



# Why Las Vegas?



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# Las Vegas Market Snapshot

## We're #1!

### Nevada/Las Vegas #1 Rankings

- **Las Vegas - top travel destination for Americans** (Family Destinations Guide, 2023)
- **Las Vegas - top destination for relocating homeowners** (Redfin, 2023)
- **Best City In America for Pre-IPO Startups** (Crowdfund Capital Advisors, 2023)
- **Las Vegas - top convention destination in the US** (Exhibit City News, 2023)

## Quality of Life



294

Average Sunny Days



15

National Parks & Forests



6

State Parks



53

Golf Courses

## Sports Teams



**NHL** (Golden Knights)



**WNBA** (Las Vegas Aces)



**AHL** (Henderson Silver Knights)



**MILB** (Las Vegas Aviators Oakland A's affiliate)



**NFL** (Las Vegas Raiders)



**USLC** (Las Vegas Lights)



**NLL** (Las Vegas Desert Dogs)

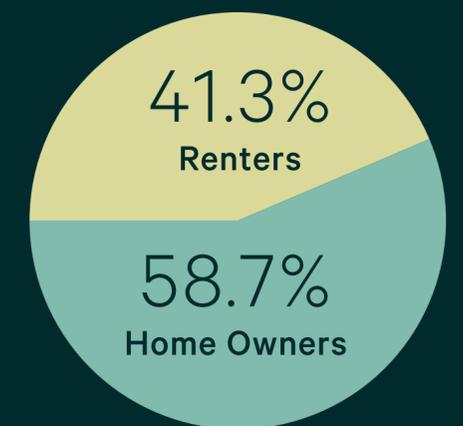
## Notable Accolades

- #2 Nevada's population growth U.S. ranking (U.S. Census Bureau, 2020)
- #7 Fastest growing city in America, and #1 in the Sunbelt as a whole (CoStar, 2025)
- #8 Best state to start a business (Wallethub, 2023)
- #8 Quality of infrastructure - Nevada (U.S. News & World Report, 2023)

## 58.7% Home Ownership Rate

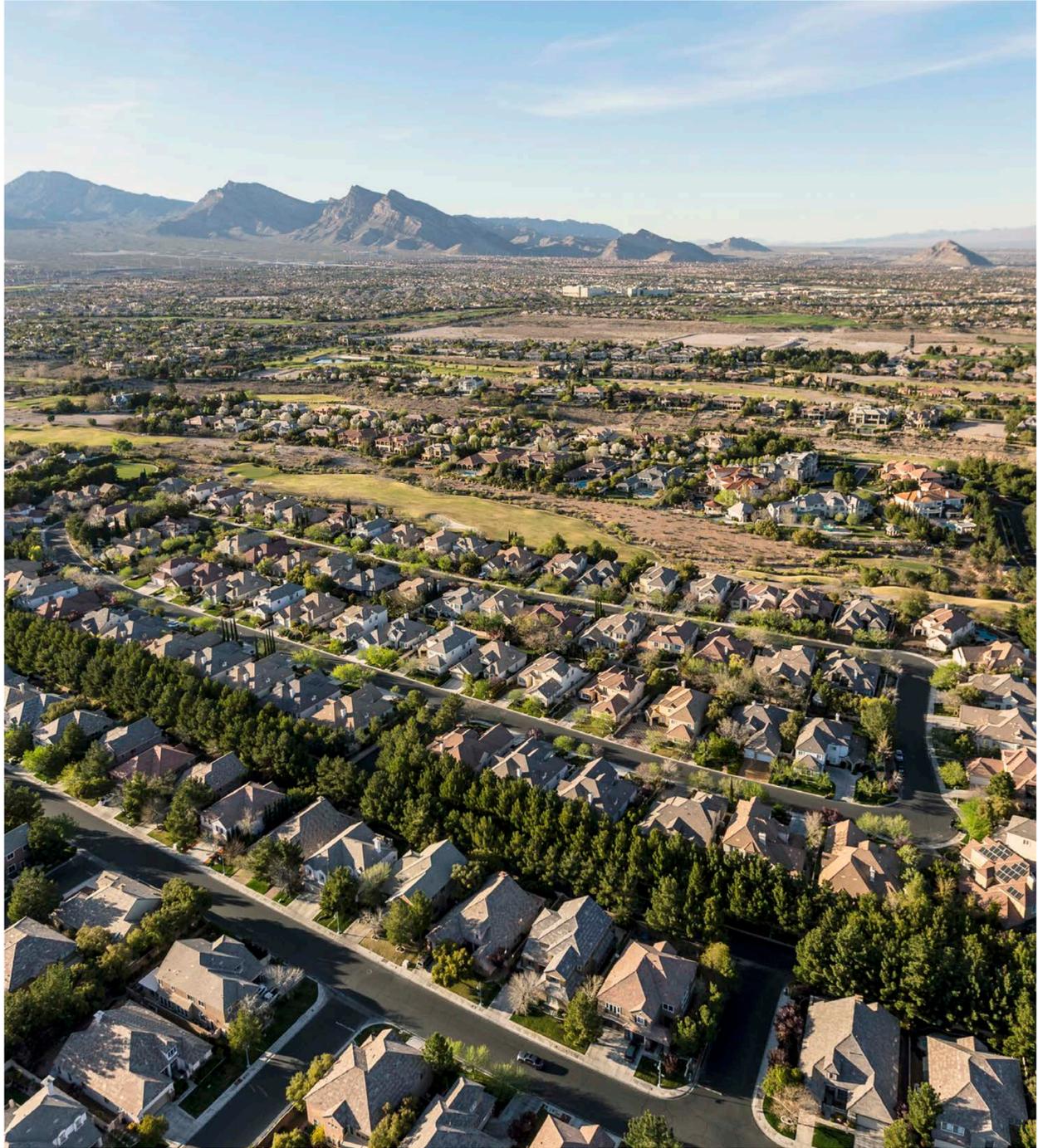
Las Vegas MSA  
Average Home Value: \$445,490

Source: ESRI



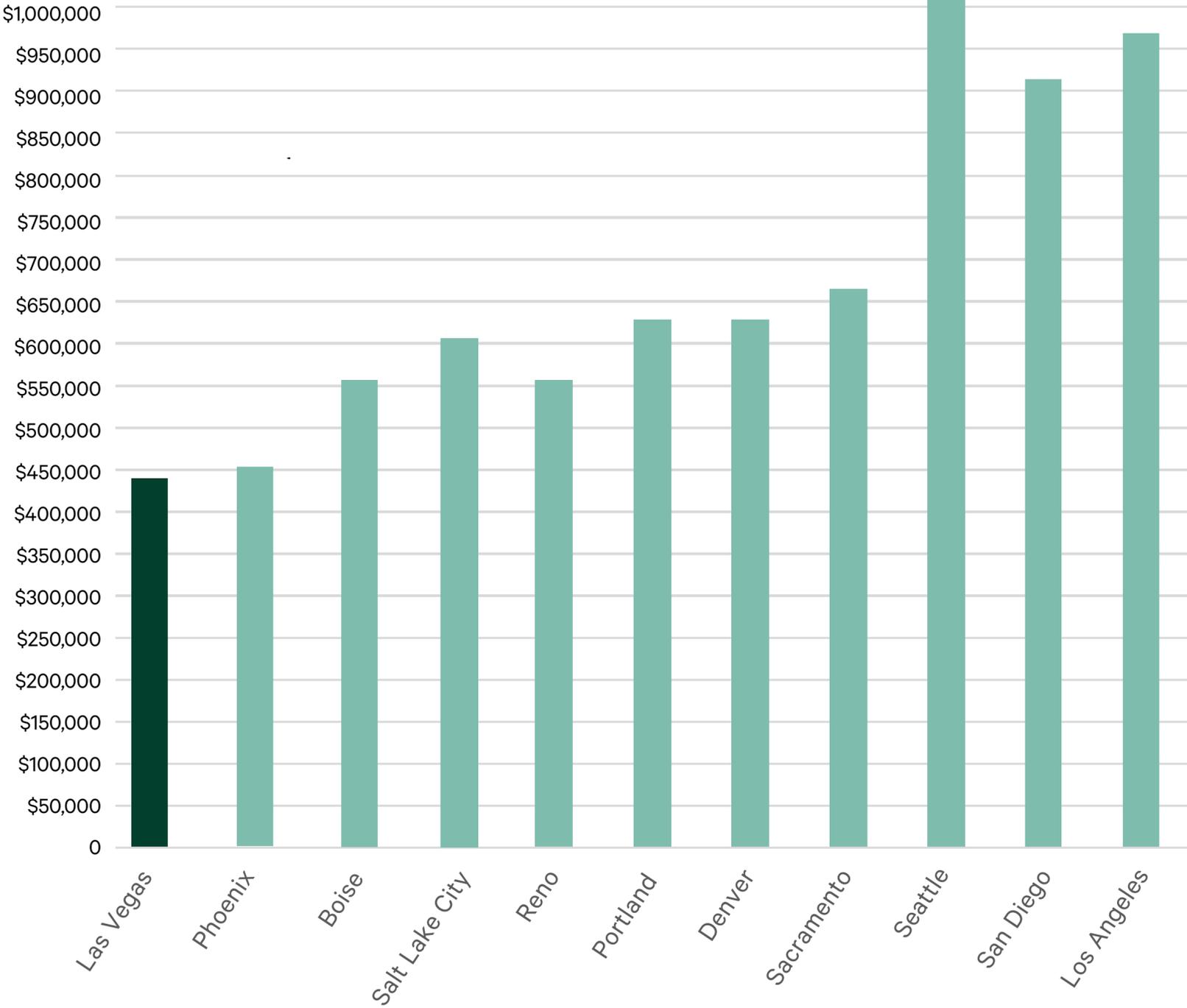
Source: Oxford Economics 2024

# Where We Live



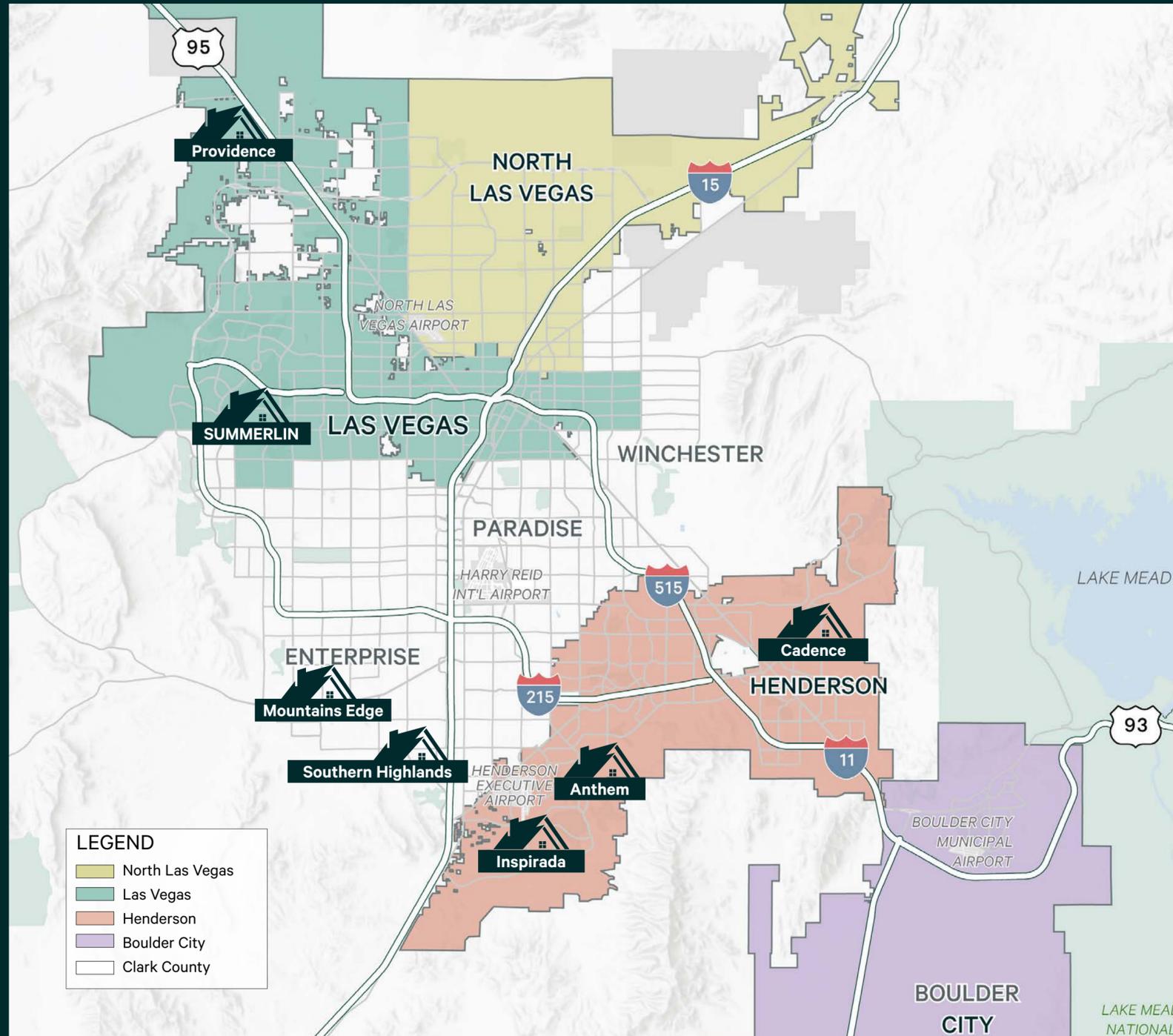
## COMPARABLE METROPOLITAN REGIONS

MEDIAN HOME VALUE (2024)



Source: ESRI

# Where We Live



## MASTER PLANNED COMMUNITY SNAPSHOT

### Providence

Average Home Value:	\$279,779
Total Residential Units:	5,603
Occupied Units:	5,603
Future Lots:	0

### Inspirada

Average Home Value:	\$509,262
Total Residential Units:	15,355
Occupied Units:	7,838
Future Lots:	7,517

### Summerlin

Average Home Value:	\$772,939
Total Residential Units:	87,500
Occupied Units:	57,112
Future Lots:	30,388

### Anthem

Average Home Value:	\$426,162
Total Residential Units:	12,012
Occupied Units:	12,012
Future Lots:	0

### Southern Highlands

Average Home Value:	\$631,459
Total Residential Units:	8,914
Occupied Units:	7,763
Future Lots:	546

### Cadence

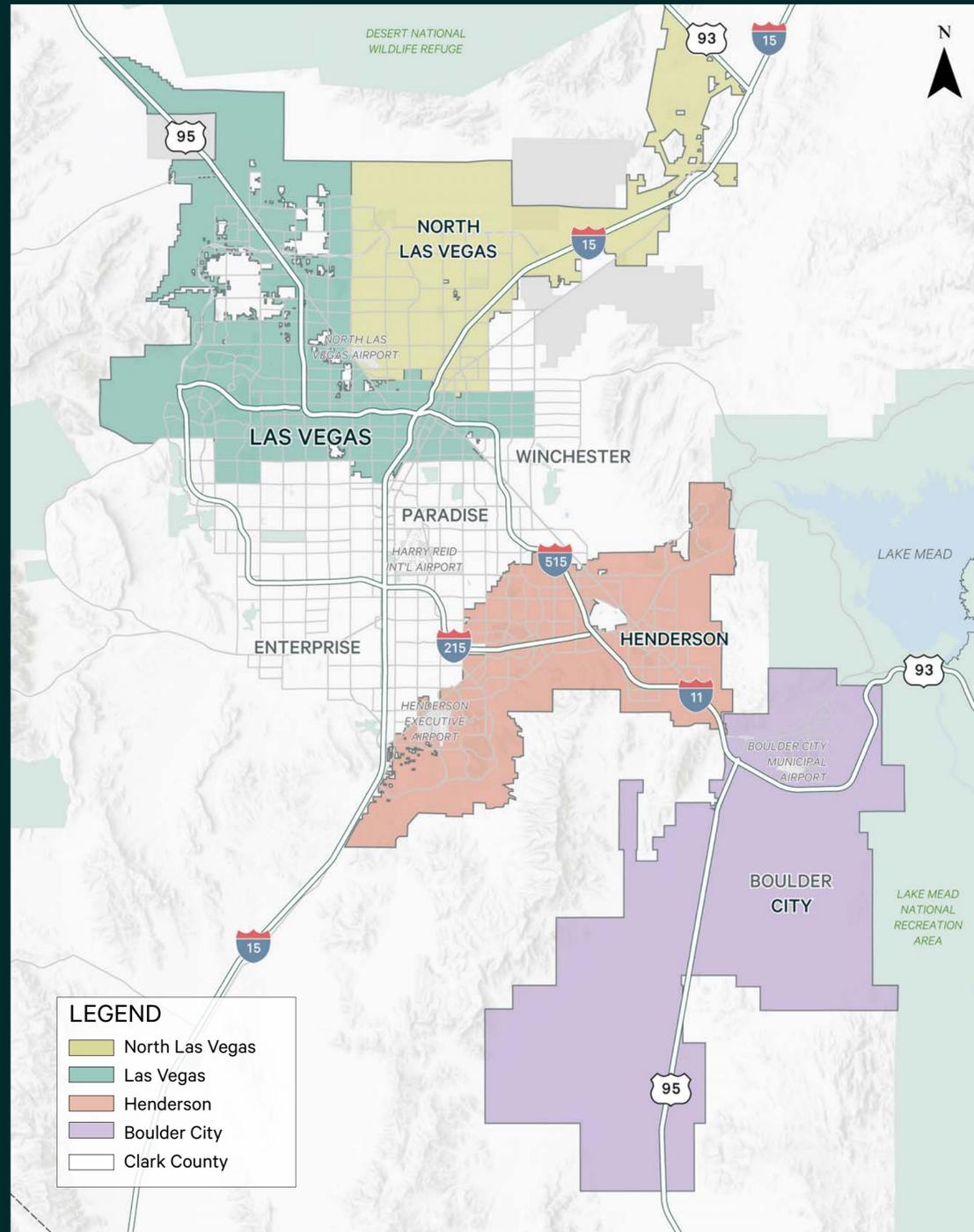
Average Home Value:	\$466,574
Total Residential Units:	15,355
Occupied Units:	6,549
Future Lots:	8,806

### Mountains Edge

Average Home Value:	\$262,430
Total Residential Units:	12,131
Occupied Units:	11,303
Future Lots:	78

Source: ESRI

# Where We Live



## OVERALL LAS VEGAS STATISTICAL AREA



### Las Vegas MSA (Clark County)

Population:	2,387,864
Average Home Value:	\$445,490
2024 Households:	898,700
2024-29 Household Growth Rate:	1.04%
2024 Average Household Income:	\$101,258

## Las Vegas Submarket Snapshot



### Las Vegas

Population:	656,503
Average Home Value:	\$443,417
2024 Households:	249,428
2024-29 Household Growth Rate:	0.72%
2024 Average Household Income:	\$93,366



### North Las Vegas

Population:	283,588
Average Home Value:	\$372,854
2024 Households:	90,388
2024-29 Household Growth Rate:	1.03%
2024 Average Household Income:	\$87,329



### Henderson

Population:	337,106
Average Home Value:	\$485,876
2024 Households:	136,152
2024-29 Household Growth Rate:	0.97%
2024 Average Household Income:	\$119,711



### Boulder City

Population:	14,989
Average Home Value:	\$465,688
2024 Households:	6,628
2024-29 Household Growth Rate:	0.29%
2024 Average Household Income:	\$102,197

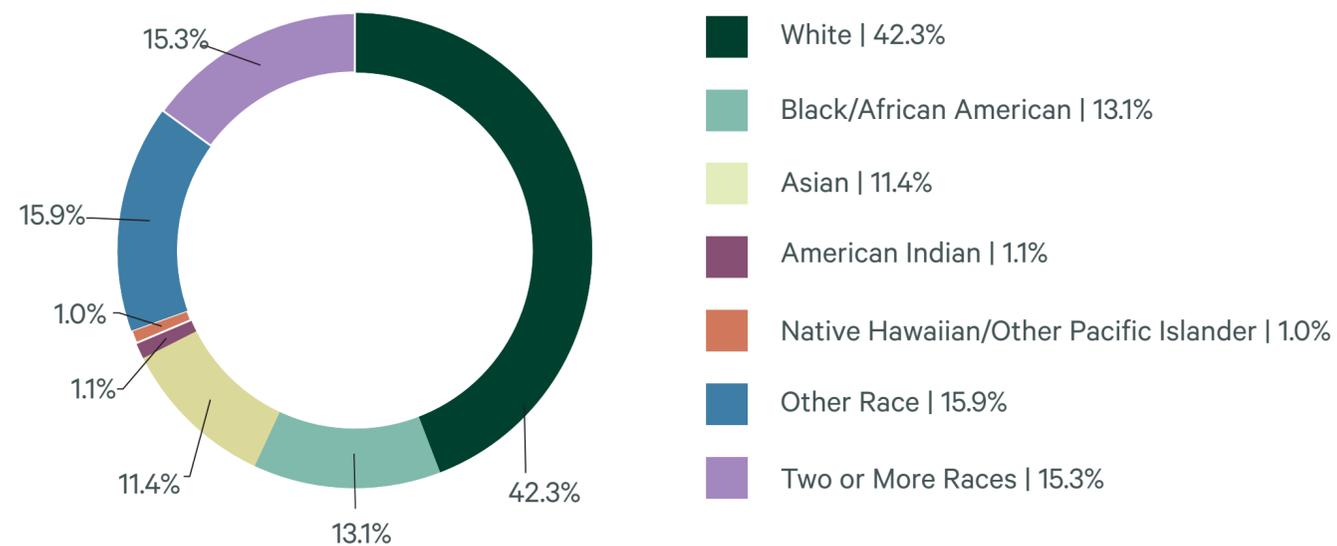
# Who We Are



## Smart & Diverse

Las Vegas has a diverse demographic and has experienced an influx in in-migration, as individuals seek a market that offers low costs and direct access to recreation and culture.

## Race & Ethnicity

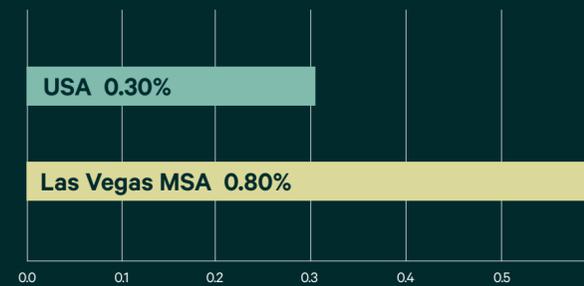


Source: ESRI

LAS VEGAS MSA POPULATION  
**2,387,864**

ESRI

## % ANNUAL POPULATION GROWTH (2024-2029)



Source: ESRI

## HOUSEHOLD INCOME LEVELS LAS VEGAS METRO (2024)

Under \$15,000	8.1%
\$15,000-\$24,999	5.7%
\$25,000-\$34,999	7.1%
\$35,000-\$49,999	10.9%
\$50,000-\$74,999	17.5%
\$75,000-\$99,999	13.9%
\$100,000-\$149,999	18.5%
\$150,000-\$199,999	8.8%
\$200,000 and Over	9.7%

Source: ESRI

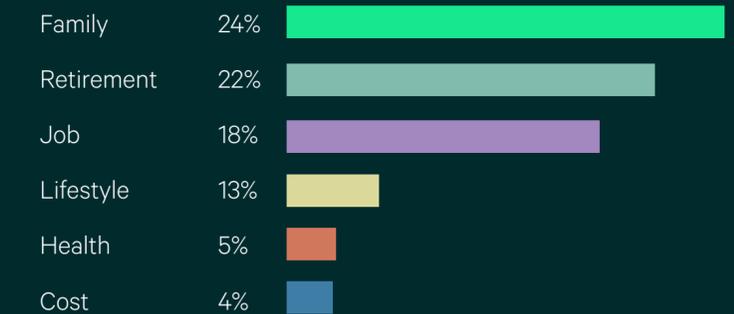
## YOUNG WORKFORCE

### MEDIAN AGE

**Nevada** 38.9 years  
**U.S.** 39.1 years

Source: ESRI

## CLARK COUNTY POPULATION 2024 PRIMARY REASONS FOR MOVING TO NEVADA



Source: United Van Lines  
2024 National Movers Survey

## CONSISTENT LEVELS OF NET-MIGRATION

**2024:** 22,000

**5-year forecast:** 22,660 by 2029



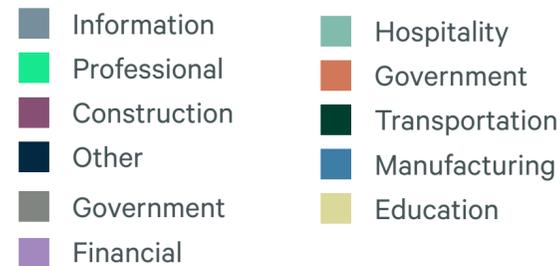
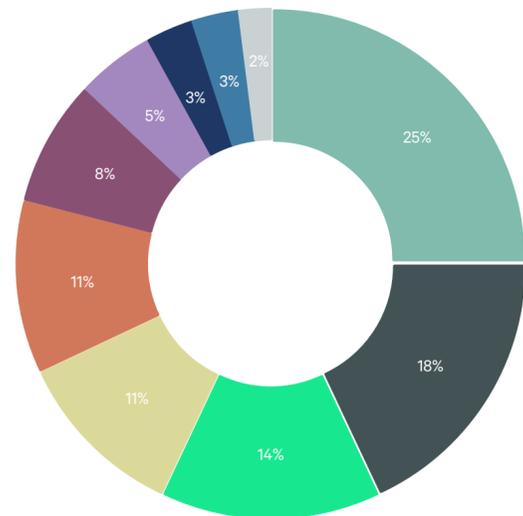
Source: Oxford Economics

# How We Work

## A Thriving Knowledge Economy

### SECTORS % OF OVERALL EMPLOYMENT

February 2025, %



Source: ESRI

### TOP EMPLOYERS

	Employers	Employees
1	MGM Resorts International	74,500
2	Cox Holdings, Inc.	55,000
3	Caesars Entertainment	54,000
4	Las Vegas Sands	46,000
5	Johnson Electric	40,000
6	Wynn Resorts	30,200
7	MGM Hospitality	30,000
8	Boyd Gaming	25,000
9	Clark County School District	17,820
10	IGT	12,000
11	Station Casinos	11,600
12	Hempworx Official	10,001
13	Scientific Games	9,000
14	Diamond Resorts	8,174
15	Red Rock Resorts	7,800
16	Party Gals	7,500
17	Marshall Retail Group/InMotion	7,500
18	Action Messenger Service	7,500
19	MetricFox	7,500
20	Golden Entertainment	6,940
	Paris Business Ctr	
	New Castle Corp	
	Ruffin Co	

All employers listed are private unless otherwise noted as federal, county, or municipal.  
Source: Zippia.com

### EDUCATION ATTAINMENT

High School Diploma	26.2%
Some College	21.7%
Associate's Degree	9.0%
Bachelor's Degree	18.1%
Advanced Degree	9.1%

Source: ESRI

### WORKFORCE



Source: U.S. Bureau of Labor Statistics

The Tax Foundation 2024 State Business Tax Climate Index ranks Nevada #7 best state in the U.S.

Source: The Tax Foundation

# 7th

Las Vegas ranked 16th on CBRE's "The Next 25 Tech Markets to Watch" list.

Source: CBRE 2024 Scoring Tech Talent

# 16th

### ONE OF THE NATION'S MOST TAX-FRIENDLY STATES



- NO** Corporate Income Tax
- NO** Personal Income Tax
- NO** Franchise Tax on Income
- NO** Inheritance or Gift Tax
- NO** Unitary Tax
- NO** Estate Tax

# Our Economy

Las Vegas is known as the “Entertainment Capital of the World.” This vibrant city offers a unique experience for visitors, with a large variety of entertainment, dining, shopping and resort options.



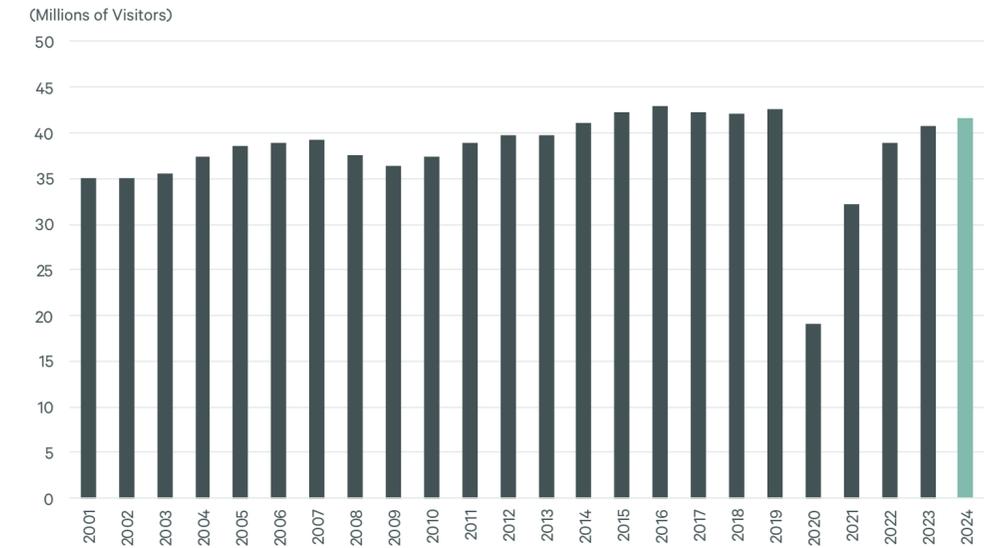
**VISITORS TO  
SOUTHERN  
NEVADA**

**41.7M**  
2024 Total Visitors

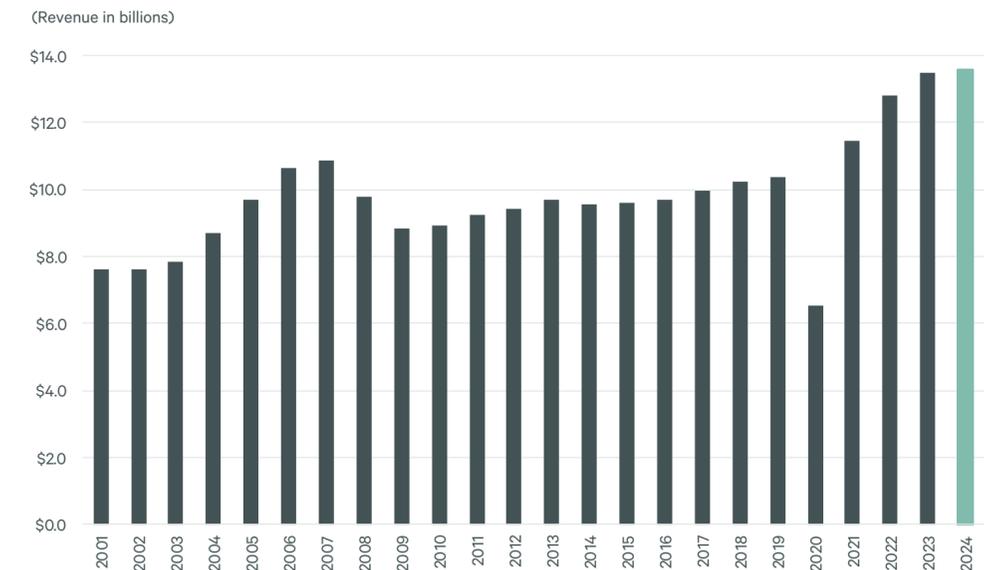
**\$13.7B**  
Total Gaming Revenue  
2024

Source: LCVS

**VISITOR VOLUME**  
(2001 – 2024, No.)

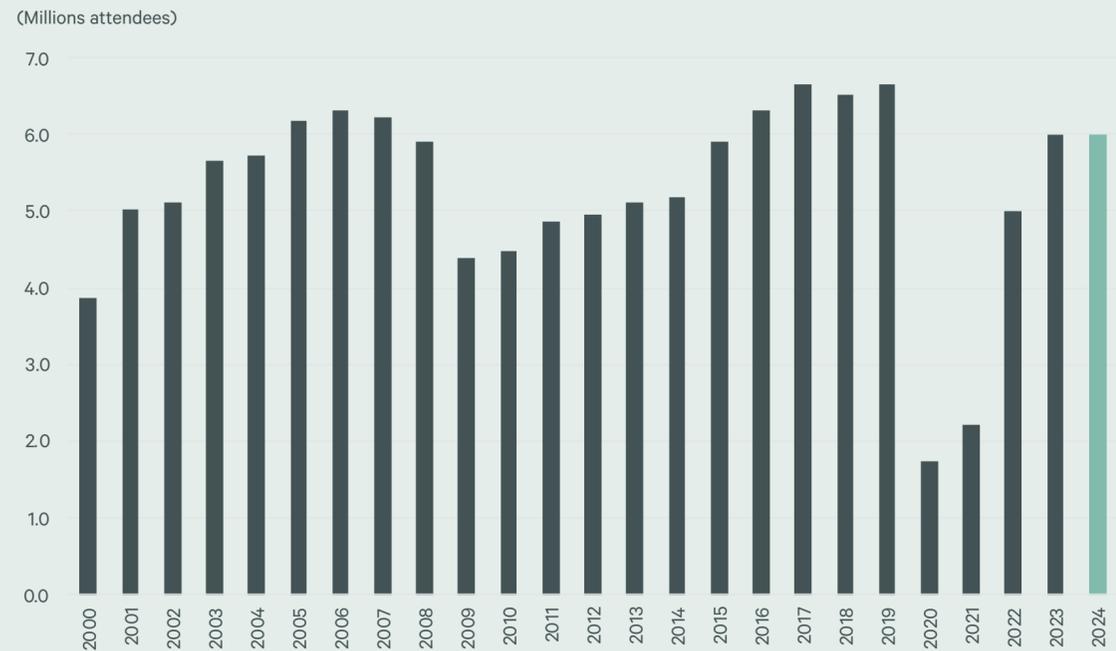


**CLARK COUNTY GAMING REVENUE**  
(2001 – 2024, \$)



# Our Economy

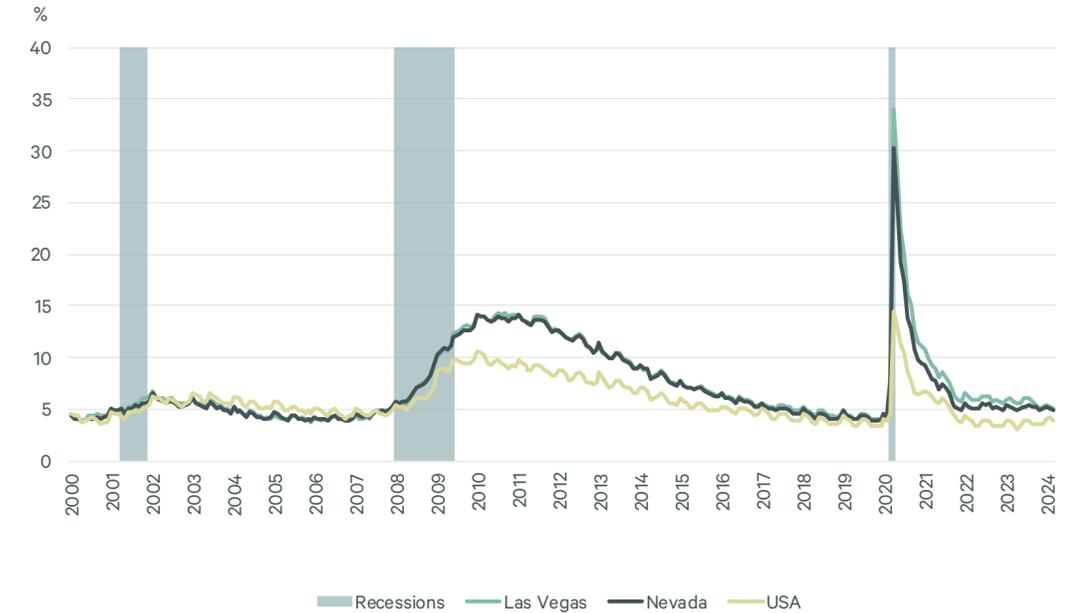
## CLARK COUNTY CONVENTION ATTENDANCE (2000– 2024 YTD, No.)



Source: LVCVA

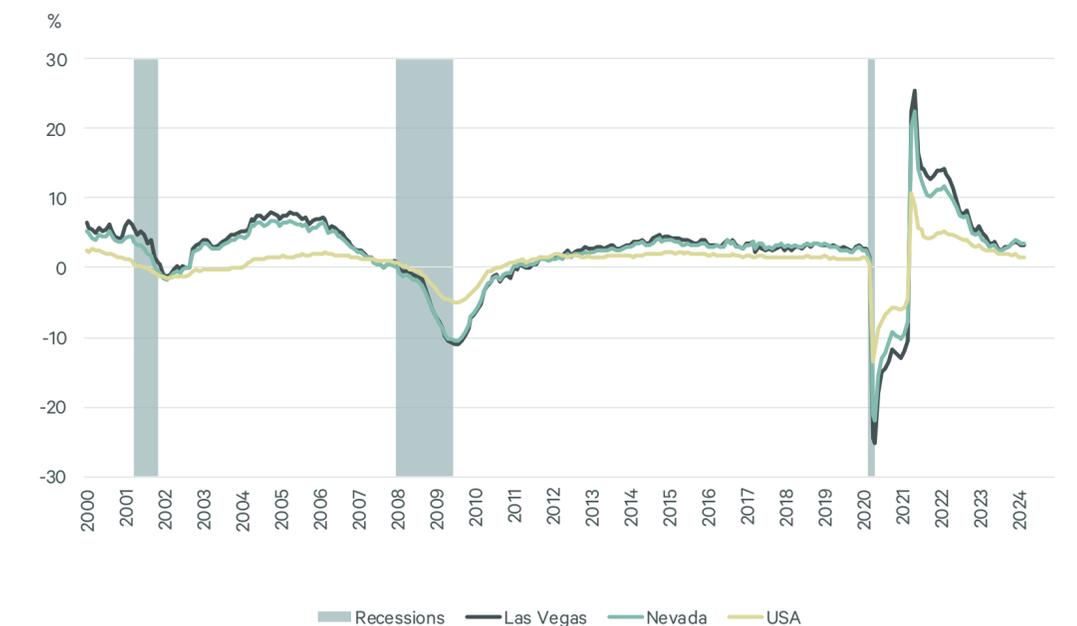
## UNEMPLOYMENT RATE (December 2024, %)

Municipality	Current (Dec. 2024)	Previous Year
Las Vegas	5.9%	5.4%
Nevada	5.7%	5.3%
U.S.	4.1%	3.8%



## JOB GROWTH (December 2024, YOY % change)

Municipality	Current (Dec. YOY)	Previous Year
Las Vegas	0.6%	3.8%
Nevada	0.6%	3.9%
U.S.	1.3%	2.0%



Source: U.S. Bureau of Labor Statistics, 2025

# What We Do

Las Vegas is a top global destination for entertainment, gaming, shopping and dining. We're home to 10 Michelin Star restaurants and a host of world-renowned museums.

## RESTAURANTS + THEATERS

10

Michelin Star Restaurants

**The Smith Center** for Performing Arts

**UNLV** Performing Arts Center

**Zappos Theater** Planet Hollywood

**Park Theater** at Park MGM Las Vegas

**Pearl Theater**



## MAJOR SHOPPING DESTINATIONS

- Fashion Show Mall
- Crystals (City Center)
- Downtown Summerlin
- Forum Shops (Caesars Palace)
- Grand Canal Shops at the Venetian
- Galleria at Sunset
- Town Square
- Miracle Mile Shops at Planet Hollywood Resort



RECORD HIGH

**\$85.2 BILLION**  
IN VISITOR SPENDING

LVCVA 2023



## POPULAR NON-GAMING ATTRACTIONS

- Springs Preserve
- Las Vegas Philharmonic
- Henderson Symphony Orchestra
- Bellagio Gallery of Fine Art
- Las Vegas Arts District
- The Sphere



## 86 MUSEUMS IN LAS VEGAS

### SELECT TOP MUSEUMS

- The Neon Museum
- Las Vegas Natural History Museum
- Discovery Children's Museum
- The Mob Museum
- Nevada State Museum
- Shelby American, Inc.
- Hollywood Car Museum



## PROFESSIONAL SPORTS

**NHL** Golden Knights

**AHL** Henderson Silver Knights

**NFL** Las Vegas Raiders

**WNBA** Las Vegas Aces

**NLL** Las Vegas Desert Dogs

**USLC** Las Vegas Lights

**MiLB** Las Vegas Aviators,  
Future Las Vegas A's

# How We Get Around

Las Vegas is a very commuter-friendly city, with average commute times lower than the national average and many public transit options. The local downtown area offers a regional bus system in addition to more unique modes of transport, like our monorail and moving walkways. There are also many easily accessible last-mile options such as scooters and bike trails.



## AVERAGE COMMUTE TIME

Las Vegas  
**25.4 minutes**

U.S.  
**26.9 minutes**



## MONORAIL QUICK FACTS

The Las Vegas Monorail operates along a 3.9-mile route from the SAHARA Las Vegas Station to the MGM Grand Station.

Trains arrive every  
**4 to 8 minutes**

The rail encompasses  
**7 stations**

Since opening the Las Vegas Monorail has carried over 100 million riders. The all electric Monorail has been responsible for eliminating nearly 38 million on our roadways.



## PUBLIC TRANSIT

Fixed-route passenger rides  
**52.2 Million**

No. of Routes  
**39**

Source: RTC FY 2024



Source: RTC FY 2024

## LAS VEGAS TUNNEL CONNECTIONS

The Boring Company is working on a series of tunnels to connect major areas of the city including:



### Resorts World Connector

Connecting Resorts World on the Las Vegas Strip and the multiple exhibition halls at LVCC, with travel times, based on destination, varying from 1 to 4 minutes.

### Vegas Loop

will include LVCC Loop and any future service extensions including resorts along the Strip, Harry Reid International Airport, Allegiant Stadium, downtown Las Vegas.

# How We Get Around

Las Vegas benefits from its geographic location as being incredibly accessible via highway, railway and air. It serves as a major transportation hub servicing the Mountain and Western states.



## HARRY REID INTERNATIONAL AIRPORT

8<sup>th</sup>

Busiest airport in U.S.

Forbes, 2023

54.4M

Passengers in 2024  
Harry Reid International Airport

6<sup>th</sup>

Best ranked airport among mega airports in U.S.

JD Power Airport Satisfaction Survey, 2024

## TRANSPORTATION INFRASTRUCTURE

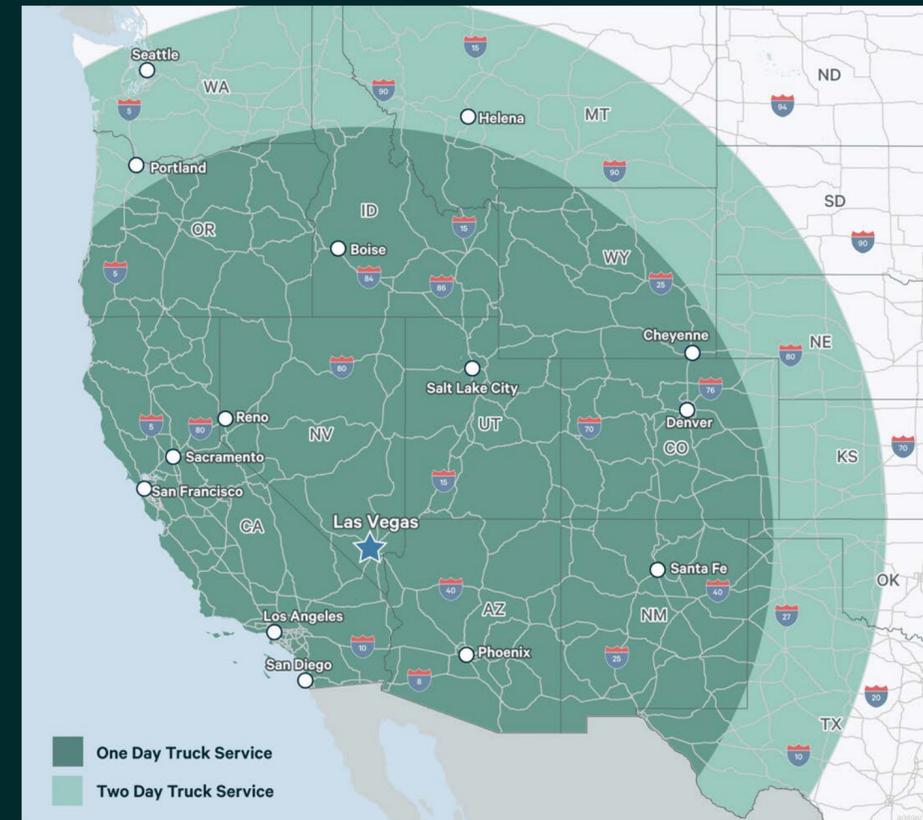
Las Vegas has an efficient transportation infrastructure and is comprised of three major highways: Interstate 15, U.S. 93/95, and the 215 Beltway.

The highway system allows for easy shipping and receiving within a one or two day time frame to all major Western metros.

## TRUCK SERVICE FROM LAS VEGAS

### DISTANCE AND ESTIMATED TIME

Travel to	Distance (mi)	Time (est.)
Los Angeles, CA	271	5:04
Phoenix, AZ	420	5:43
San Diego, CA	395	5:54
Salt Lake City, UT	340	6:23
Reno, NV	449	7:07
San Francisco, CA	638	9:23
Sacramento, CA	584	9:31
Boise, ID	662	10:12
Santa Fe, NM	571	10:37
Denver, CO	748	10:48
Cheyenne, WY	852	11:55
Helena, MT	900	12:50
Portland, OR	1,184	18:15
Seattle, WA	1,258	19:13



Source: ESRI



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