

Q2 2025

Las Vegas Retail Summary

Market Statistics

Submarket	Net Rentable Area (SF)	Total Availability Rate (%)	Direct Vacancy Rate (%)	Avg. Asking Rate (\$/SF/Mo NNN)
Central East	10,655,648	11.8	10.7	1.61
Central West	15,142,940	4.5	4.3	2.01
East	5,208,432	3.2	3.2	1.82
North	8,649,657	5.3	5.1	1.76
Northeast	5,877,895	5.3	5.0	1.59
Northwest	7,019,299	2.5	2.5	2.31
Southeast	17,609,973	6.5	6.2	2.32
Southwest	11,322,771	3.2	3.2	2.77
West	9,532,574	3.9	4.2	2.58
Metro Total	91,019,189	5.1	5.2	2.09



Population
2,463,000
CBER 2025 Estimate



Median Household Income
\$75,065
U.S. Census Bureau
2023



Retail Employees
98,986
FRED, May 2025



Unemployment Rate
5.5%
Bureau of Labor
Statistics, May 2025



MARKET STATISTICS Q2 2025

91M

Market NRA (SF)

5.1%

Availability Rate

5.2%

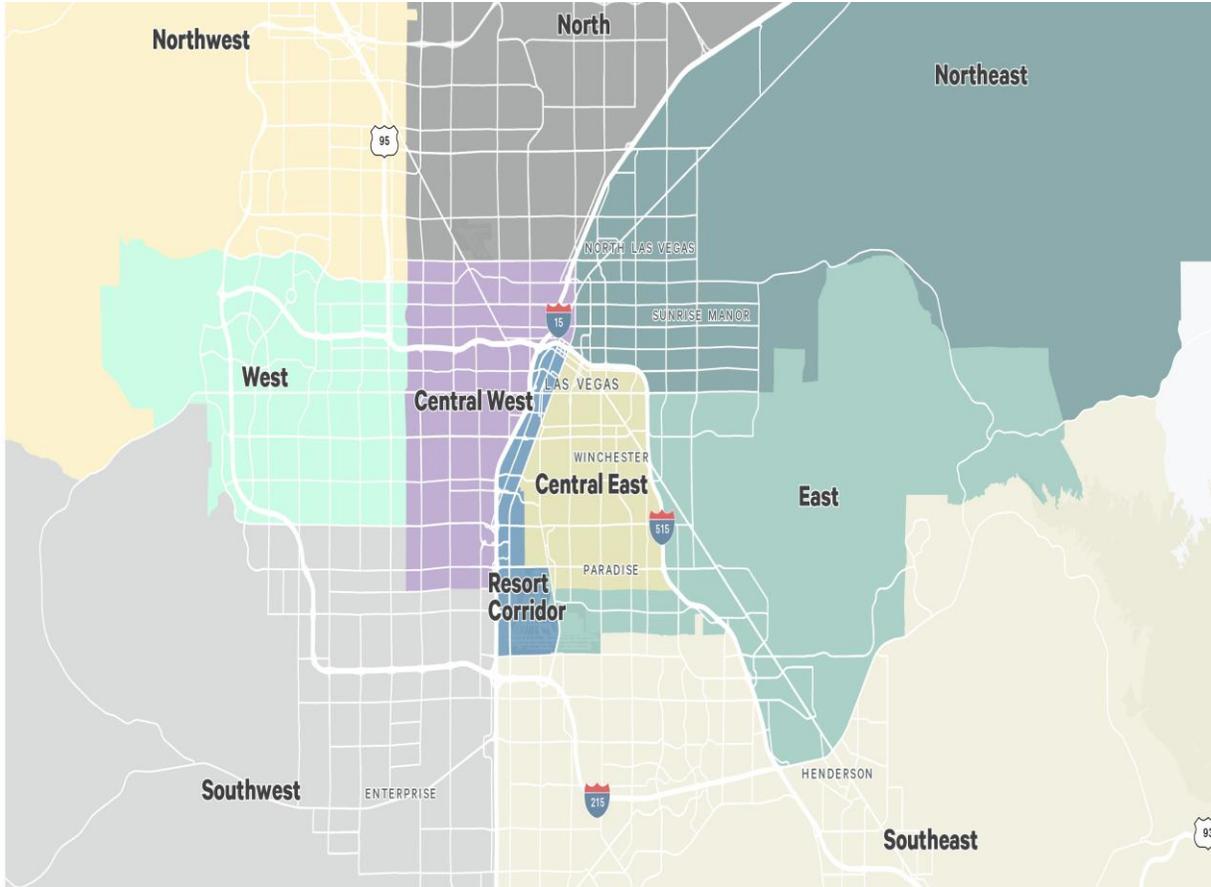
Vacancy Rate

\$2.09

Avg Asking Rate (\$/SF/Mo NNN)

Source: CBRE Research, Q2 2025

Market Area Overview



CBRE Office

Las Vegas

8548 Rozita Lee Ave., Ste. 200

Las Vegas, NV 89113

www.cbre.com/lasvegas

Survey Criteria

The information contained in this report references all retail buildings or shopping centers with a cumulative size of 5,000 sq. ft. and larger, and the retail portion of mixed-use projects. CBRE excludes data from the Resort Corridor, and regional malls.

Methodology

Positive absorption is based on the date the lease is signed. Achieved lease rates are calculated from base monthly rent for transacted deals, weighted by size/SF of deal. Sublease availability is considered occupied. Lease activity is the sum of the square footage of leases signed during a designated period.

Disclaimer

Please note that recent adjustments and property reclassification efforts in our database may have resulted in changes to historical report numbers. We continuously update our data to reflect these changes. Please refer to the most recent publications for the most up-to-date market information.

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