



PRESTIGE
PROPERTIES

COMMERCIAL • LUXURY • INVESTMENTS

LAS VEGAS COMMERCIAL MARKET REPORT

Q2 2026

INSIGHTS. TRENDS.
OPPORTUNITIES.

YOUR SOURCE FOR DATA,
ANALYSIS AND OPPORTUNITIES
IN THE LAS VEGAS
COMMERCIAL REAL ESTATE
MARKET.



LOCAL
EXPERTISE



MARKET
INTELLIGENCE



GLOBAL
REACH



PROVEN
RESULTS

Executive Summary

MARKET OVERVIEW

A snapshot of current conditions across key commercial real estate sectors in Las Vegas.



COMMERCIAL MARKET AT A GLANCE

SECTOR	VACANCY	AVG RENT
 INDUSTRIAL	9.4%	\$1.18 NNN
 OFFICE	11.9%	\$2.63 FSG
 RETAIL	4.3%	\$1.96 NNN
 MULTIFAMILY	10.6%	\$1,451 AVG RENT

* Statistics reflect Q2 2026 data for the Las Vegas market.



KEY TAKEAWAYS



Retail remains the strongest-performing commercial sector.



Industrial construction has slowed.



Office continues to stabilize.



Multifamily remains attractive despite higher vacancy.



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Economic Drivers

KEY FACTORS FUELING GROWTH AND OPPORTUNITY IN LAS VEGAS



• LAS VEGAS



POPULATION GROWTH

One of the fastest growing metro areas in the U.S.



JOB GROWTH

Diverse employment base with continued expansion



SPORTS ECONOMY

Major league teams, events & entertainment driving economic impact



AIRPORT EXPANSION

Harry Reid International Airport growth enhancing global connectivity



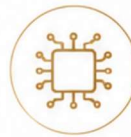
BRIGHTLINE WEST

High-speed rail to Southern California unlocking new opportunities



CORPORATE RELOCATIONS

Businesses choosing Las Vegas for its talent, cost advantages & lifestyle



TECHNOLOGY INNOVATION

Growing tech sector supporting investment and job creation



HEALTHCARE GROWTH

Expanding medical services and research driving demand



What This Means for Investors



STRONG FUNDAMENTALS

Consistent growth drivers create long-term value and resilience.



DIVERSE DEMAND

Multiple sectors benefit from a robust and expanding economy.



STRATEGIC LOCATION

Las Vegas is ideally positioned for business, logistics and tourism.



ATTRACTIVE RETURNS

Favorable environment for investment and portfolio growth.



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SECTOR HIGHLIGHTS

Current conditions and trends across key commercial real estate sectors in Las Vegas.



INDUSTRIAL

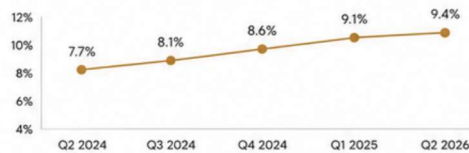
CURRENT VACANCY

9.4%

AVERAGE RENT

\$1.18 NNN

Vacancy Rate Trend (%)



OUTLOOK:

Industrial fundamentals remain solid with healthy demand and limited new supply.



OFFICE

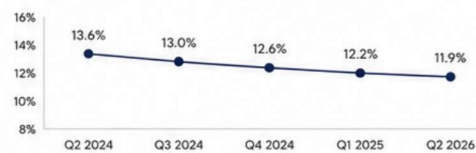
CURRENT VACANCY

11.9%

AVERAGE RENT

\$2.63 FSG

Vacancy Rate Trend (%)



OUTLOOK:

The office market continues to stabilize as leasing activity gradually improves.



RETAIL

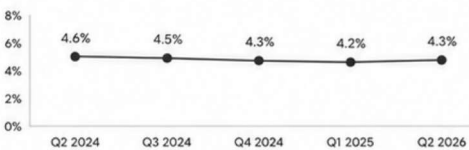
CURRENT VACANCY

4.3%

AVERAGE RENT

\$1.96 NNN

Vacancy Rate Trend (%)



OUTLOOK:

Retail remains the strongest-performing sector with low vacancy and steady demand.



MULTIFAMILY

CURRENT VACANCY

10.6%

AVERAGE RENT

\$1,451 AVG RENT

Vacancy Rate Trend (%)



OUTLOOK:

Multifamily demand remains resilient despite elevated supply.



* All data is for Q2 2026. Source: Colliers Las Vegas Research



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WHY INVEST IN LAS VEGAS

A POWERFUL MARKET WITH UNMATCHED
GROWTH DRIVERS



NO STATE INCOME TAX

Keep more of
what you earn
and invest.



GROWING POPULATION

One of the
fastest-growing
metros in the U.S.



CORPORATE RELOCATIONS

Major companies
are choosing
Las Vegas.



SPORTS ECONOMY

Teams, events
and tournaments
drive growth.



MEDICAL EXPANSION

Leading healthcare
investments and
innovation.



INDUSTRIAL GROWTH

Strong demand
and limited
supply.



INTERNATIONAL INVESTMENT

Global investors
see the value in
Las Vegas.



TRANSPORTATION IMPROVEMENTS

Better connectivity
for people and
business.



Las Vegas continues to evolve as a global destination for
business, innovation and long-term real estate investment.



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KEY TAKEAWAYS

FOUR KEY INSIGHTS FOR
SMARTER INVESTMENT DECISIONS



RETAIL REMAINS THE STRONGEST-PERFORMING COMMERCIAL SECTOR.

Low vacancy and consistent demand
continue to drive retail strength.



INDUSTRIAL CONSTRUCTION HAS SLOWED.

New supply is moderating, leading to a more
balanced market and improved fundamentals.



OFFICE CONTINUES TO STABILIZE.

Leasing activity is gradually improving,
supporting long-term stability.



MULTIFAMILY REMAINS ATTRACTIVE DESPITE HIGHER VACANCY.

Rents remain resilient, and long-term demand
drivers continue to support the sector.

ABOUT R&R

PRESTIGE PROPERTIES

Cross-country real estate expertise
in Nevada & Florida.



OVER 25 YEARS EXPERIENCE EACH
Decades of proven success in real
estate and investments.



CROSS-COUNTRY EXPERTISE
Serving clients in Nevada & Florida
with local insight and national reach.



MULTI-LINGUAL
Communicating in five languages
to connect globally.



LEADERSHIP & ENTREPRENEURSHIP
Industry leaders, innovators,
and solution-driven professionals.

R&R

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COMMERCIAL REAL ESTATE
INVESTMENTS



NEVADA

Las Vegas &
Surrounding Areas



FLORIDA

South Florida &
Surrounding Areas

COMMERCIAL SERVICES



**INVESTMENT
SALES**



**1031
EXCHANGE**



**BUYER
REPRESENTATION**



**SELLER
REPRESENTATION**



**SITE
SELECTION**



**COMMERCIAL
LEASING**



**MARKET
REPORTS**

YOUR PARTNER IN REAL ESTATE SUCCESS

Local knowledge.
National connections.
Global perspective.



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