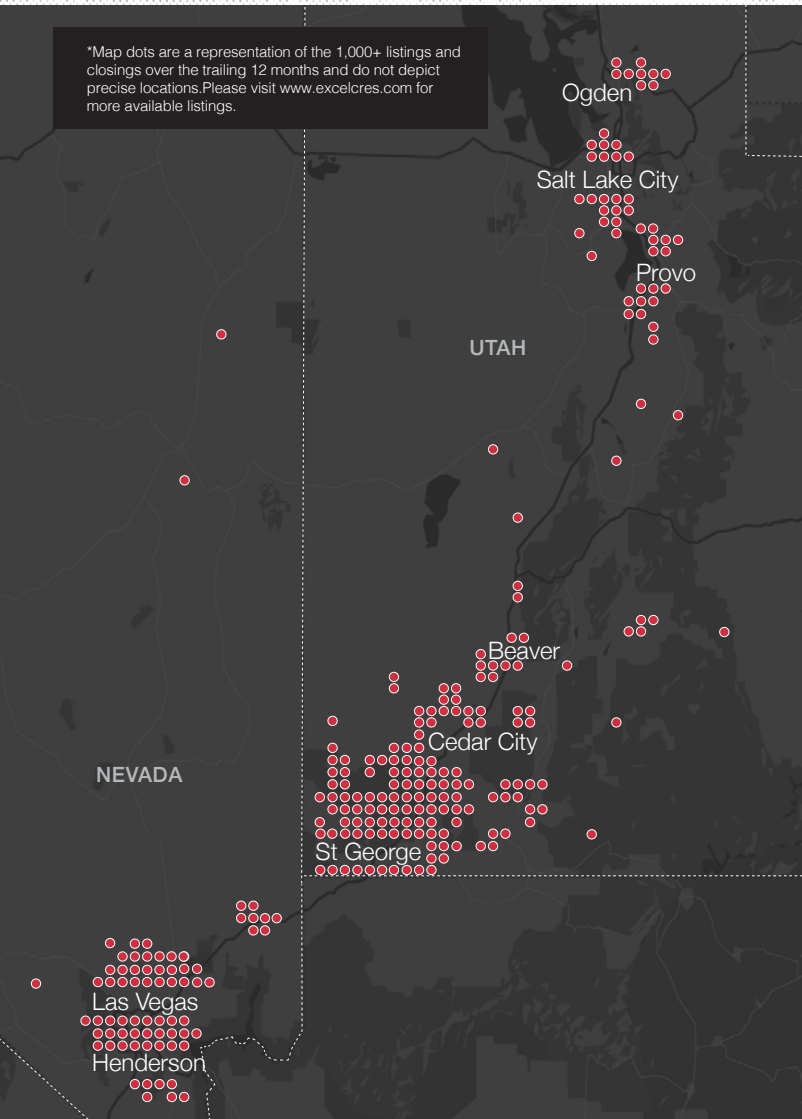
Jon Walter
Chief Operating Officer

Neil Walter
Chief Executive Officer

Todd Manning
Managing Broker, Nevada

Select 2022 Transactions

*Map dots are a representation of the 1,000+ listings and closings over the trailing 12 months and do not depict precise locations. Please visit www.excelcres.com for more available listings.



450+

Active Listings



567

Closings 2022 T12



\$649M

Listing Volume

Search 450+ Active Listings at
NAIEXCEL.COM | NAIVEGAS.COM

NAIExcel

NAIVegas

PACIFIC GROUP

OFFERED AT \$36,850,000
135 ACRES

AGENT: Bryan Houser

SOLD

LAND

Red Roof inn

OFFERED AT \$22,500,00
199 ROOMS

AGENT: Anders Graciano

SOLD

HOSPITALITY

7501 TRINITY PEAK &
2501 FIRE MESA

OFFERED AT \$13,414,830
TWO BUILDINGS

AGENTS: Eric Larkin, Mike Kenny &
Leslie Houston

SOLD

OFFICE

KPI
CONCEPTS

OFFERED AT \$12,250,000
79,426 SF

AGENTS: Neil Walter Team &
Brandon Vandermyde

SOLD

INDUSTRIAL

Spilled milk
CATERING

Red Roof
INN

Mix'd
SODA & DOUGH

OFFERED AT \$5,300,000
7,200 SF

AGENT: Jason Griffith

SOLD

RETAIL

SIENNA HILLS
AUTO MALL

OFFERED AT \$6,033,060
±6 ACRES

AGENTS: Greg Whitehead &
Gregg McArthur

SOLD

LAND

AK

OFFERED AT \$15,923,620
±201 ACRES

AGENTS: Meeja McAllister

SOLD

LAND

ARTISAN
HOTEL BOUTIQUE
RESTAURANT • ULTRA LOUNGE

OFFERED AT \$11,900,000
64 SUITES

AGENT: Anders Graciano

SOLD

HOSPITALITY

PRECISION
INVESTING

OFFERED AT \$10,600,000
48 ACRES

AGENT: Wes Davis

SOLD

LAND

ORIGIN
ACOUSTICS

OFFERED AT \$10,450,000
±42,000 SF

AGENTS: Eric Larkin, Leslie Houston
& Mike Kenny

SOLD

INDUSTRIAL

*Logos represent the property name, buyer, seller, tenant or most recent occupant of the property transacted.
Logos are intellectual property of their respective owners.

<p>DINO CROSSING</p> <p>OFFERED AT \$5,000,000 4 ACRES</p> <p>AGENTS: Jon Walter & Kevin O'Brien</p>	<p> LINK</p> <p>40,795 SF</p> <p>AGENTS: Eric Larkin, Leslie Houston & Mike Kenny</p>	<p> FORT PIERCE</p> <p>OFFERED AT \$2,000,000 12,000 SF</p> <p>AGENTS: Curren Christensen, Jon Walter & Kevin O'Brien</p>	<p> TEXACO</p> <p>OFFERED AT \$3,250,000 2,739 SF</p> <p>AGENT: Neil Walter Team</p>
SOLD LAND	LEASED INDUSTRIAL	SOLD INDUSTRIAL	SOLD RETAIL
<p> solcius a sunworks company</p> <p>4,000 SF</p> <p>AGENTS: Brandon Vandermyde, Brandon Price, Dan Bertelson</p>	<p> CDC CORPORATE DESIGN CONCEPTS</p> <p>27,000 SF</p> <p>AGENTS: Bryan Houser, Eric Larkin, Leslie Houston & Mike Kenny</p>	<p> TAGG-N-GO CAR WASH</p> <p>OFFERED AT \$4,525,000</p> <p>AGENTS: Zach Hatch & Neil Walter</p>	<p>8085 BLUE DIAMOND RD</p> <p>OFFERED AT \$5,700,000 10,309 SF</p> <p>AGENT: Maria Herman</p>
LEASED INDUSTRIAL	LEASED INDUSTRIAL	SOLD LAND	SOLD RETAIL
<p> MATR BEHAVIORAL HEALTH THERE IS ALWAYS HOPE.</p> <p>66,225 SF</p> <p>AGENTS: Jon Walter, Kevin O'Brien, & Wes Davis</p>	<p> ACTON ACADEMY RED ROCK</p> <p>7,700 SF</p> <p>AGENTS: Tina Taylor & Asim Mehmood</p>	<p>3325 N MARTIN LUTHER KING BLVD.</p> <p>OFFERED AT \$1,100,000 0.99 ACRES</p> <p>AGENT: Dhan Dhaliwal</p>	<p>1175 VILLAGE CENTER CIR.</p> <p>OFFERED AT \$2,800,000 5,504 SF</p> <p>AGENT: John Lee</p>
LEASED RETAIL	LEASED OFFICE	SOLD LAND	SOLD OFFICE
<p> North Shore Inn at Lake Mead</p> <p>OFFERED AT \$2,750,000 43 ROOMS</p> <p>AGENT: Gregg McArthur</p>	<p> FORT PIERCE</p> <p>OFFERED AT \$4,517,800</p> <p>AGENT: Wes Davis</p>	<p> NORTH RIM SEALCOAT</p> <p>OFFERED AT \$1,900,000 9,474 SF</p> <p>AGENTS: Meeja McAllister & Curren Christensen</p>	<p>PREMIER PLAZA</p> <p>OFFERED AT \$2,995,000 17,336 SF</p> <p>AGENTS: Jason Griffith & Twila Davis</p>
SOLD HOSPITALITY	SOLD INDUSTRIAL	SOLD INDUSTRIAL	SOLD OFFICE
<p>FARM & RANCH</p> <p>OFFERED AT \$2,700,000 ±312 ACRES</p> <p>AGENTS: Matt Chappell & Jeannie Sampson</p>	<p> MERCATO INTERIORS Fine Furniture & Design</p> <p>OFFERED AT \$2,050,230 9,763 SF</p> <p>AGENT: Erik Sexton</p>	<p> ADVANCED PEDIATRICS we don't just fix your kids, we love them</p> <p>OFFERED AT \$1,050,000 5,551 SF</p> <p>AGENT: Asim Mehmood</p>	<p> LVA</p> <p>10,000 SF</p> <p>AGENT: Erik Sexton</p>
SOLD LAND	SOLD INDUSTRIAL	SOLD RETAIL	LEASED INDUSTRIAL

NAI Asset Management Services



Northern Beltway Industrial Center | 560,000 SF
Managed Since 2022



River Park | 72,000 SF
Managed Since 2012



Historic 25th St. | 5,000 SF
Managed Since 2021



Lin's Anchored Retail | 8,000 SF
Managed Since 2019

\$1B
IN ASSETS
MANAGED*

★★★★★
5 STAR SERVICE

2,500
TENANTS*

naiexcel.com | naivegas.com

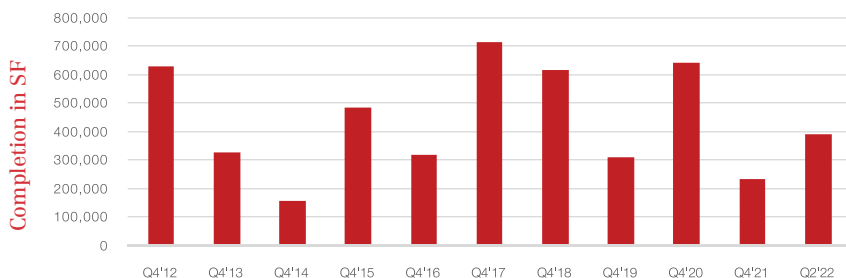
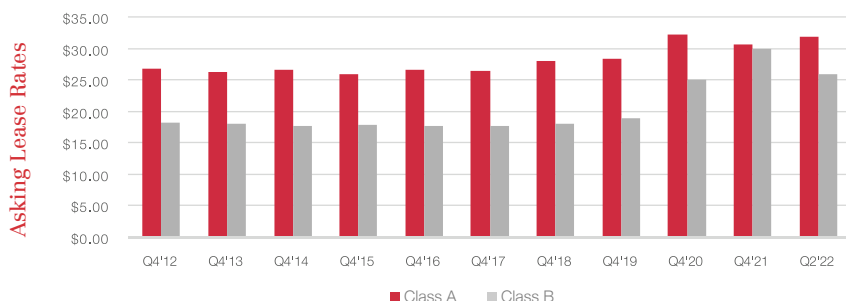
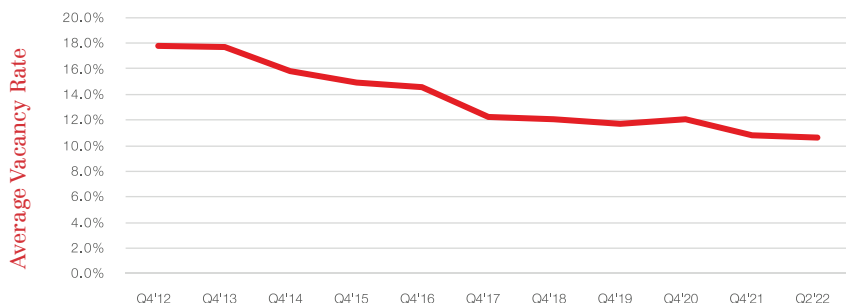
* NAI Excel, NAI Vegas & it's affiliates.



Office LAS VEGAS

The Las Vegas office market added approximately 392,000 square feet of new office space during the first half of 2022, nearly double the amount added in all of 2021. Even with the additional space, the market-wide vacancy rate dropped to 10.6%, down 20 basis points since the start of the year. The market-wide average asking rent is up 4.8% from a year ago.

Office property sales surpassed \$300 million during the first half of 2022, up 20% over the same period last year; and the average sales price for office properties reached \$242 per square foot in the first half, up 12% over the same period last year.



Select Office Projects

NAME	SF	YR BUILT
UnCommons Office Phase I W MAULE AVE. & S DURANGO DR., LAS VEGAS	175,000	2022
Axiom Phase I 7160 RAFAEL RIVERA WAY, LAS VEGAS	80,000	2022
Fort Apache Professional Park 6750 S FORT APACHE RD., LAS VEGAS	49,000	2022
Design Showcase Interiors 5530 RAFAEL RIVERA WAY, LAS VEGAS	40,000	2022
Camino Al Norte Office Park 5149 - 5195 CAMINO AL NORTE, NORTH LAS VEGAS	24,000	2022
Executive Business Park 1770 RAIDERS WAY, HENDERSON	24,000	2022
ECL Gaming Headquarters 6360 S BUFFALO DR., LAS VEGAS	22,000	2022
Steinberg Diagnostic 8945 LINDELL RD., LAS VEGAS	10,000	2022
1700 Pavilion 1700 S PAVILION CENTER DR., LAS VEGAS	263,000	UC
UnCommons Office Phase II W MAULE AVE & S DURANGO DR., LAS VEGAS	180,000	UC
Narrative 6795 AGILYSYS WAY., LAS VEGAS	100,000	UC
Durango Health Center 6392 S DURANGO DR., LAS VEGAS	100,000	UC
Evora Office Phase I 6111 S BUFFALO DR., LAS VEGAS	75,000	UC
Queensridge Medical Office 10030 ALTA DR., LAS VEGAS	71,000	UC
The Park at Horizon Ridge 2950 W HORIZON RIDGE PKWY., HENDERSON	60,000	UC
Two Fifteen West 6655 RAFAEL RIVERA WAY, LAS VEGAS	37,000	UC
Inspirada Covenant Group 955-983 VOLUNTEER, HENDERSON	37,000	UC
The Fertility Center of Las Vegas HACIENDA & DURANGO, LAS VEGAS	18,500	UC
CSN Center of Excellence 2200 VIA INSPIRADA, HENDERSON	17,000	UC
The Watermark 215-219 S WATER ST., HENDERSON	12,500	UC

10.6%
VACANCY

\$28.40
ASKING RENT

5-7%
CAP RATE

Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking Gross Rent
Class A	12,911,551	14.0%	(46,863)	329,832	255,000	\$31.86
Class B	45,647,959	10.7%	70,245	714,776	137,307	\$25.84
Class C	9,172,291	4.9%	163,521	0	0	\$16.20
Central East Las Vegas	9,393,526	16.1%	118,192	0	0	\$26.67
Central North Las Vegas	2,626,946	2.7%	5,426	0	0	\$18.37
Downtown Las Vegas	5,647,889	10.4%	(71,438)	0	0	\$27.70
North Las Vegas	2,531,042	4.6%	(12,695)	23,411	30,000	\$28.01
Northwest Las Vegas	10,645,920	13.6%	(246,498)	108,800	0	\$31.10
Southeast Las Vegas / Henderson	2,086,960	7.2%	(217)	0	24,000	\$24.37
South Las Vegas	13,431,700	10.6%	(22,318)	85,510	0	\$29.13
Southwest Las Vegas	12,852,890	6.2%	323,377	555,027	338,307	\$34.48
West Las Vegas	8,035,555	12.4%	90,825	271,860	0	\$29.22
Outlying Clark County	512,842	11.9%	2,249	0	0	\$10.64
Totals	67,765,270	10.6%	186,903	1,044,608	392,307	\$28.40



7501 TRINITY PEAK & 2501 FIRE MESA



Office



69,000



Sold 2022

Sold by NAI Vegas



AMAZON



Industrial



649,000



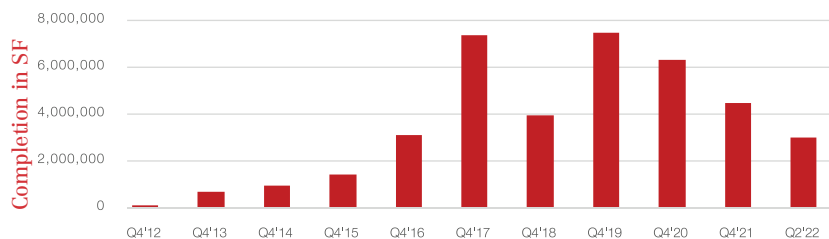
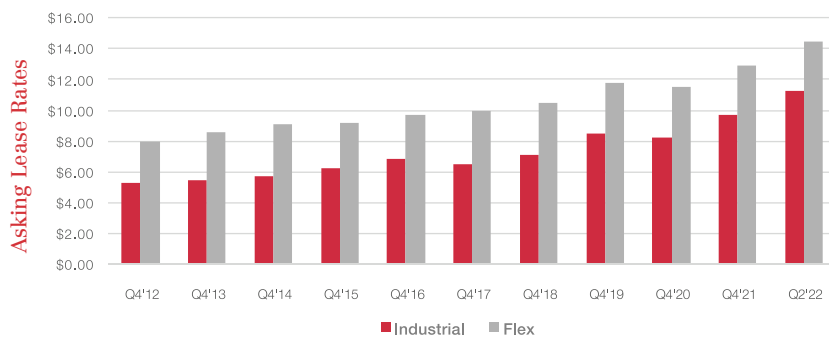
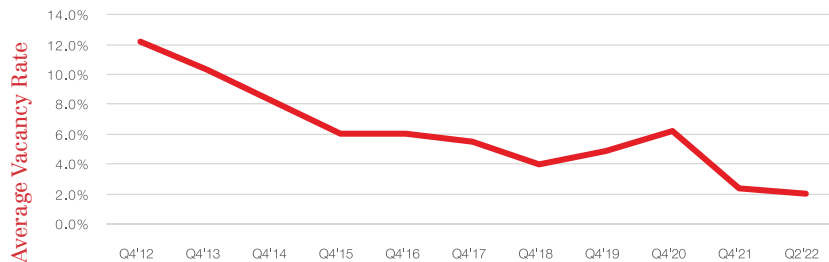
Complete 2022

Industrial

LAS VEGAS

Southern Nevada is still adding industrial space at a record pace with nearly three million square feet reported complete in the first half of 2022, and another 11.5 million square feet currently under construction. High user demand pushed the vacancy rate down 40 basis points to a record low of 2.0%, and also pushed up the average asking rent to \$11.93 per square foot, up 16.7% over last year.

Sales volume reached \$1 billion during the first half of 2022, led by the \$271 million sale of CapRock Tropical Logistics I in North Las Vegas. Sales velocity slowed in the second quarter compared to last year but sales volume was still more than double the same period last year. The average sales price per square foot was up 47% over last year.



Select Industrial Projects

NAME	SF	YR BUILT
So. 15 Airport Center Phase II Bldg. F,G,H 12010 BERMUDA RD., HENDERSON	862,000	2022
SunPoint West Industrial Park CHEYENNE AVE. & CLAYTON ST., NORTH LAS VEGAS	730,000	2022
Golden Triangle Logistics Center Bldg. III 3325 E WASHBURN RD., NORTH LAS VEGAS	652,000	2022
Prologis I-15 Speedway Center II Amazon 6401 HOWDY WELLS AVE., LAS VEGAS	649,000	2022
Range Road Industrial Park 6200 RANGE RD., LAS VEGAS	464,000	2022
AirParc Heights Bldg. I-VI SUNRIDGE HEIGHTS PKWY. & ALPER CENTER DR., HENDERSON	339,000	2022
Beltway Business Park Bldg. XI & XII 6900 S DECATUR BLVD., LAS VEGAS	330,000	2022
Tropical Distribution Center IV 6115 N NICCO WAY, NORTH LAS VEGAS	246,000	2022
Sloan Logistic Center 5450 N SLOAN RD., LAS VEGAS	171,000	2022
North 15 Logistics II Bldg. III & IV 5603 E EL CAMPO GRANDE AVE., LAS VEGAS	1,444,000	UC
LogistiCenter at I-15 South Bldg. I - IV VOLUNTEER BLVD. & VIA CENTRO, HENDERSON	1,051,000	UC
Matter Logistics @ North 15 5850 E NORTH BELT RD., NORTH LAS VEGAS	935,000	UC
Silver State Commerce Center Phase II 4130 N 5TH ST., NORTH LAS VEGAS	731,000	UC
LogistiCenter at Miner's Mesa 8420 N TERRYLL B ADAMS ST., NORTH LAS VEGAS	665,000	UC
Mosaic Commerce Center 5551 E NORTH BELT RD., NORTH LAS VEGAS	582,000	UC
CapRock Tropical Logistics II 6185 N BEESLEY DR., NORTH LAS VEGAS	442,000	UC
215 Interchange Logistics Center 4970 E NORTH BELT RD., NORTH LAS VEGAS	400,000	UC
Prologis I-15 Speedway Center IX 6350 HOWDY WELLS, LAS VEGAS	589,000	UC
Prologis I-15 Speedway Center X & XII ANN RD. & BEESLEY DR., NORTH LAS VEGAS	588,000	UC
Tropical Innovative Logistics 5560 E TROPICAL PKWY., NORTH LAS VEGAS	259,000	UC



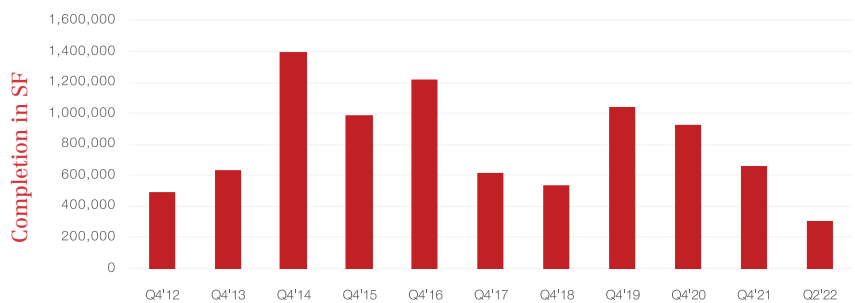
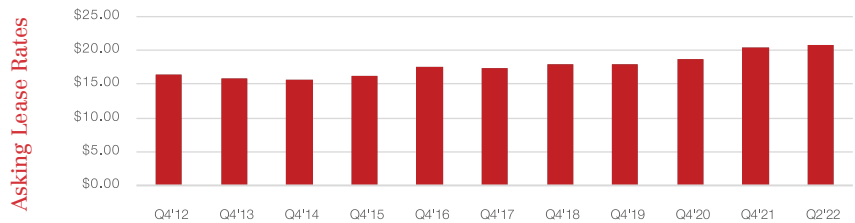
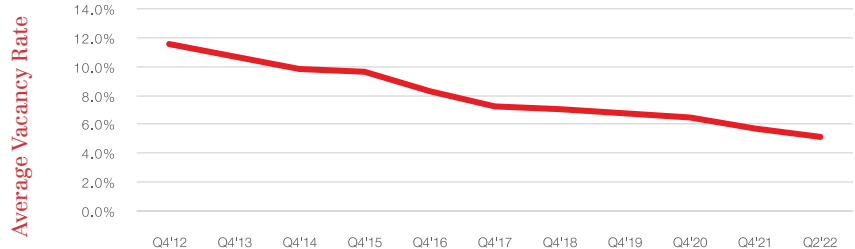
Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking NNN Rent
Industrial	135,641,280	1.9%	3,273,490	11,526,873	2,943,036	\$11.22
Flex	22,274,083	2.4%	129,562	0	28,000	\$14.45
Airport / East Las Vegas	5,255,002	0.0%	(37,805)	0	17,688	\$12.00
Central Las Vegas	9,844,761	2.1%	86,379	29,576	0	\$10.67
North Las Vegas	60,331,470	1.1%	1,964,449	7,045,047	1,287,837	\$9.86
Northwest Las Vegas	871,538	2.8%	21,268	0	0	\$15.58
Southeast Las Vegas / Henderson	15,708,830	2.5%	(94,942)	673,757	0	\$11.29
Las Vegas Speedway	19,814,667	5.4%	913,925	2,417,373	1,174,428	\$12.88
Southwest Las Vegas	41,480,613	1.7%	508,188	696,820	491,083	\$13.24
West Las Vegas	3,321,049	2.5%	40,210	0	0	\$12.64
Outlying Clark County	1,287,433	4.2%	1,380	664,300	0	\$9.26
Totals	157,915,363	2.0%	3,403,052	11,526,873	2,971,036	\$11.93

Retail

LAS VEGAS

The Las Vegas retail market added 303,000 square feet of new retail space during the first half of 2022 and features another 1.1 million square feet under construction. Strong tenant demand pushed down the market-wide vacancy rate to 5.1%, down 110 basis points from a year ago. Outside of the resort corridor, asking rents are strongest in the Northwest and Southwest submarkets where they now average \$27.65 and \$28.36 per square foot, respectively.

Sales of retail properties hit a record \$973 million in the first half of 2022, nearly double the sales volume in the first half of 2021. Transaction velocity also hit record levels, up 18.4% over the prior record highs in 2021 and 2005. Average sales price (psf) was up 23% yoy in the first half of 2022.



Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking NNN Rent
General Retail	39,194,430	4.4%	521,061	955,756	262,245	\$23.15
Mall	9,722,430	4.5%	(154,579)	0	0	\$34.44
Power Center	13,402,523	5.6%	96,057	0	0	\$16.40
Shopping Center	53,232,590	6.4%	551,736	152,064	40,774	\$20.32
Specialty Center	3,168,269	4.7%	9,048	0	0	\$18.00
Central East Las Vegas	15,943,926	7.9%	81,301	7,420	0	\$18.52
Central West Las Vegas	17,534,851	5.0%	(83,063)	3,100	15,034	\$17.93
East Las Vegas	5,748,236	3.8%	23,926	950	17,856	\$21.12
North Las Vegas	9,373,664	4.8%	168,765	76,302	30,262	\$16.23
Northeast Las Vegas	6,783,450	8.7%	38,483	5,187	7,043	\$14.62
Northwest Las Vegas	7,376,801	2.3%	41,455	73,688	3,500	\$27.65
Resort Corridor	9,296,159	5.0%	58,363	135,815	5,991	\$35.75
Southeast Las Vegas	22,291,294	4.3%	406,578	397,035	86,658	\$22.32
Southwest Las Vegas	11,215,644	4.4%	208,538	397,823	131,675	\$28.36
West Las Vegas	10,589,481	3.5%	32,570	0	5,000	\$25.80
Outlying Clark County	2,566,736	6.0%	46,407	10,500	0	\$15.79
Totals	118,720,242	5.1%	1,023,323	1,107,820	303,019	\$20.86



Select Retail Projects

NAME	SF	YR BUILT
Smith's Marketplace 845 E LAKE MEAD PKWY., HENDERSON	124,000	2022
Centennial 215 Plaza 6400 CENTENNIAL CENTER BLVD., LAS VEGAS	31,000	2022
Rosemar Plaza 3452 ST ROSE PKWY., HENDERSON	29,000	2022
Sunset Durango Center 8640 W SUNSET RD., LAS VEGAS	25,000	2022
Volunteer Plaza 3530 VOLUNTEER BLVD., HENDERSON	18,000	2022
Alper Airport Retail Center 1470 RAIDERS WAY, HENDERSON	14,000	2022
Inspirada Covenant Group 955-983 VOLUNTEER, HENDERSON	12,000	2022
Project 63 HARMON AVE. & LAS VEGAS BLVD., LAS VEGAS	135,000	UC
Centennial Subaru 6350 CENTENNIAL CENTER BLVD., LAS VEGAS	132,000	UC
Centennial Toyota 6401 CENTENNIAL CENTER BLVD., LAS VEGAS	105,000	UC
UnCommons Retail W MAULE AVE. & S DURANGO DR., LAS VEGAS	91,000	UC
The Loop at Lamb & Centennial LAMB BLVD. & CENTENNIAL PKWY., NORTH LAS VEGAS	70,000	UC
Centennial Village CENTENNIAL PKWY. & LOSEE, NORTH LAS VEGAS	60,000	UC
Evora Retail Phase I 6159 S BUFFALO DR., LAS VEGAS	43,000	UC
Shops at Hyde Park CHARLESTON & ARVILLE, LAS VEGAS	31,000	UC
Bicentennial Marketplace 3251 BICENTENNIAL PKWY., HENDERSON	28,000	UC
The Watermark 215-219 S WATER ST., HENDERSON	26,000	UC
St. Rose Square Inline 3483 & 3487 ST. ROSE PKWY., HENDERSON	20,000	UC
Cadence Village Center 835 E LAKE MEAD PKWY., HENDERSON	14,000	UC
Raiders Way & Bruner Ave SWC RAIDERS WAY & E BRUNER AVE., HENDERSON	11,000	UC





8085 BLUE DIAMOND

 Retail  10,000  Sold 2022

Sold by NAI Vegas



DECATUR COMMONS



Multifamily



480 units



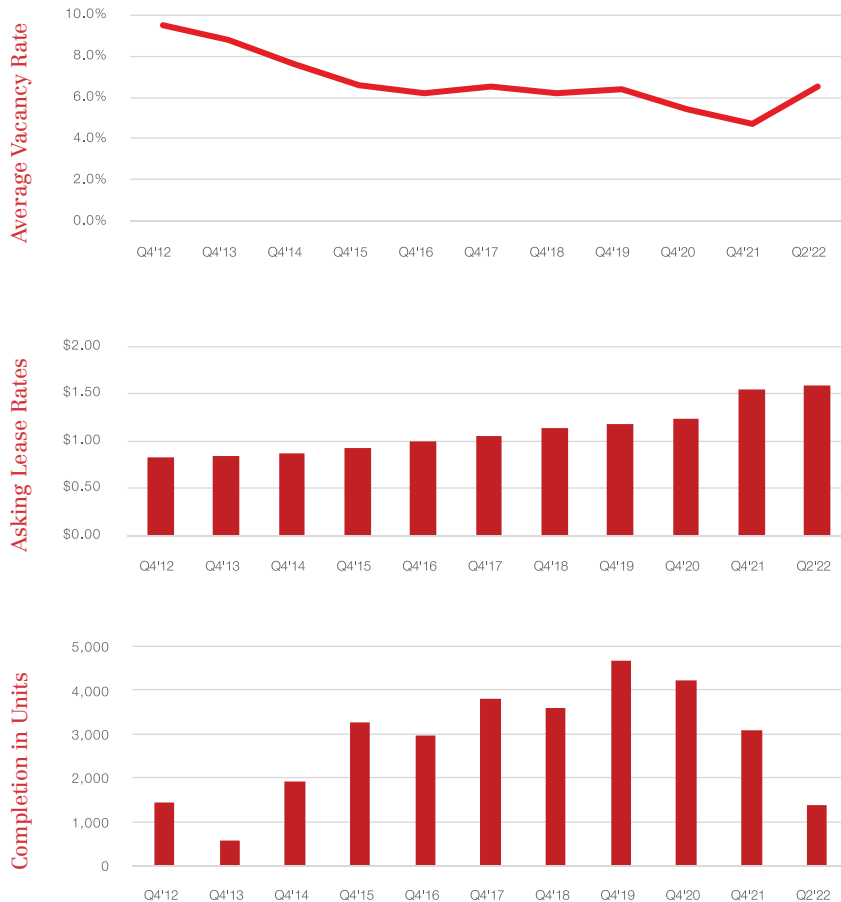
Under Construction

Multifamily

LAS VEGAS

The Las Vegas multifamily market added 1,371 new units through the first half of 2022, on par with last year, but may soon be flooded with another 8,186 units under construction. The new units helped push the market vacancy rate up to 6.5%. Asking rents increased to \$1.60 per square foot.

Sales of multifamily properties in Southern Nevada reached \$2.4 billion in the first half of 2022, more than double the sales volume in the first half of 2021. Transaction velocity slowed in the second quarter, but both sales volume and average pricing per unit were still up compared to the same period last year. Sales prices averaged a record \$224,000 per unit in the first half of 2022, a 32.5% increase over last year.



Select Multifamily Projects

NAME	UNITS	YR BUILT
Maverick Apartments 7880 W MAULE AVE., LAS VEGAS	344	2022
Alma Apartments 2030 OLYMPIC AVE., HENDERSON	300	2022
Alta Southern Highlands 3030 ROBERT TRENT JONES LN., LAS VEGAS	228	2022
Life Time Living 2460 E SERENE AVE., HENDERSON	148	2022
Ariva Luxury Residences 11055 LAS VEGAS BLVD, LAS VEGAS	754	UC
Decatur Commons 450 S DECATUR BLVD., LAS VEGAS	480	UC
Evora Phase I Multifamily S BUFFALO RD. & PATRICK RD., LAS VEGAS	456	UC
Society Apartments 3675 VOLUNTEER BLVD., LAS VEGAS	454	UC
Elysian at Sunset 8150 RAFAEL RIVERA WAY, LAS VEGAS	384	UC
KaktusLife @ the Curve Phase I 8030 W MAULE AVE., LAS VEGAS	356	UC
The Apex @ Galleria BOULDER HWY. & E GALLERIA DR., HENDERSON	336	UC
The Apex @ Meadows 4480 MEADOWS LN., LAS VEGAS	334	UC
Core Apartments 8205 W WARM SPRINGS RD., LAS VEGAS	320	UC
Tanager Echo Phase II 2375 SPRUCE GOOSE ST., LAS VEGAS	295	UC
The Highline at Gramercy 9235 W RUSSELL RD., LAS VEGAS	294	UC
Warm Springs at Cadence 100 E WARM SPRINGS, HENDERSON	265	UC
Alper Drive Apartments ALPER CENTER DR., HENDERSON	257	UC
Rome South Senior Apartments 325 E ROME BLVD., NORTH LAS VEGAS	225	UC
Summit Apartments 754 S BOULDER HWY., HENDERSON	216	UC
Ely at Fort Apache 5055 S FORT APACHE, LAS VEGAS	206	UC



Market	Units	% Vacant	YTD Net			Asking Rent/SF	Asking Studio	Asking 1 Bed	Asking 2 Bed	Asking 3 Bed
			Absorption	Units UC	Built YTD					
Class A	46,264	7.4%	28	4,601	228	\$1.82	\$1,486	\$1,609	\$1,914	\$2,333
Class B	161,039	6.4%	(1,086)	3,585	1,143	\$1.57	\$1,001	\$1,251	\$1,506	\$1,747
Class C	76,473	6.1%	(512)	-	-	\$1.39	\$880	\$967	\$1,179	\$1,397
Central East Las Vegas	59,484	7.5%	(699)	-	199	\$1.46	\$961	\$1,047	\$1,295	\$1,469
Central West Las Vegas	11,563	4.2%	(185)	74	478	\$1.25	\$714	\$774	\$1,017	\$1,256
Downtown Las Vegas	6,410	6.9%	94	84	-	\$2.07	\$992	\$1,244	\$1,631	\$2,200
North Las Vegas	38,426	6.4%	(200)	844	100	\$1.44	\$956	\$1,181	\$1,364	\$1,558
Northwest Las Vegas	31,723	6.7%	22	908	-	\$1.58	\$1,134	\$1,295	\$1,527	\$1,875
Southeast Las Vegas / Henderson	18,572	7.3%	(298)	1,141	306	\$1.61	\$1,284	\$1,347	\$1,523	\$1,867
South Las Vegas	40,632	5.5%	(236)	1,972	-	\$1.74	\$1,132	\$1,466	\$1,765	\$2,055
Southwest Las Vegas	48,683	6.5%	152	2,724	288	\$1.74	\$1,482	\$1,537	\$1,759	\$2,005
West Las Vegas	23,588	6.4%	(228)	439	-	\$1.63	\$696	\$1,272	\$1,522	\$1,795
Outlying Clark County	5,242	4.6%	6	-	-	\$1.25	\$853	\$1,011	\$1,050	\$1,209
Totals	284,323	6.5%	(1,572)	8,186	1,371	\$1.60	\$982	\$1,271	\$1,523	\$1,751



MAKE AN OFFER

3D TOUR

LISTING AGENT
CONTACT

SCHEDULE
A TOUR

CUSTOM
MARKETING

DEAL VAULT

PROFESSIONAL
PHOTOGRAPHY

PROPERTY LISTING WEBSITES EVERY LISTING, EVERY DEVICE

Delivered over 1 MILLION virtual showings the last 12 months.

To learn more about ARTI go to:
brokerstechnology.com

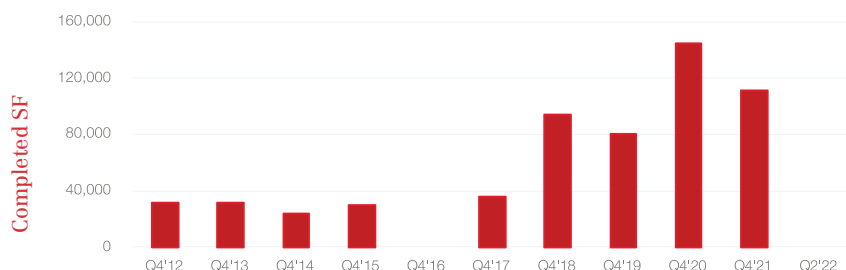
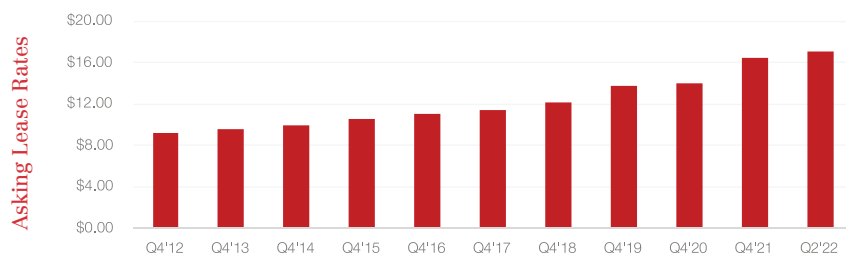
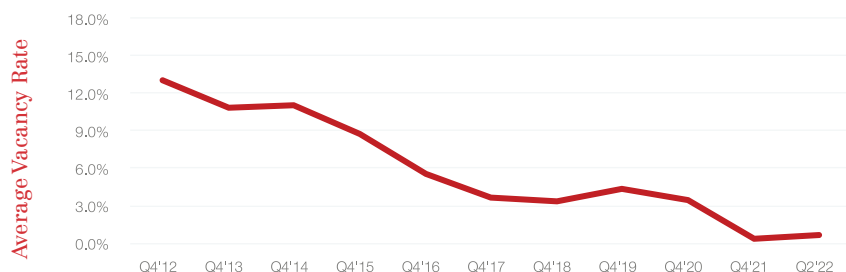


Office

WASHINGTON COUNTY

Strong demand for office space continued into the first half of 2022. Average asking lease rates increased to an average of \$17.00 NNN. New construction for class A office is quoted as high as \$27.00 NNN.

Onset Financial began construction of its 53,000 square foot facility and the second River Front Medical Building is going vertical on 63,000 square feet. Commerce Pointe & Newby, near the Bluff Street and I-15 interchange, began construction. New office construction is bringing a balance of owner users and speculative space for lease.



Asking Lease Rates (Annual PSF NNN)

	Class A	Class B	Class C
Low	\$15.00	\$12.00	\$10.00
High	\$27.00	\$18.00	\$15.00
Average	\$19.00	\$16.00	\$12.50
Vacancy	<1.0%	1.3%	<1.0%

Total Vacancy	<1.0%
2021 Year End Inventory	3,828,000
Built in 2022 Mid Year	0
2022 Mid Year Inventory	3,828,000
Land Value PSF	\$10-20
CAP Rates	5.5-6.5%
Under Construction	228,000
YTD Absorption	-8,000

Select Office Projects

NAME	SF	YR BUILT
Riverfront Medical Phase II 585 E RIVERSIDE DR., ST. GEORGE	63,000	UC
Onset Financial DIXIE DR., ST. GEORGE	53,000	UC
Family Healthcare 2276 E RIVERSIDE DR., ST. GEORGE	33,000	UC
Commerce Pointe Office Bldg. 1333 S AUTO MALL BLDG. 300, ST. GEORGE	23,000	UC
Newby Bldg. 1629 S CONVENTION CENTER, ST. GEORGE	16,000	UC
Vista Healthcare Phase II 2891 E MALL DR. SUITE 101, ST. GEORGE	15,000	UC
Rim Rock Office Bldg. 234 S 1470 E, ST. GEORGE	12,000	UC
908 W 1600 S 908 W 1600 S, ST. GEORGE	7,000	UC
Richins Eye & Burn Bootcamp 3000 E CRIMSON, WASHINGTON	6,000	UC

Government and Special Use Projects

NAME	SF	YR BUILT
Legacy Village 1379 W SKY ROCKET RD., ST. GEORGE	270,000	2022
Fire Station #9 2225 E COMMERCE DR., ST. GEORGE	12,000	2022
Switchpoint Daycare 37 S 200 E, ST. GEORGE	12,000	2022
Washington Co. Administration Bldg. 10 N 100 E, ST. GEORGE	142,000	UC
CTE High School RIVER RD. & SOUTHERN UTAH PKWY., ST. GEORGE	126,000	UC
The Abbington Senior Living 805 S 1450 E ST., ST. GEORGE	95,000	UC
Vista School Expansion 585 E CENTER ST., IVINS	37,000	UC
IHC Hurricane Valley Hospital 75 N 2260 W, HURRICANE	22,000	UC



Office	Q4'12	Chart	Q2'22
All	13.0%		<1.0%
A	9.5%		<1.0%
B	15.4%		1.3%
C	11.6%		<1.0%
CBD	15.8%		<1.0%
Downtown	9.8%		<1.0%
Suburban	21.5%		2.0%
Medical	3.4%		<1.0%



FAMILY HEALTHCARE



Office



33,000



Under Construction



BATH FITTER



Industrial



16,000



Complete 2022

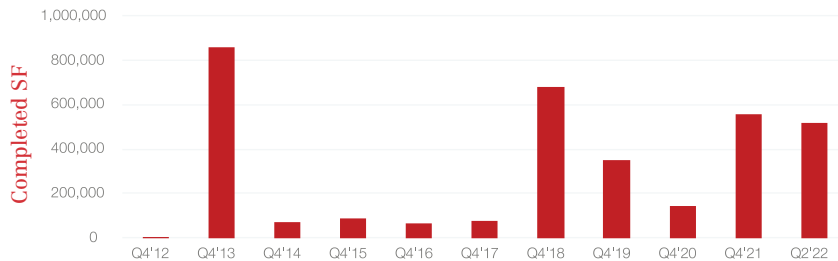
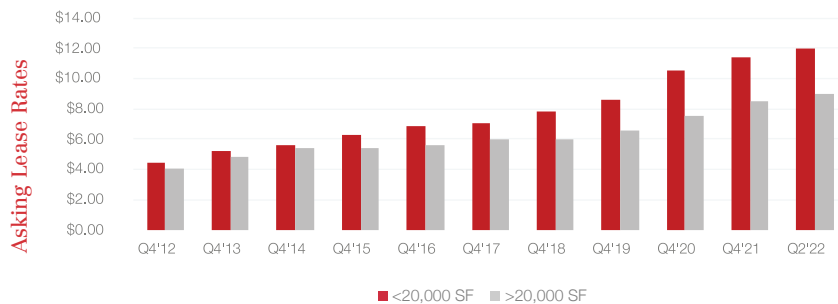
Listed by NAI Excel

Industrial

WASHINGTON COUNTY

The industrial vacancy rate remains below 1% and the average asking rent has risen to just under \$11.00 NNN. Rates as high as \$16.00 NNN were seen in the first half of 2022.

There is 595,000 of square feet currently under construction. Quail Creek Industrial recently announced its next phase of 63 buildings and Fort Pierce is developing its next phase of Industrial lots. Orgill completed its expansion of 427,000 square feet to its existing facility and Quail Creek Phase IV has over half of its 33 total buildings complete.



Asking Lease Rates (Annual PSF NNN)	< 20k SF	> 20k SF
Low	\$9.60	\$8.40
High	\$16.00	\$10.80
Average	\$12.00	\$9.00
Vacancy	<1.0%	<1.0%

Total Vacancy	<1.0%
2021 Year End Inventory	11,139,000
Built in 2022 Mid Year	516,000
2022 Mid Year Inventory	11,655,000
Land Value PSF	\$5-12
CAP Rates	5-6.5%
Under Construction	595,000
YTD Absorption	494,000

Select Industrial Projects



















NAME	SF	YR BUILT
Orgill Expansion 135 OLD HWY 91, HURRICANE	427,000	2022
Quail Creek Industrial Phase IV 720 S REGIONAL PARK RD., HURRICANE	40,000	2022
Fairgrounds Commerce St 392 - 448 S COMMERCE ST., HURRICANE	27,000	2022
Cratespace 1063 E COMMERCE DR., ST. GEORGE	12,000	2022
Indy RV Sales 136 N OLD HWY 91, HURRICANE	10,000	2022
Quail Creek Industrial Phase IV 720 S REGIONAL PARK RD., HURRICANE	98,000	UC
138 N Old Hwy 91 138 N OLD HWY 91, HURRICANE	78,000	UC
400 N 5500 W 400 N 5500 W, HURRICANE	70,000	UC
4500 S Desert Color Pkwy 4500 S DESERT COLOR PKWY., ST. GEORGE	57,000	UC
Fairgrounds Commerce St 392 - 448 S COMMERCE ST., HURRICANE	54,000	UC
Beehive Industrial Phase III ENTERPRISE DR & BEEHIVE DR., ST. GEORGE	40,000	UC
WUE & Dixie Power ENTERPRISE & FACTORY DR., ST. GEORGE	33,000	UC
Fairgrounds Commerce St 474 S COMMERCE ST. (LOT 74), HURRICANE	25,000	UC
84 W 1470 S 84 W 1470 S, ST. GEORGE	24,000	UC
Gateway Industrial OLD HWY 91 & 290 N, HURRICANE	23,000	UC
Enterprise & Factory Bldg. 4518 FACTORY DR., ST. GEORGE	20,000	UC
Commerce Dr Bldg. 4501 COMMERCE DR., ST. GEORGE	20,000	UC
Dutton Air Care 5252 W INDUSTRIAL DR., HURRICANE	16,000	UC
Paragon Business Park OLD HWY 91, HURRICANE	15,000	UC
Industrial Dr Bldg. 5169 W INDUSTRIAL DR., HURRICANE	15,000	UC



	Q4'12	Chart	Q2'22
All	9.4%		<1.0%
Ft Pierce	11.9%		<1.0%
MilCreek	14.1%		<1.0%
RioVirgin	5.8%		<1.0%
STG	8.4%		<1.0%
Gateway	5.6%		<1.0%
Riverside	8.8%		2.7%
Sunset	4.1%		<1.0%

























Major Projects

SALT LAKE AREA

 Salt Lake International Airport \$4.1 Billion Under Construction	 The West Quarter 4.5 Acres Under Construction	 State Prison \$1.05 Billion Complete	 Southwest Temple Development \$230 Million 28 Stories Mixed Use Announced	 Costco Riverton 160,000 SF Complete	 Kern & Carol Gardner Mental Health Center 78,000 SF Announced	 Astra Tower 372 Units Under Construction
 U of U HELIX 259,000 SF Under Construction	 Mayflower Mountain Resort & Village 6,800 Acres Under Construction	 Post House Apartments Multifamily 580 Units Under Construction	 Mountain View Village 1.0 Million SF Under Construction	 Ground Based Strategic Deterrent Facility 160,000 SF Under Construction	 Juniper Canyons Campus 90 Acres Under Construction	 North Capital Building \$165 Million Under Construction
 The Point 600 Acres Announced	 Walmart Fulfillment Center 1 Million SF Under Construction	 Young Automotive Powersports Complex 115,000 SF Under Construction	 Novel Daybreak 400 Units Under Construction			

IRON COUNTY

LAS VEGAS AREA

 Haas Automation \$327 Million 2.5 Million SF Under Construction	 UnCommons \$400 Million 40 Acres Under Construction	 The Dollar Loan Center Arena \$84 Million 6,000 Seats Complete	 StorRight Self Storage 37,000 SF Complete	 Goex Corp Plastics Manufacturer 125,000 SF Under Construction	 weMFG 48,000 SF Complete
 1700 Pavilion Office Tower 267,000 SF 10 Stories Under Construction	 Evora Mixed-Use 1,343 Units 240,000 SF Under Construction	 Fontainebleau Las Vegas 3,700 rooms 67 Floors Under Construction	 American Packaging Corporation 275,000 SF Under Construction	 Mo' Bettahs & Swig 4,000 SF Complete	 SUU Expansion 90,000 SF Under Construction
 Switch Las Vegas 14, 15 & 16 49 Acres 1.1 million SF Under Construction	 MSG Sphere \$1.8 Billion 17,000 Seats Under Construction	 Durango Casino & Resort 200 Rooms 50 Acres Under Construction	 UNLV Medical School \$150 Million 135,000 SF Under Construction	 West Henderson Hospital 40 Acres \$385 Million Under Construction	 Dream Las Vegas \$550 million 530 rooms Under Construction
 Google Data Center \$1.2 Billion 60 Acres Complete	 Brightline Transit Terminal 110 Acres 65,000 SF Announced	 Oakview Casino, Hotel & Arena 25 Acres \$3.0 Billion Announced	 Project 63 4 Floors 135,000 SF Under Construction	 Las Vegas Civic Center & Plaza \$50 Million 2.5+ Acres Announced	 Via Inspirada Police Station 52,000 SF \$22.3 Million Under Construction

UTAH COUNTY

SALT LAKE CITY

PROVO

CEDAR CITY

ST. GEORGE



**UTAH
FOOD
BANK**

**Timpanogos Utah
Food Bank**
73,000 SF
Under Construction



**Eagle Mountain
Data Center**
1.5 Million SF
Complete



**Primary Children's
Lehi Campus**
480,000 SF
Under Construction



**National Guard
Readiness Center**
\$26 Million
Under Construction



Valley Grove
\$250 Million
Ongoing Project



BYU School of Music
170,000 SF
1,000 Seat Concert Hall
Under Construction



Google Data Center
300 Acres
Announced



Freedom Commons
140,000 SF
Under Construction



Provo Airport Terminal
100,000 SF
\$60 Million
Complete



TOPGOLF
Top Golf
45,000 SF
Under Construction



**CURTIS CENTER
FOR THE ARTS**
**Curtis Center
of the Arts**
\$9 Million
Under Construction



DEER VALLEY
**Deer Valley Ski
Resort Renovation**
\$20 Million
Under Construction



**Powerhouse
Industrial**
500,000 SF
Complete



BOYER
**The Crossing at
Saratoga Springs**
160,000 SF
Complete

WASHINGTON COUNTY



Divario
730 Acres
Under Construction



Orgill Expansion
427,000 SF
Complete



Jellystone RV Park
250 Campsites
Under Construction



Family Healthcare
33,000 SF
Under Construction



**Washington County
Receiving Center**
\$2.5 Million
Under Construction



CTE High School
123,000 SF
Under Construction



Riverfront Medical
63,000 SF
Under Construction



Onset Financial
53,000 SF
Under Construction



**Legacy Village
Senior Living**
270,000 SF
Complete



**Zion Medical Village
Steward Health Care**
110 Acres
Announced



CP Marketplace
55,000 SF
Under Construction



**The Abbington
Senior Living**
95,000 SF
Under Construction



**Snow Canyon
Commercial Center**
40,000 SF
Under Construction



**Washington County
Administration Bldg.**
142,000 SF
Under Construction



Temple Renovation
142,000 SF
New Temple
96,000 SF
Under Construction



**Greater Zion
Stadium**
Expansion



**Reach Higher
Athletics**
27,000 SF
Under Construction



Lone Rock Condos
192 Units
Under Construction



**Black Desert Resort
at Entrada**
600 Acres
Under Construction



BigShots Golf
33,000 SF
Under Construction



Summit Athletic Club
38,000 SF
Under Construction



**Fort Pierce
Phase V**
45 Acres
Announced



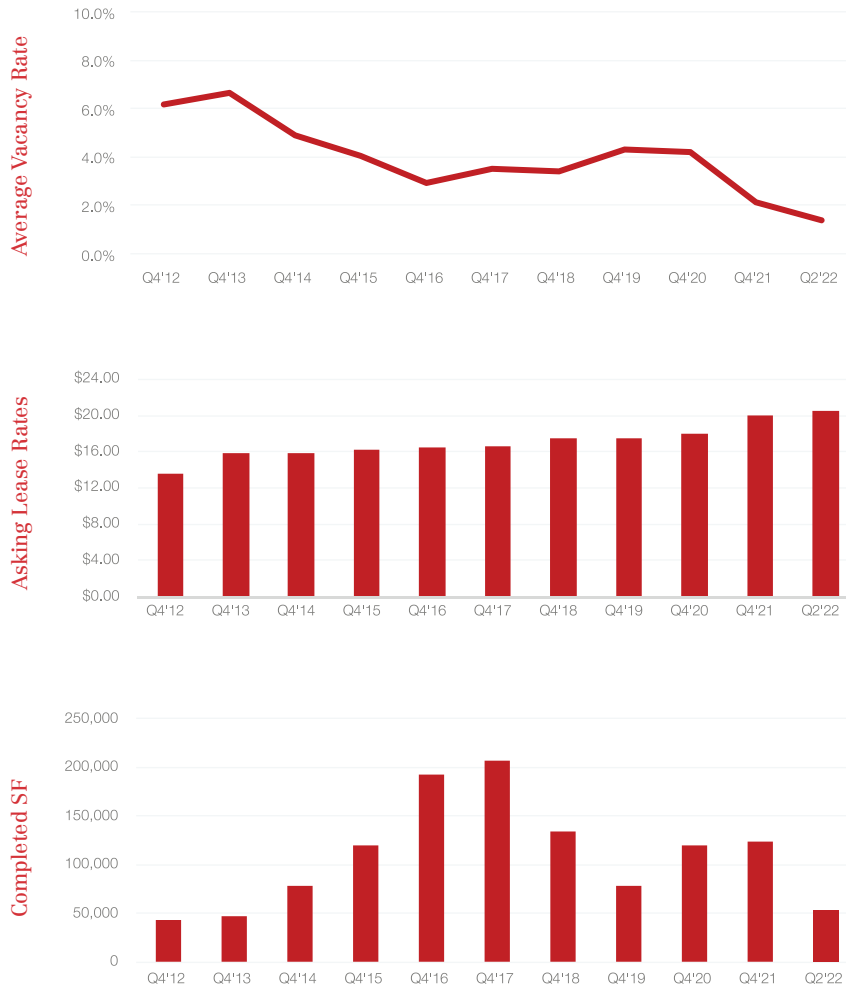
Aspire
264 Units
Under Construction

Retail

WASHINGTON COUNTY

The vacancy rate declined 2.2 points at the end of 2021 to 1.4% by mid-year 2022. The average asking lease rate rose slightly further to \$20.50 per square foot.

Development is strong with over 25 projects currently under construction. CP Marketplace and Snow Canyon Commercial Center, two of the larger projects, began construction in recent months. BigShots Golf, Summit Athletic Club, and Reach Higher Athletics are expected to be complete by the end of year.



Select Retail Projects

NAME	SF	YR BUILT
Bath Fitter 1552 E GATEWAY DR., ST. GEORGE	16,000	2022
Rosy Nails Spa 2, Aubergine 605 S MALL DR., ST. GEORGE	8,000	2022
Commerce Pointe Retail 1216 BLUFF ST., ST. GEORGE	7,000	2022
River Road Development 1480 S RIVER RD., ST. GEORGE	7,000	2022
Quick Quack Car Wash 1284 W SUNSET BLVD., ST. GEORGE	5,000	2022
CP Market Place 1301 W SUNSET BLVD., ST. GEORGE	55,000	UC
Snow Canyon Commercial Center 1955 N SNOW CANYON PKWY., ST. GEORGE	40,000	UC
BigShots Golf 1108 W BLACK MOUNTAIN PKWY., ST. GEORGE	40,000	UC
Summit Athletic Club 2203 W SUNSET BLVD., ST. GEORGE	38,000	UC
Reach Higher Athletics 1600 S 50 W CIR., ST. GEORGE	27,000	UC
Commerce Pointe Retail 1216 BLUFF ST., ST. GEORGE	14,000	UC
Sunset Blvd. Retail 1675 W SUNSET BLVD., ST. GEORGE	12,000	UC
McDonalds 954 N COMMERCE DR., WASHINGTON	9,000	UC
Dino Dash 669 N DIXIE DR., ST. GEORGE	8,000	UC
Quick Quack Car Wash 2808 E MALL DR., WASHINGTON	8,000	UC
Beans & Brews, Roxberry, Great Clips RACHEL DR. & PIONEER PKWY.	8,000	UC
Quench It, Royal Thai, + 2 spaces 3635 PIONEER PKWY., SANTA CLARA	8,000	UC
O'Reilly Auto Parts 3600 PIONEER PKWY., SANTA CLARA	6,000	UC
Altabank 1434 S RIVER RD., ST. GEORGE	5,000	UC
Chicken Express 1260 W. SUNSET BLVD., ST. GEORGE	5,000	UC



Asking Lease Rates

(Annual PSF NNN)

	Anchor	No Anchor
Low	\$14.00	\$12.00
High	\$45.00	\$32.00
Average	\$24.00	\$18.00
Vacancy	1.9%	<1.0%

Total Vacancy	1.4%
2021 Year End Inventory	7,379,000
Built in 2022 Mid Year	51,000
2022 Mid Year Inventory	7,430,000
Land Value PSF	\$14-32
CAP Rates	5-6.5%
Under Construction	291,000
YTD Absorption	57,000

	Q4'12	Chart	Q2'22
All	6.2%		1.4%
Anchored	5.0%		1.9%
Unanchored	10.6%		<1.0%
Free Standing	3.3%		1.9%



RIVER ROAD DEVELOPMENT



Retail



7,000



Complete 2022

Sold by NAI Excel



ASPIRE



Multifamily



246 Units



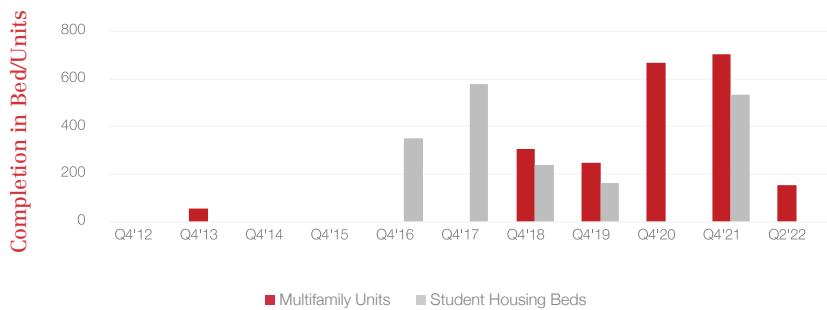
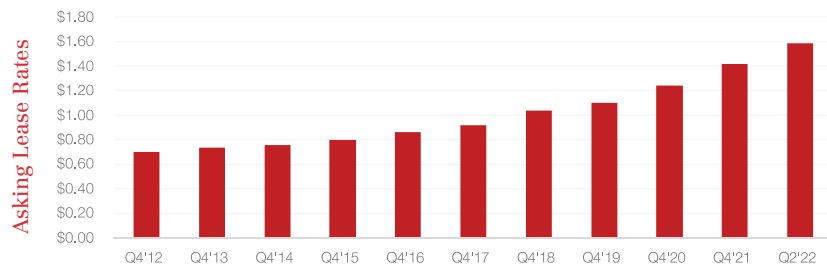
Under Construction

Multifamily

WASHINGTON COUNTY

With strong population growth, demand for housing remains high and vacancy held under 1%. The overall average rent increased 14% from the end of 2021 to mid year 2022. Average monthly rent at midyear was \$1.59 per square foot among all unit sizes.

Due to the high demand, multiple projects are underway. Over 150 units were completed during the first half of 2022 with over 1,000 units currently under construction.



Select Multifamily Projects

NAME	UNITS	YR BUILT
Brookfield Apartments 770 S 2780 E ST., ST. GEORGE	80	2022
Lone Rock Condos 128 LONE ROCK DR., HURRICANE	32	2022
Desert Village 2400 RACHEL DR., SANTA CLARA	21	2022
Aspire 626 N 1100 E, WASHINGTON	18	2022
Aspire 626 N 1100 E, WASHINGTON	246	UC
Grandview 1390 W SKY ROCKET RD., ST. GEORGE	230	UC
Desert Village 2400 RACHEL DR., SANTA CLARA	164	UC
Lone Rock Condos 128 LONE ROCK DR., HURRICANE	160	UC
Trailhead Apartments 45 N RED TRAIL LN., WASHINGTON	109	UC
Brookfield Apartments 770 S 2780 E ST., ST. GEORGE	100	UC

Vacancy	Q4'12		Q2'22
1 Bed 1 Bath	2.0%		<1.0%
2 Bed 1 Bath	5.0%		<1.0%
2 Bed 2 Bath	8.4%		<1.0%
3 Bed 2 Bath	3.6%		<1.0%
Average	5.8%		<1.0%

Rent	Q4'12		Q2'22
1 Bed 1 Bath	\$572		\$1,397
2 Bed 1 Bath	\$635		\$1,218
2 Bed 2 Bath	\$713		\$1,690
3 Bed 2 Bath	\$868		\$1,810
Average	\$680		\$1,547

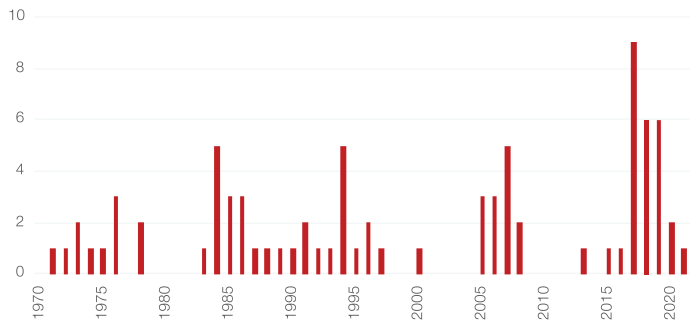
Rent/SF	Q4'12		Q2'22
1 Bed 1 Bath	\$0.88		\$1.90
2 Bed 1 Bath	\$0.65		\$1.34
2 Bed 2 Bath	\$0.70		\$1.63
3 Bed 2 Bath	\$0.67		\$1.47
Average	\$0.70		\$1.59

Hospitality

From 2017 to 2019, there were 21 hotel projects completed. From 2020 to midyear 2022, only 3 hotel projects have been completed. Travel & tourism growth has transitioned to RV parks and vacation rental resorts.

Since the fall of 2021, over 346 recreational vehicle pads have been completed. Another 328 pads are under construction and over 200 pads have been announced. Recreational and vacation demand in Southern Utah remains high.

Number of Hotels Built in Washington & Iron County



Select Hospitality Projects

NAME	KEYS	YR BUILT
Best Western Plus 1294 E HOSPITALITY WAY, WASHINGTON	98	2021
WildFlower Zion Resort 100 KOLOB TERRACE RD., VIRGIN	75	2020
The Dwellings 480 S STATE ST., LA VERKIN	16	2020
Fairfield Inn & Suites by Marriott ONE CAMINO DEL RIO, VIRGIN	194	2019
SpringHill Suites By Marriott 122 NORTH GREEN SPRING DR., WASHINGTON	111	2019
Comfort Inn & Suites 45 N 2600 W, HURRICANE	82	2019
Advenire at City View 50 W ST GEORGE BLVD., ST. GEORGE	60	2019
My Place 1167 W 80 S, HURRICANE	46	2019
Zion Canyon Lodge 990 ZION PARK BLVD., SPRINGDALE	36	2019
Staybridge Suites 1301 SUNLAND DR., ST. GEORGE	121	2018
Hampton Inn & Suites by Hilton 1250 W SUN RIVER PWKY., ST. GEORGE	115	2018
Tru By Hilton 1251 SOUTH SUNLAND DR., ST. GEORGE	105	2018
Clarion Inn and Suites 2260 W STATE ST., HURRICANE	91	2018
"My Place" Hotel 1644 S 270 E, ST. GEORGE	67	2018
Cable Mountain Lodge Expansion 147 ZION PARK BLVD., SPRINGDALE	26	2018
Hyatt Place 1819 S 120 E, ST. GEORGE	120	2017
SpringHill Suites by Marriott 1141 CANYON SPRINGS DR., SPRINGDALE	114	2017
Courtyard By Marriott 1294 S INTERSTATE DR., CEDAR CITY	112	2017
Wingate by Wyndham 780 W STATE ST., HURRICANE	100	2017
LaQuinta 101 E 500 N, LA VERKIN	93	2017
Comfort Inn & Suites 175 N 1000 E, ST. GEORGE	91	2017
Best Western Plus 668 ZION PARK BLVD., SPRINGDALE	69	2017
Driftwood Expansion 1515 ZION PARK BLVD., SPRINGDALE	30	2017



MO'BETTAHS & SWIG

 Retail

 4,000

 Complete 2022

Iron County

Industrial expansion at Port 15, facility and housing expansion at Southern Utah University, and retail expansion at I-15 exit 57, highlight expansion and growth in this area. Commerce Crossing Logistics Park, with over 500 acres announced, will be a focal point of industrial construction in the coming years.

Office

Asking lease rates remained constant at \$14.00 NNN through the first two quarters of 2022. The vacancy of Vivint Smart Home is the primary factor in the rise in the vacancy rate to 3.4%. Cypress Credit Union will begin construction soon for a branch office in the Providence Center area.

Retail

Retail vacancy is less than 1% and the average asking lease rate is \$15.00 NNN. Several projects are under construction and Mo'Bettah's and Swig were recently completed. A travel plaza off exit 71 to Enoch will bring over 10,000 square feet of new retail.

Industrial

Industrial lease rates rose to \$9.00 NNN on average. weMFG completed their building off Iron Springs Drive in June. American Packaging Corp broke ground on its 275,000 sq ft building. Commerce Crossing Logistics Park was recently announced with construction on over 500 acres near Port 15. The GOEX building remains under construction and is expected to be complete before end of year.

Special Use

Student housing shortages have been a challenge the last few years. Two student housing projects bringing over 200 units are currently under construction and plan to be done by end of year. Additionally, Southern Utah University has a 90,000 square feet expansion project currently under construction.

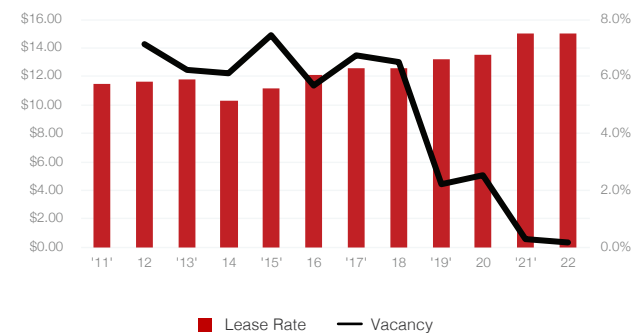
Select Projects

NAME	TYPE	SF	YR BUILT
Mo'Bettahs and Swig OLD HWY 91 & W GREENS LAKE DR., CEDAR CITY	Retail	4,000	2022
1327 S Interstate Dr 3 Bldgs. 1327 S INTERSTATE DR., CEDAR CITY	Retail	21,000	UC
Cedar Band Travel Plaza 5249 W 3650 S, CEDAR CITY	Retail	9,000	Announced
Tagg N Go 2610 N CANYON RANCH DR., CEDAR CITY	Retail	5,000	Announced
Jersey Mikes OLD HWY 91 & W GREENS LAKES DR., CEDAR CITY	Retail	4,000	Announced
Cypress Credit Union PROVIDENCE CENTER, CEDAR CITY	Retail	4,000	Announced
Cedar Band Trading Post 4115 S GRAFF RD., CEDAR CITY	Retail	3,000	Announced
weMFG 656 N IRON SPRINGS RD., CEDAR CITY	Industrial	48,000	2022
Grimshaw Industrial 5424 N 600 E, ENOCH	Industrial	9,000	2022
American Packaging Corp 5300 W PORT 15, CEDAR CITY	Industrial	275,000	UC
GOEX 1200 N & PORT RD., CEDAR CITY	Industrial	125,000	UC
Commerce Crossing Logistics Park 2000 N 6700 W, CEDAR CITY	Industrial	500 Acres	Announced
StorRight Self Storage 3871 N HIGHWAY 91, ENOCH	Storage	37,000	2022
SUU Expansion 200 S 800 W, CEDAR CITY	Special Use	90,000	UC
T-Bird Heights Student Housing 354 S 300 W, CEDAR CITY	Special Use	130 Units	UC
655 W 200 N Student Housing 655 W 200 N, CEDAR CITY	Special Use	77 Units	UC
FourPoints Health Clinic 440 N PAIUTE DR., CEDAR CITY	Special Use	15,000	UC

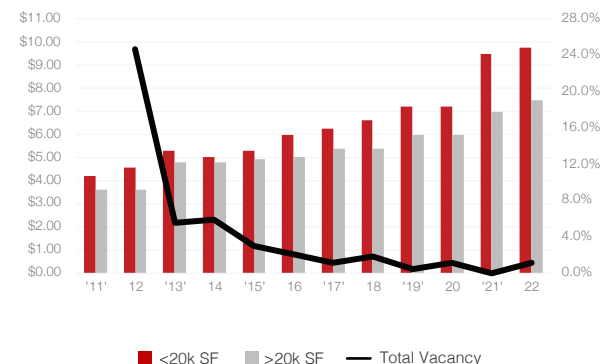
Office



Retail

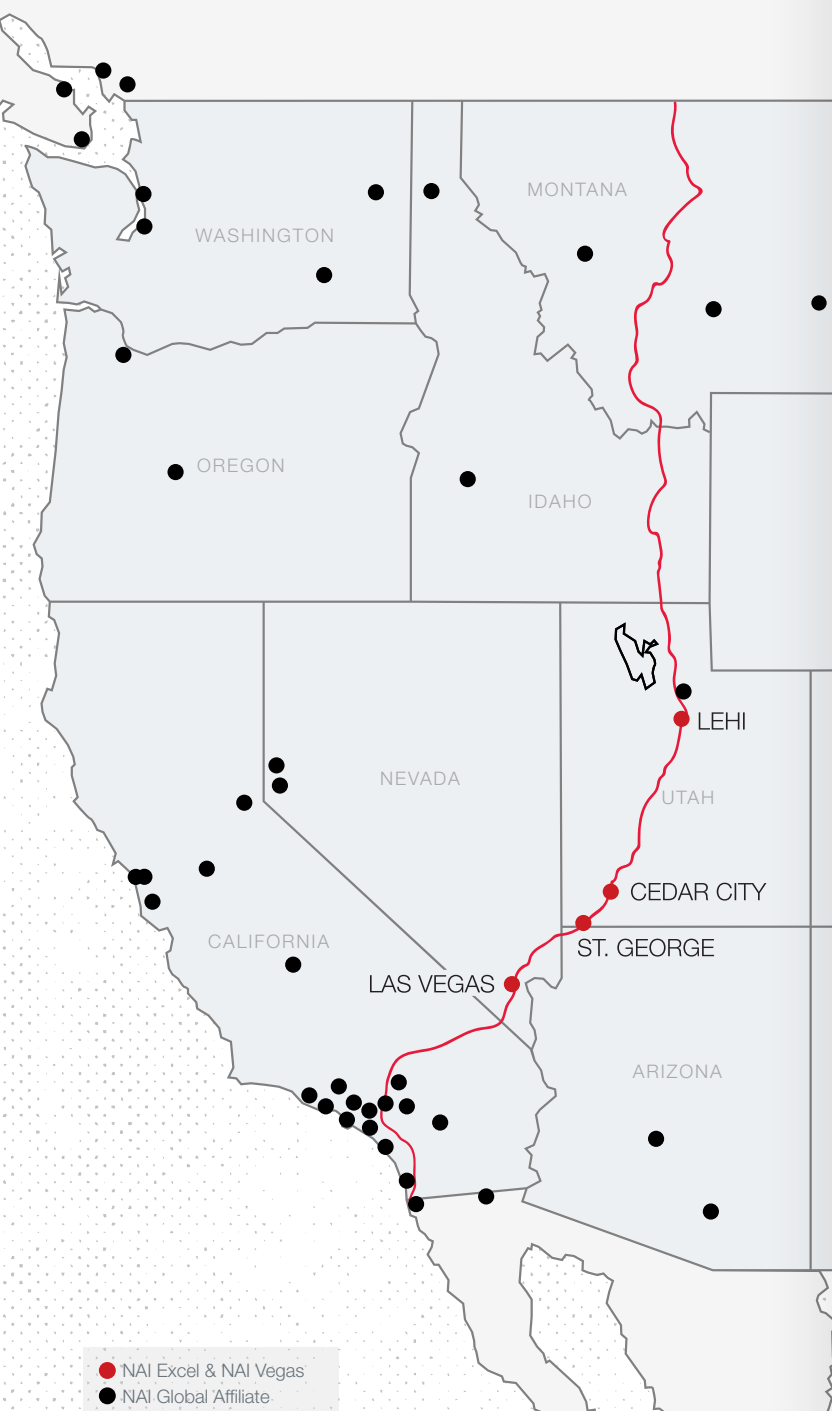


Industrial



Asking Lease Rates (Annual PSF NNN)

	Office	Retail	Industrial
Low	\$12.00	\$10.00	\$7.00
High	\$18.00	\$36.00	\$12.60
Average	\$14.00	\$15.00	\$9.00
Vacancy	3.4%	<1.0%	1.2%
2022 Mid Year Inventory	714,000	1,847,000	3,213,000
CAP Rates	5.5-6.5%	5-6.5%	5-6.5%



COMMITTED
LOCALLY.
CONNECTED
WORLDWIDE.

naiglobal.com

TOP 5

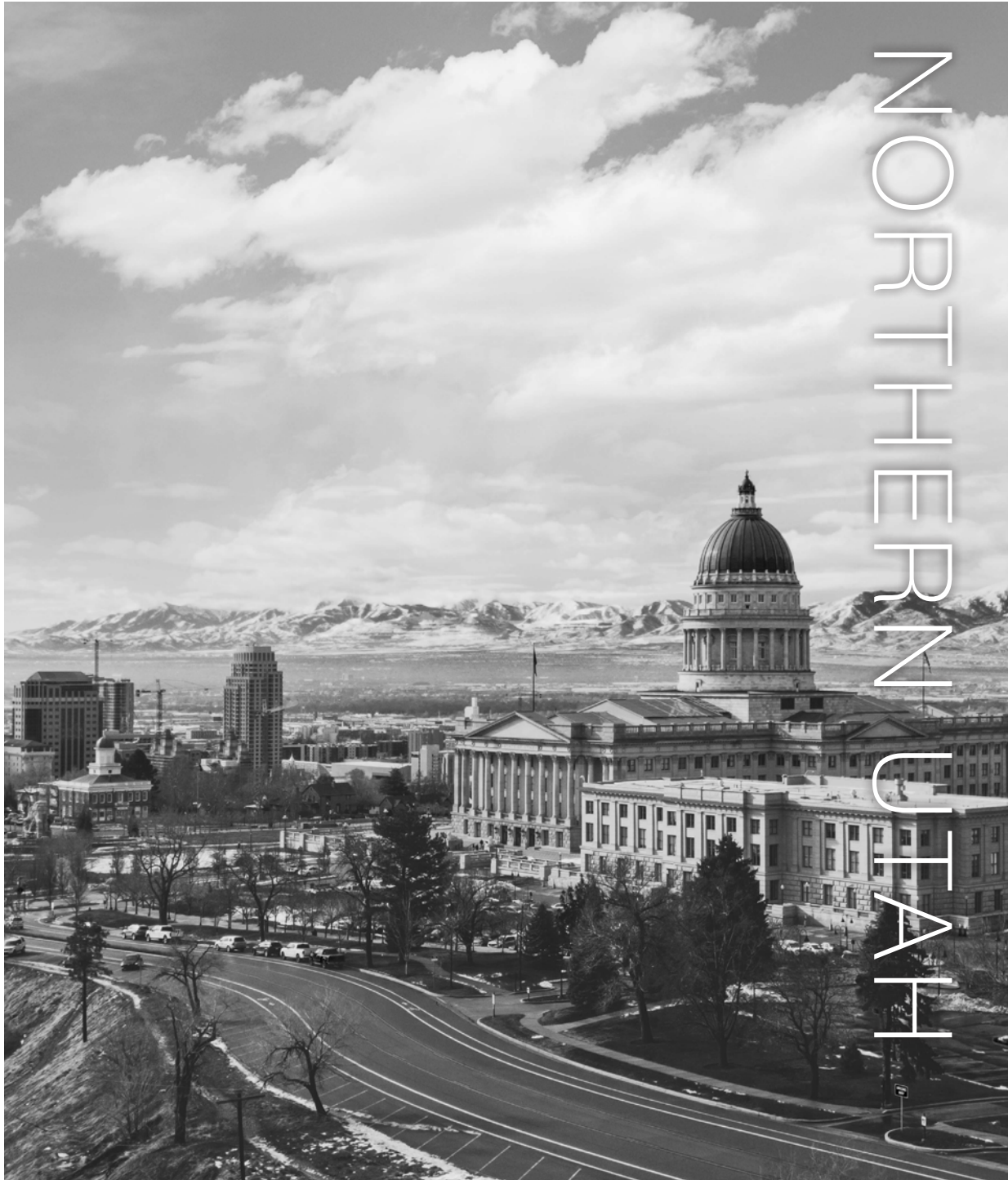
2022 LIPSEY RANKING

5,000+

PROFESSIONALS

300+

OFFICES

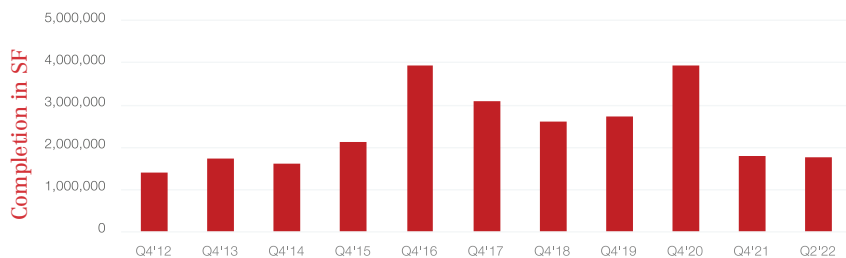
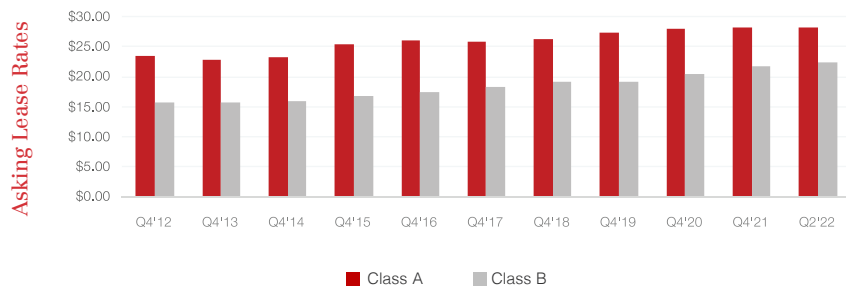
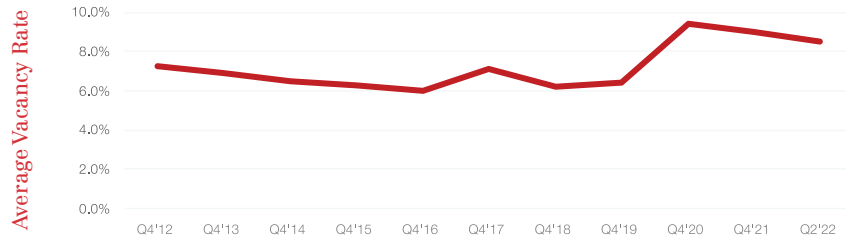


Office

NORTHERN UTAH

Office vacancy rates decreased from 9.0% at the end of 2021 to 8.5% at midyear 2022. Asking lease rates increased slightly by \$0.17 from end of year 2021 to \$24.79. Space available is low relative to historical use, and sublease space is increasing.

The completion of new office towers continues in 2022, predominantly in Downtown Salt Lake and at the point of the mountain. Major office developments completed include the 95 State building at City Creek, Zions Bancorporation building in Midvale, and the 650 S Main Street building.



Select Office Projects

NAME	SF	YR BUILT
95 State at City Creek 95 S STATE ST., SALT LAKE CITY	590,000	2022
Zions Bancorporation 7860 S BINGHAM JUNCTION BLVD., MIDVALE	400,000	2022
650 South Main Street Bldg. I 650 S MAIN ST., SALT LAKE CITY	326,000	2022
Innovation Pointe Bldg. III 1441 W INNOVATION WAY, LEHI	150,000	2022
Soleil Technology Park Bldg. II 2783 S LEADERSHIP CT., WEST VALLEY CITY	125,000	2022
Logan Business Gateway 701 S MAIN ST., LOGAN	61,000	2022
126 S Main 2 Bldgs. 126 S MAIN ST., LINDON	40,000	2022
Vineyard Offices 400 N & 700 E, VINEYARD	32,000	2022
Primary Childrens Lehi Campus 2250 N MILLER CAMPUS DR., LEHI	480,000	UC
The West Quarter 251 W 100 S, SALT LAKE CITY	430,000	UC
650 South Main Street Bldg. II 650 S MAIN ST., SALT LAKE CITY	326,000	UC
Mountain View Village 13400 S BANGERTE HWY., RIVERTON	274,000	UC
Utah Valley Tower 1050 S 4850 W, AMERICAN FORK	150,000	UC
Innovation Pointe Bldg. IV 1355 W INNOVATION WAY, LEHI	141,000	UC
Midvale Office Bldg. 1000 W 7200 S, MIDVALE	125,000	UC
Freedom Commons Office 182 N FREEDOM BLVD., PROVO	124,000	UC
University Place Tower 545 E UNIVERSITY PKWY., OREM	100,000	UC
Traeger Pellet Grills 400 W 500 S, SALT LAKE CITY	95,000	UC
Canyon Centre 7367 S CANYON CENTRE PKWY., COTTONWOOD HEIGHTS	80,000	UC
View 78 8056 S MAIN ST., MIDVALE	75,000	UC



Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking Gross Rent
Class A	37,364,477	10.7%	1,778,566	1,637,654	1,593,960	\$28.09
Class B	69,320,751	8.1%	123,427	1,449,549	151,870	\$22.44
Class C	15,154,805	4.8%	(69,777)	0	0	\$19.68
Utah County	24,607,084	7.8%	715,536	1,384,907	222,344	\$23.89
South Valley	20,553,200	6.7%	252,214	669,144	408,493	\$26.24
West Valley	10,391,327	14.0%	80,335	0	124,410	\$20.29
East Valley	6,472,906	5.1%	42,192	0	0	\$22.77
Central Valley	5,138,210	10.7%	(120,282)	30,850	0	\$19.94
Central Valley East	14,865,620	7.9%	(22,449)	81,018	0	\$25.81
CBD	21,825,142	11.1%	900,102	850,805	916,945	\$27.47
Davis/Weber Counties	14,008,039	7.2%	(100,908)	101,479	10,000	\$21.50
Cache County	1,976,666	1.6%	66,626	0	63,638	\$15.54
All Other	2,432,288	3.2%	15,135	0	0	\$33.70
Totals	122,270,482	8.5%	1,828,501	3,118,203	1,745,830	\$24.79



650 S MAIN ST

 Office  326,000  Completed 2022



POWERHOUSE INDUSTRIAL



Industrial



485,000



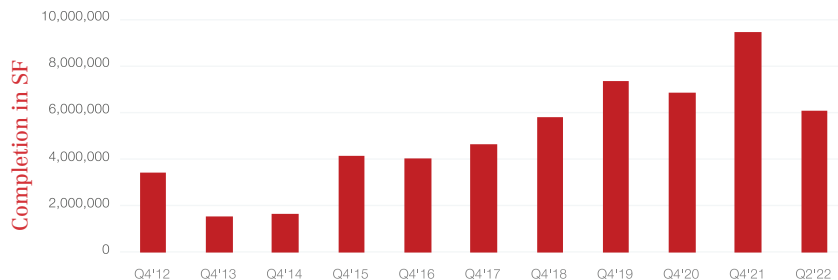
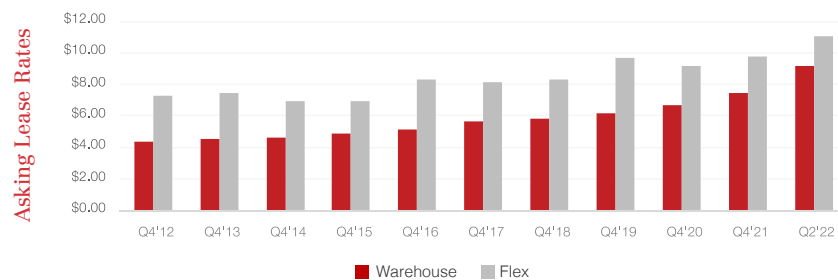
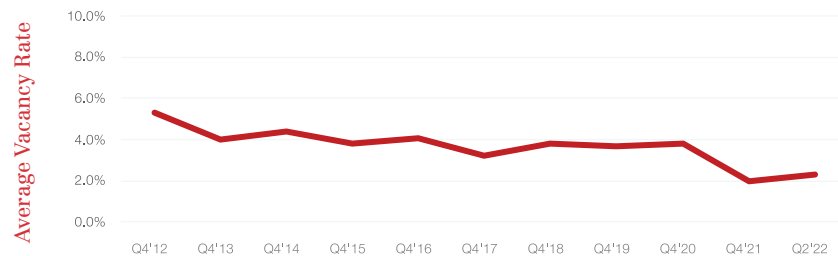
Complete 2022

Industrial

NORTHERN UTAH

The industrial vacancy rate remained low at 2.3% at midyear 2022. Lease rates moved higher to \$9.16 for industrial and \$11.08 for flex space. Demand remains high in the industrial sector.

In 2022, the Eagle Mountain Data Center was completed and went live. Additionally, the Salt Lake City Global Logistics Center completed a building and has several others under construction. Powerhouse Industrial Park in Springville completed 3 buildings just under 500,000 square feet. An additional 17 million square feet of new space is currently under construction.



Select Industrial Projects

NAME	SF	YR BUILT
Eagle Mountain Data Center 1499 PONY EXPRESS PKWY., EAGLE MOUNTAIN	1,488,000	2022
SLC Global Logistics Center Quadrant I 6550 W 1195 N, SALT LAKE CITY	1,010,000	2022
Mountain View Industrial Park Bldg. A 300 S 5960 W, SALT LAKE CITY	833,000	2022
Lakeview Business Park Bldg. I 353 S SHEEP LN., GRANTSVILLE	507,000	2022
Powerhouse Industrial Bldg. I 1820 N TECHNOLOGY DR., SPRINGVILLE	265,000	2022
Powerhouse Industrial Bldg. A & B 816 W RAYMOND KLAUCK WAY, SPRINGVILLE	220,000	2022
West Valley Logistics Center Bldg. A 6865-6941 W 2100 S, WEST VALLEY CITY	207,000	2022
Amazon Fulfillment Center 7001 W NEW BINGHAM HWY., WEST JORDAN	200,000	2022
West Valley Logistics Center Bldg. B 6865-6941 W 2100 S, WEST VALLEY CITY	198,000	2022
City Creek Industrial Bldg. K 4884 W 1100 S, SALT LAKE CITY	175,000	2022
Provo Air Terminal Industrial Bldg. 3421 MIKE JENSE PKWY., PROVO	175,000	2022
Saraya USA Lankanto Factory Bldg. III 1470 W 1200 N, OREM	133,000	2022
Business Depot Ogden 934 W 200 N, OGDEN	125,000	2022
Holbrook Industrial Park Bldg. II 250 W 2400 N, LEHI	110,000	2022
SLC Global Logistics Center Quadrant II 6550 W 1195 N, SALT LAKE CITY	1,067,000	UC
SLC Global Logistics Center Amazon 808 N 6550 W, SALT LAKE CITY	1,032,000	UC
Walmart Fulfillment Center 990 N 6550 W, SALT LAKE CITY	1,000,000	UC
Pacific Summit Logistics Center 885 N JOHN CANNON DR., SALT LAKE CITY	825,000	UC
264 S 5750 W 264 S 5750 W, SALT LAKE CITY	710,000	UC
Falcon Hill Tilt Office I-15 & 650 N, LAYTON	700,000	UC



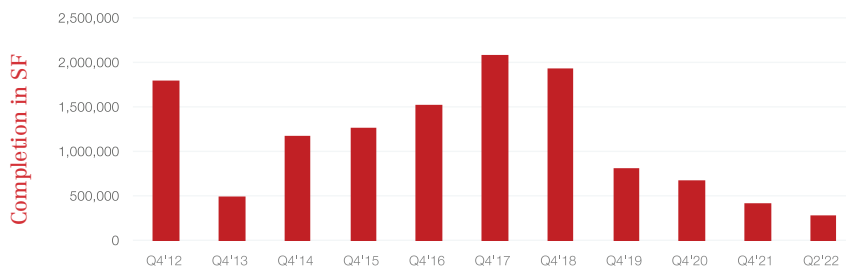
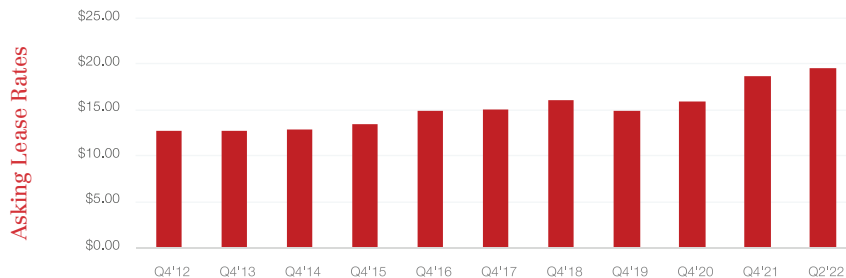
Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking NNN Rent
Industrial	248,064,819	2.3%	4,476,149	15,770,330	5,212,843	\$9.16
Flex	30,534,104	2.2%	750,358	1,377,353	888,670	\$11.08
Utah County	43,452,790	2.4%	1,017,185	2,662,973	1,361,923	\$9.89
South Valley	46,283,327	1.4%	557,203	2,765,032	554,293	\$11.06
West Valley	96,541,779	2.1%	2,927,045	6,302,981	2,795,212	\$8.94
Downtown	8,171,237	2.4%	(2,209)	0	0	\$8.29
Davis/Weber Counties	58,778,935	1.4%	459,233	1,744,089	718,515	\$9.29
Cache County	5,506,951	1.6%	249,856	285,309	80,640	\$6.98
Tooele County	5,554,307	7.7%	154,220	0	566,930	\$5.45
All Other	14,309,597	8.5%	(136,026)	3,387,299	24,000	\$8.50
Totals	278,598,923	2.3%	5,226,507	17,147,683	6,101,513	\$9.44

Retail

NORTHERN UTAH

Retail vacancy rates decreased to 3.2%, a low for the last decade. Lease rates rose to \$19.62 NNN, a 5.4% increase from end of 2021. Smaller restaurant space and drive through locations are in high demand.

The west side of the county is seeing major growth. Projects of note include the completion of The Crossing in Saratoga Springs and a Costco in Riverton. Mountain View Village is nearing completion with the majority of construction complete.



Select Retail Projects

NAME	SF	YR BUILT
The Crossing N REDWOOD RD. & PIONEER XING, SARATOGA SPRINGS	160,000	2022
Costco Riverton 13126 S EAGLES FLIGHT RD., RIVERTON	160,000	2022
Mountain View Village Phase II 13400 S & MOUNTAIN VIEW CORRIDOR, RIVERTON	112,000	2022
Shops at Crossroads & Redwood CROSSROADS & REDWOOD, SARATOGA SPRINGS	20,000	2022
MegaPlex Theatres 600 MILL RD., OREM	20,000	2022
Caliber Collision 237 S 2200 W, SPRINGVILLE	16,000	2022
Storefront Retail GOAT; Restaurant 10709 S REDWOOD RD., SOUTH JORDAN	10,000	2022
Freedom Commons Retail 200 N FREEDOM BLVD., PROVO	140,000	UC
Eagle Mountain Town Center EAGLE MOUNTAIN BLVD., EAGLE MOUNTAIN	100,000	UC
Post District 600 S 400 W, SALT LAKE CITY	62,000	UC
Mountain View Village Phase II 13400 S & MOUNTAIN VIEW CORRIDOR, RIVERTON	44,000	UC
Harmons Grocery Store 4700 W DAYBREAK PKWY., SOUTH JORDAN	35,000	UC
1099 Pioneer Crossing 1099 PIONEER CROSSING, LEHI	32,000	UC
168 E Sego Lily Dr 168 E SEGO LILY DR., SANDY	20,000	UC
The West Quarter Retail Strip 251 W 100 S, SALT LAKE CITY	19,000	UC
1022 N Redwood Rd 1022 N REDWOOD RD., SARATOGA SPRINGS	16,000	UC
TwentyOnes Retail 2100 S 2100 E, SALT LAKE CITY	16,000	UC
Caliber Collision 2485 N REDWOOD RD., SARATOGA SPRINGS	16,000	UC
715 Divison Rd 715 DIVISION RD., PARK CITY	15,000	UC
2240 Holladay Rd 2240 HOLLADAY RD., MURRAY	11,000	UC



Market	Total Inventory	% Vacant	YTD Net Absorption	SF Under Const	Built YTD	Asking NNN Rent
General Retail	78,325,473	1.8%	290,810	558,860	93,311	\$19.49
Mall	9,185,149	9.9%	51,826	0	5,000	\$20.81
Power Center	9,629,599	2.7%	292,160	54,516	120,057	\$26.08
Shopping Center	40,856,052	4.3%	313,403	241,060	34,000	\$18.85
Specialty Center	1,595,674	5.1%	32,505	40,958	33,436	\$25.85
Utah County	26,483,310	2.7%	185,152	551,501	78,533	\$20.78
South Valley	20,499,435	2.8%	502,124	143,226	167,657	\$20.08
West Valley	7,509,367	1.7%	68,894	0	5,000	\$19.01
East Valley	8,043,389	1.8%	(64,132)	26,274	4,699	\$20.35
Central Valley	9,351,291	3.3%	89,796	21,670	0	\$17.46
Central Valley East	14,998,912	2.3%	12,618	21,804	0	\$21.13
CBD	8,940,594	6.2%	(47,009)	81,663	5,000	\$22.90
Davis/Weber Counties	31,736,011	4.0%	190,197	26,556	19,915	\$18.51
Cache County	5,273,114	4.6%	(796)	0	0	\$13.50
All Other	6,756,524	2.2%	43,860	22,700	5,000	\$22.87
Totals	139,591,947	3.2%	980,704	895,394	285,804	\$19.62



HARMONS GROCERY STORE

 Retail \
  35,000
  Under Construction



THE PEARL



Multifamily



208 Units



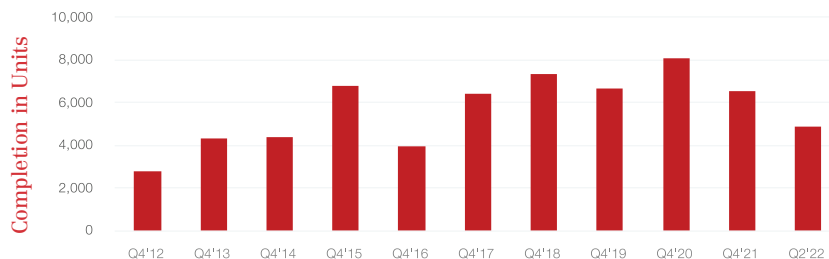
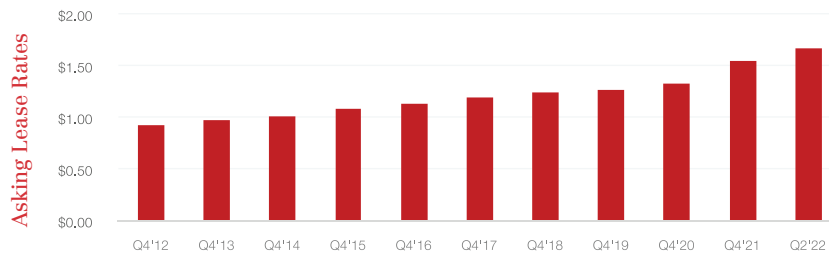
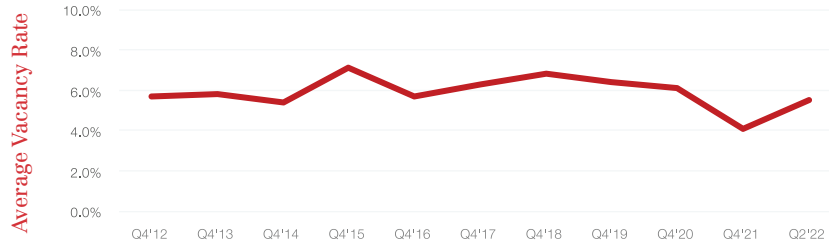
Under Construction

Multifamily

NORTHERN UTAH

Multifamily lease rates increased to \$1.67 PSF, the highest levels seen in the last decade. Vacancy held constant at 5.5%. Nearly 2,000 units were completed YTD and projects including 14,882 units are currently under construction.

New development is spread throughout the Wasatch Front with multiple large projects including over 200 units under construction. Major projects include the Canyons Village Employee Housing, Post District Apartments, TriView, and Van Winkle Crossing.



Select Multifamily Projects

NAME	UNITS	YR BUILT
The Hills at Summit Ridge 1 SUMMIT RIDGE PKWY., SANTAQUIN	410	2022
Seven Skies 168 E MIDVILLAGE RD., SALT LAKE CITY	305	2022
Harvest Apartments 588 N 300 W, SALT LAKE CITY	252	2022
Park Avenue 1240 E STRINGHAM AVE., SALT LAKE CITY	238	2022
Ascend at Northshore 1033 E BEARING DR., PROVO	230	2022
The Kelton 301 S 1100 W, AMERICAN FORK	240	2022
Alvera at The Meadows 688 W NICHOLS LN., AMERICAN FORK	142	2022
The Olive 378 W 300 S, SALT LAKE CITY	120	2022
Crestview Ridge 9712 N BENTON LN., HIGHLAND	96	2022
Cherry Springs Villas 150 E 2700 N, OGDEN	84	2022
Copper Flats 8018 S MAIN ST., MIDVALE	37	2022
Canyons Village Employee Housing HIGHWAY 224, PARK CITY	789	UC
Post District Apartments 510 S 300 W, SALT LAKE CITY	580	UC
TriView 12620 PONY EXPRESS RD., DRAPER	448	UC
Van Winkle Crossing 4670 S 900 E, SALT LAKE CITY	421	UC
Kensington Tower STATE ST., SALT LAKE CITY	377	UC
Astra Tower 200 S STATE ST., SALT LAKE CITY	372	UC
Aria 1283 W 1700 S, OGDEN	351	UC
Bravada 193 Apartments 1902 E 700 S, OGDEN	328	UC
The Pearl 4647 S JORDAN PKWY., SALT LAKE CITY	208	UC

5.5%
VACANCY

\$1.67
ASKING RENT/SF

3.5-5%
CAP RATE

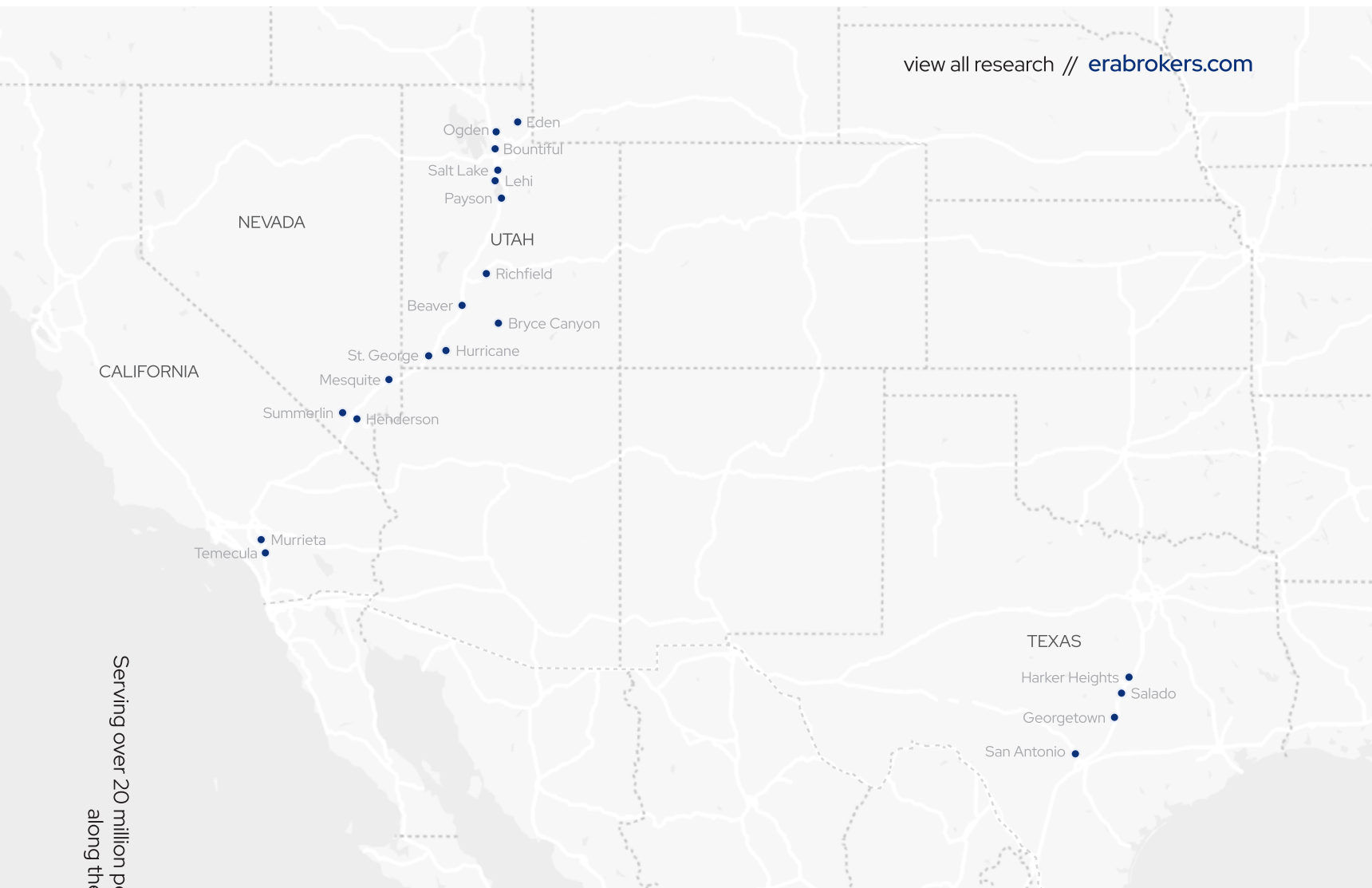
Market	Units	% Vacant	YTD Net			Asking Rent/SF	Asking Studio	Asking 1 Bed	Asking 2 Bed	Asking 3 Bed
			Absorption	Units UC	Built YTD					
Class A	43,644	8.0%	1,050	4,677	1,307	\$1.78	\$1,356	\$1,496	\$1,820	\$2,068
Class B	80,271	5.3%	570	10,024	3,211	\$1.67	\$1,265	\$1,343	\$1,607	\$1,784
Class C	54,046	3.9%	(234)	181	353	\$1.46	\$814	\$1,036	\$1,220	\$1,547
Utah County	29,190	9.2%	158	2,143	2,326	\$1.59	\$1,317	\$1,470	\$1,545	\$1,778
South Valley	23,210	7.1%	215	1,850	641	\$1.69	\$1,451	\$1,686	\$1,713	\$1,994
West Valley	13,076	2.9%	(15)	430	0	\$1.58	\$1,148	\$1,233	\$1,374	\$1,669
East Valley	6,115	7.6%	327	294	111	\$1.93	\$1,349	\$1,425	\$1,778	\$2,159
Central Valley	13,454	4.5%	99	523	0	\$1.67	\$1,013	\$1,243	\$1,459	\$1,799
Central Valley East	22,803	5.0%	176	779	375	\$1.61	\$1,179	\$1,262	\$1,456	\$1,822
CBD	27,166	6.9%	165	5,307	485	\$2.06	\$1,122	\$1,327	\$1,913	\$2,639
Davis/Weber Counties	30,129	6.5%	111	2,183	858	\$1.53	\$880	\$126	\$1,452	\$1,787
Cache County	5,873	4.2%	181	72	75	\$1.51	\$912	\$1,286	\$1,474	\$1,570
Other Outlying Areas	7,556	2.3%	(37)	1,301	0	\$1.59	\$1,310	\$1,368	\$1,435	\$1,509
Totals	178,572	5.5%	1,380	14,882	4,871	\$1.67	\$1,192	\$1,325	\$1,579	\$1,843



BROKERS • COLONIAL • DONAHOE

Residential Market Trends

view all research // erabrokers.com



Serving over 20 million people
along the I-15 & I-35 Corridors

ERA REAL ESTATE
CIRCLE OF SUCCESS
2021
PLATINUM COMPANY

THE
REALTRENDS
FIVE HUNDRED



INMAN
INNOVATOR AWARDS
Acts of Courage & Service

TOP 1/2 OF 1% OF
REAL ESTATE BROKERAGES
IN THE COUNTRY

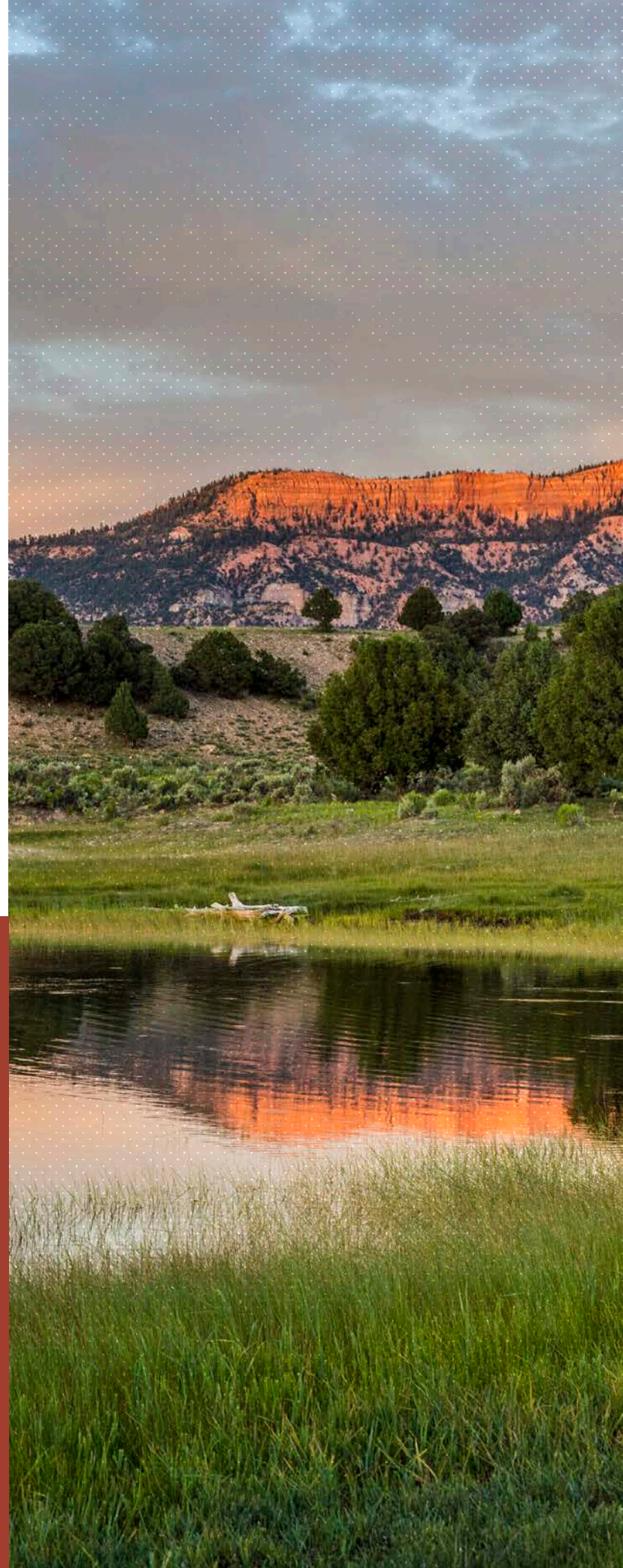




Farm and Ranch Specialty Group is a joint venture among qualified agents at NAI Excel, NAI Vegas and ERA Brokers Consolidated with experience in Farm, Ranch, Recreation, Special Use, and other large land properties.

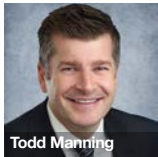
**FARMS.
RANCHES.
LAND.**

intermountainranches.com



Our Team

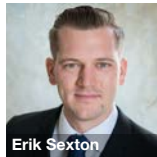
Las Vegas Area



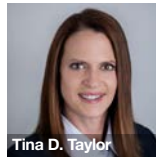
Todd Manning
Managing Broker
B.1001879.LLC



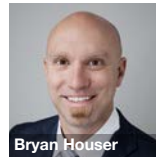
Eric Larkin
Industrial Partner
BS.0073906



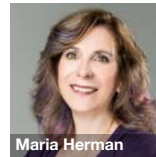
Erik Sexton
Senior Vice President
S.0067183.PLLC



Tina D. Taylor
Senior Vice President
S.0053184.PC



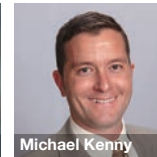
Bryan Houser
Senior Vice President
S.0038030



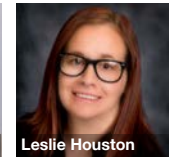
Maria Herman
Senior VP Retail
BS.0027640



Nick Till
Senior Vice President
S.0060723



Michael Kenny
Senior Vice President
S.0178188



Leslie Houston
Director, Larkin Group
S.0187921



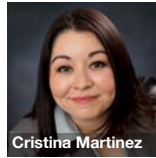
Anders Graciano
Vice President
S.0179938.LLC



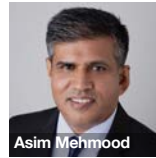
Michael Albanese
Multifamily Specialist
BS.144969



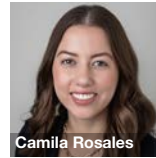
Dhan Dhaliwal
Retail Associate
S.0065105



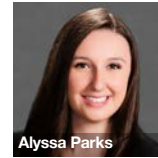
Cristina Martinez
Retail Associate
S.0174886



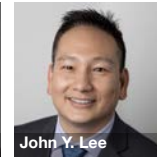
Asim Mehmood
Associate
S.01897000



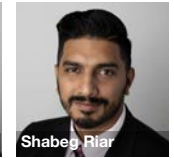
Camila Rosales
Associate
S.0183916



Alyssa Parks
Associate
S.0182581



John Y. Lee
Senior Advisor
BS.1002266



Shabeg Riar
Agent Candidate



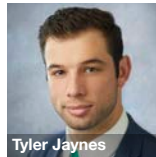
Zach McClenahan
Agent Candidate



Curren Christensen
Senior Vice President
S.0173246



Ryan McCullough
Senior Vice President
S.0176931.LLC



Tyler Jaynes
Vice President
S.0184357



Gregg McArthur
Director of Hospitality
S.0183447



Neil Walter
Chief Executive Officer
BS.1001167



Jon Walter
Chief Operating Officer
B.0145791.LLC

Southern Utah



Wes Davis
Senior Vice President
5502820-SA00



Curren Christensen
Senior Vice President
6431250-SA00



Jason Griffith
Senior Vice President
5478665-SA00



Brandon Vandermyle
Senior Vice President
6258108-SA00



Meeja McAllister
Senior Vice President
6081089-SA00



Jon Walter
Chief Operating Officer
5640288-PB00



Neil Walter
Chief Executive Officer
5483438-BB00



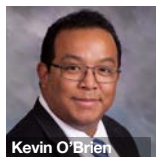
Gregg Whitehead
Director of Hospitality
6510155-SA00



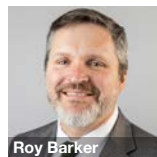
Gregg McArthur
Director of Hospitality
9895831-SA00



Aaron Edgley
Associate
10524076-SA00



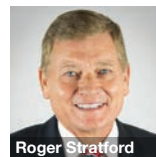
Kevin O'Brien
Associate
10894893-SA00



Roy Barker
Associate
11056969-SA00



Chase Jensen
Associate
12277468-SA00



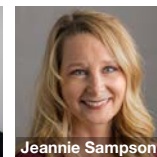
Roger Stratford
Associate Broker
5480693-AB00



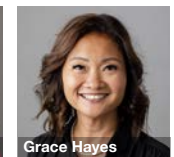
Mat Chappell
Vice President
5810504-SA00



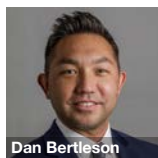
Brandon Price
Associate
11888747-SA00



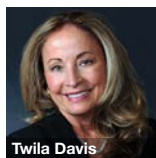
Jeannie Sampson
Associate
5928977-SA00



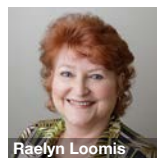
Grace Hayes
Associate
9482617-SA00



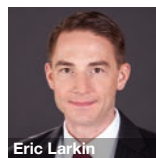
Dan Bertleson
Associate
5178703-SA00



Twila Davis
Senior Vice President
5487719-AB00



Raelyn Loomis
Associate
5480091-SA00



Eric Larkin
Industrial Partner
10934782-SA00

Northern Utah



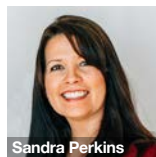
Stan Perkins
Senior Vice President
5493224-AB00



Jay Blacker
Retail Specialist
10696315-SA00



Zach Hatch
Associate
10898120-SA00



Sandra Perkins
Associate
11281643-SA00



Pedro Etchebest
Associate
12495580-SA00



Nathan Johnson
Associate
12814732-SA00

Asset Management



Adam Corley
Asset Management
Director
12059151-SA00



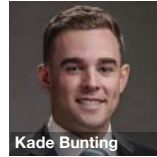
Colby Banner
Asset Manager
11849257-SA00



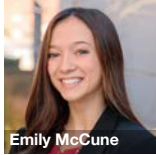
Todd Manning
Managing Broker
BS.1001879



McKayne Moss
Asset Manager
12713478-SA00



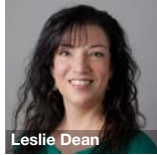
Kade Bunting
Facilities Coordinator



Emily McCune
Asset Management
Assistant



Jeff Voran
Asset Management
Accounting



Leslie Dean
Asset Management

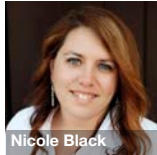
Utah & Nevada Support Team



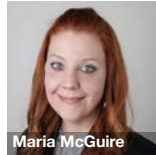
Matt Walter
Chief Technology Officer



Radlee Iverson
Chief Financial Officer



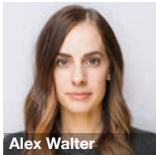
Nicole Black
Office Manager



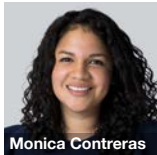
Maria McGuire
Office Manager



Justin Wells
Marketing Analyst



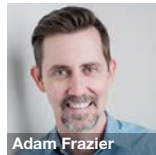
Alex Walter
Creative Director



Monica Contreras
Sr. Graphic Designer



McKenna Stanger
Graphic Designer



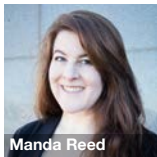
Adam Frazier
Lead Photographer



Shane Stewart
Photographer



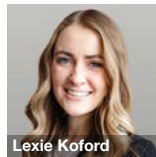
Tanner Lund
Photographer



Manda Reed
Photographer



Jim Oberg
Photographer



Lexie Koford
Photographer



Landon Faucett
Web Developer



Kaleb Caplin
Accountant



Dave Newman
Research Analyst



Over 450+
Offerings for
Sale or Lease in
Utah & Nevada

We provide fast, accurate access to information regarding market conditions and real estate available for sale or lease. Our agents have both the experience and the education to help you with your next investment. We represent buyers and sellers from the beginning to the end of each transaction.

Brokerage Services:

- Office
- Retail
- Industrial
- Investment
- Multifamily
- Hospitality
- Land Development
- Landlord & Tenant Representation
- Mergers & Acquisitions
- Farm & Ranch
- Asset Management

Search our inventory at:

naiexcel.com
naivegas.com



6064 South Durango Drive
Las Vegas NV 89113
702.383.3383

www.naivegas.com



243 E St. George Blvd, Ste 200
St. George, UT 84770
435.628.1609

427 S Main St, Ste 204
Cedar City, UT 84720
435.628.1609

2901 Ashton Blvd, Ste 102
Lehi, Utah 84043
801.341.0900

www.naiexcel.com

DATA SOURCES INCLUDE NAI EXCEL AND NAI VEGAS RESEARCH DIVISION, COSTAR, CONSTRUCTION MONITOR, AND VARIOUS PUBLIC NEWS OUTLETS.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS PROVIDED SUBJECT TO ERRORS, OMISSIONS, CHANGES WITH OR WITHOUT NOTICE. DATA COMPILED FOR THIS REPORT AND THE INFORMATION CONTAINED HERE IN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE.