

RETAIL MARKET REPORT

SECOND
QUARTER
2006

Compared to
last quarter:

VACANCY



UP

ABSORPTION



DOWN

LEASE RATES



UP

CONSTRUCTION



UP

To view available properties,
please visit:

www.voidco.com



Voit
Commercial Brokerage

CORFAC
International

Prepared by:
Jerry J. Holdner, Jr.
Vice President
of Market Research
e-mail: jholdner@voidco.com



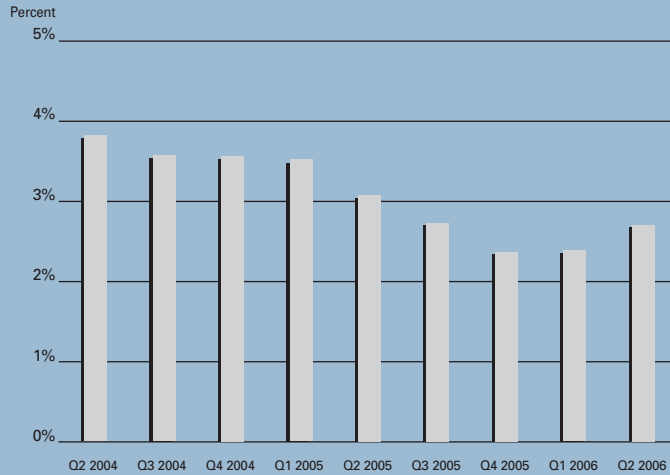
MARKET HIGHLIGHTS

- ◆ Unemployment levels in Las Vegas stood at 3.6 percent during the second quarter 2006, which was down from the 3.8 percent reported one year ago. By comparison, the national unemployment rate was 4.6 percent (seasonally adjusted) at the close of the second quarter.
- ◆ The Las Vegas Valley added an estimated 49,100 new jobs during the past 12 months, representing a 5.6 percent growth rate. During the same period, retail-using employment added 8,200 positions, representing a 5.2 percent increase.
- ◆ At the end of the second quarter 2006, the Las Vegas retail market was comprised of 43.3 million square feet of inventory in 279 anchored centers. With 1.2 million square feet of unoccupied square feet, the Valley-wide vacancy rate was 2.7 percent, which was slightly up from the 2.5 percent reported during the preceding quarter and down from 3.0 percent one year ago.
- ◆ New additions to the market during the quarter contributed 512,000 square feet, while demand (net absorption) was a positive 399,000 square feet. Market expansion through the first half of 2006 has nearly matched 2005's annual total.
- ◆ Currently, there are approximately 3.7 million square feet of retail space under construction and 9.4 million square feet planned (at varying stages) for future development.
- ◆ Taxable retail sales for the last 12 months in Southern Nevada were \$35.2 billion, representing an increase of 9.1 percent over the prior year.
- ◆ New home building permits (single and multi-family) for the last 12 months totaled 42,800, a 32.7 percent increase from the same period of the prior year.

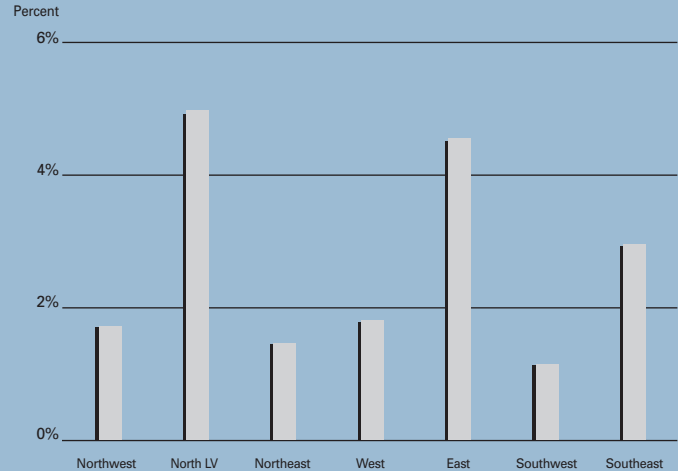
RETAIL MARKET STATISTICS

	Q2 2006	Q1 2006	Q2 2005	% CHANGE VS. 2005
Under Construction	3,747,000	3,628,000	1,376,000	172.31%
Planned Construction	9,355,000	9,169,000	7,884,000	18.66%
Vacancy	2.7%	2.5%	3.1%	-12.90%
Net Absorption	399,000	479,000	514,000	-22.37%

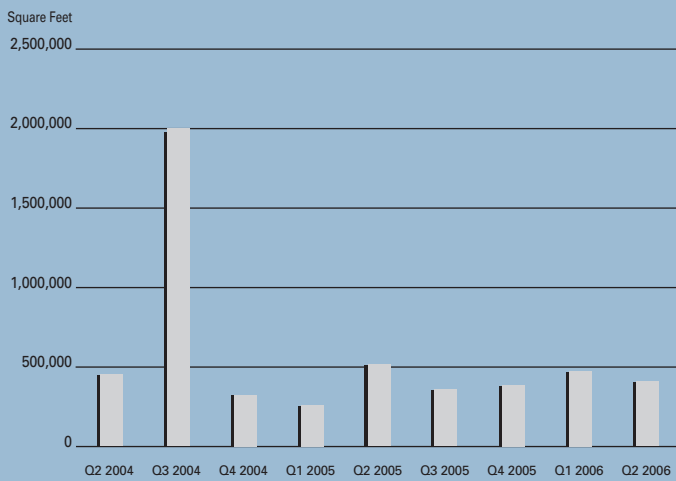
HISTORICAL VACANCY RATE



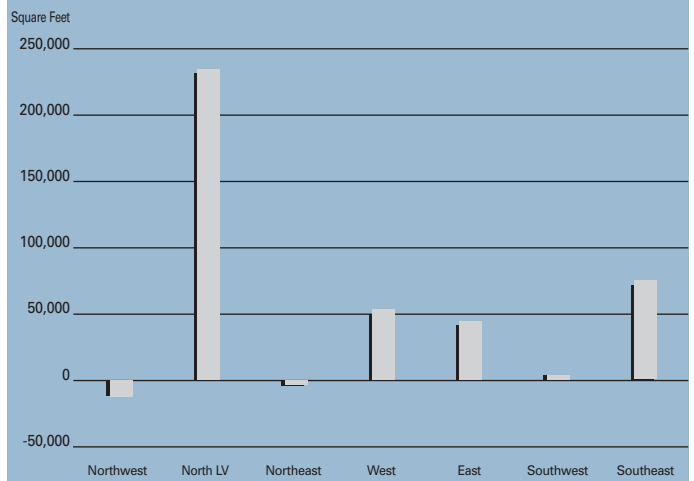
VACANCY RATE BY SUBMARKET



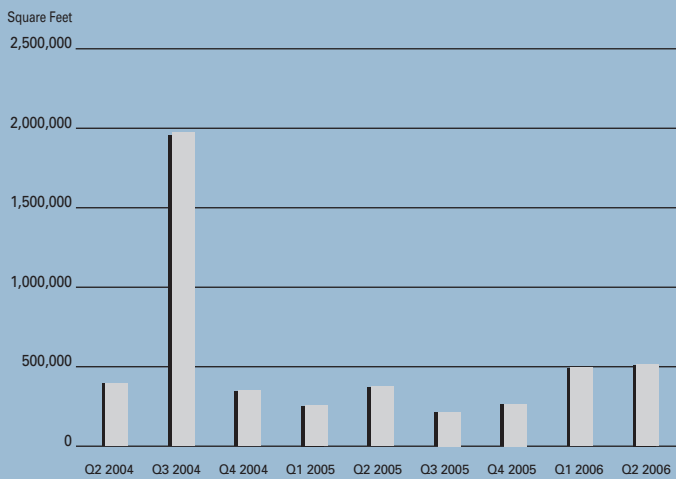
HISTORICAL NET ABSORPTION



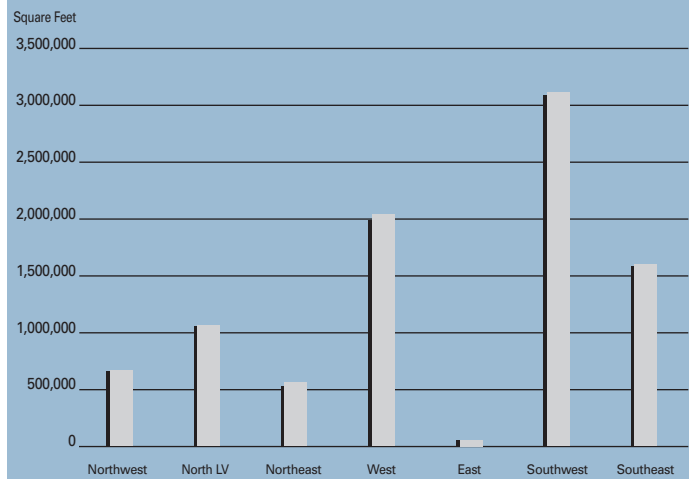
NET ABSORPTION BY SUBMARKET



HISTORICAL NEW CONSTRUCTION

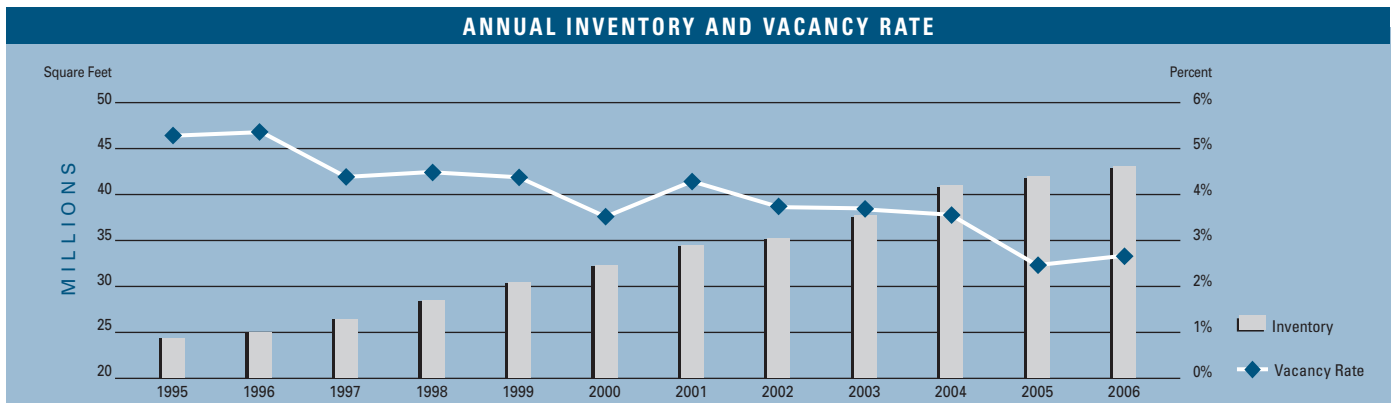


PLANNED CONSTRUCTION BY SUBMARKET



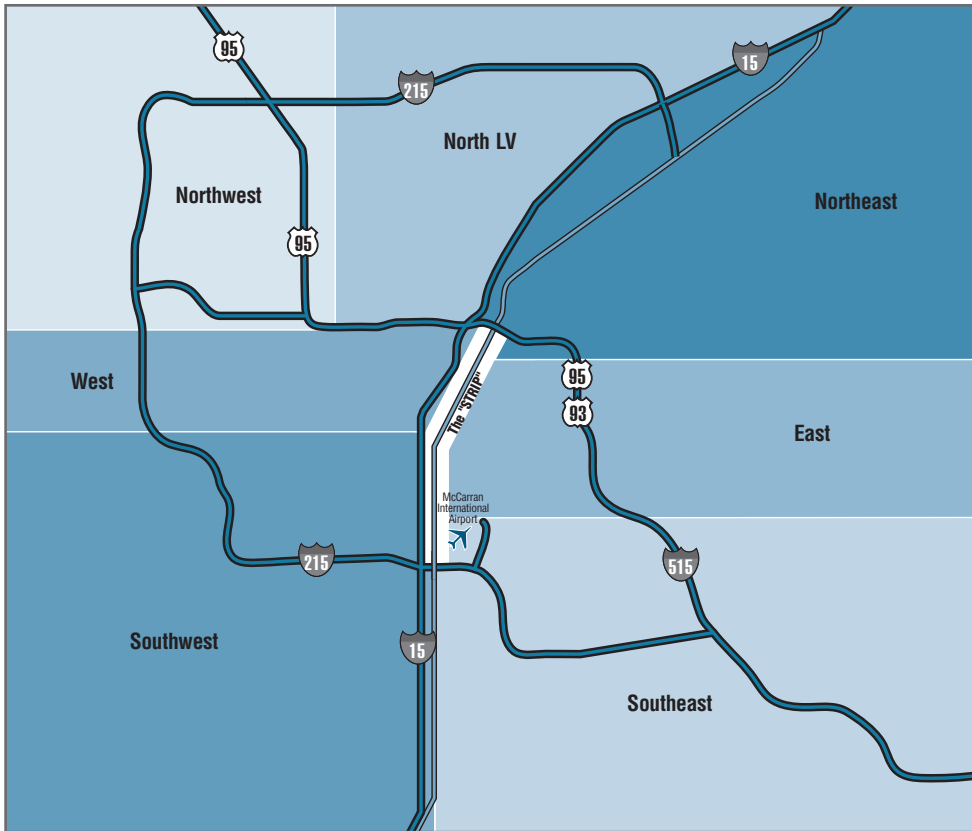
LAS VEGAS MARKET

	INVENTORY				VACANCY		ABSORPTION	
	Number Of Bldgs.	Net Rentable Square Feet	Square Feet U / C	Square Feet Planned	Square Feet Vacant	Vacancy Rate 2Q2006	Net Absorption 2Q2006	New Inventory 2Q2006
Northwest								
Power Centers	5	2,189,622	0	0	53,608	2.4%	(5,983)	0
Community Centers	5	737,465	150,000	200,000	6,000	0.8%	1,133	0
Neighborhood Centers	16	1,900,597	225,000	490,025	23,434	1.2%	(10,517)	0
Northwest Total	26	4,827,684	375,000	690,025	83,042	1.7%	(15,367)	0
North Las Vegas								
Power Centers	4	726,034	211,800	0	30,600	4.2%	1,200	0
Community Centers	6	1,424,688	0	317,700	20,032	1.4%	(15,683)	0
Neighborhood Centers	27	2,671,750	460,433	772,893	188,691	7.1%	249,109	280,700
North Las Vegas Total	37	4,822,472	672,233	1,090,593	239,323	5.0%	234,626	280,700
Northeast								
Power Centers	3	826,001	0	324,426	17,219	2.1%	1,600	0
Community Centers	7	1,020,911	0	0	8,399	0.8%	(1,892)	0
Neighborhood Centers	14	1,036,517	0	280,000	14,445	1.4%	(4,680)	0
Northeast Total	24	2,883,429	0	604,426	40,063	1.4%	(4,972)	0
West								
Power Centers	6	1,790,890	0	1,500,000	40,732	2.3%	(5,422)	0
Community Centers	19	3,087,258	0	450,000	59,892	1.9%	(21,222)	0
Neighborhood Centers	22	2,507,162	38,000	102,600	32,504	1.3%	81,846	95,035
West Total	47	7,385,310	38,000	2,052,600	133,128	1.8%	55,202	95,035
East								
Power Centers	4	1,203,293	0	0	50,517	4.2%	1,222	0
Community Centers	10	1,683,070	260,000	0	110,562	6.6%	12,120	0
Neighborhood Centers	30	3,225,573	0	100,500	121,263	3.8%	31,736	0
East Total	44	6,111,936	260,000	100,500	282,342	4.6%	45,078	0
Southwest								
Power Centers	6	2,699,365	1,300,210	1,709,447	6,762	0.3%	0	0
Community Centers	5	588,363	188,229	528,846	4,754	0.8%	0	0
Neighborhood Centers	27	2,897,247	165,000	899,537	62,051	2.1%	7,475	24,000
Southwest Total	38	6,184,975	1,653,439	3,137,830	73,567	1.2%	7,475	24,000
Southeast								
Power Centers	7	2,761,481	300,000	725,000	23,940	0.9%	(1,320)	0
Community Centers	19	3,916,250	95,093	954,000	45,221	1.2%	10,777	0
Neighborhood Centers	37	4,449,155	353,240	0	262,714	5.9%	67,754	112,492
Southeast Total	63	11,126,886	748,333	1,679,000	331,875	3.0%	77,211	112,492
Las Vegas Total								
Power Centers	35	12,196,686	1,812,010	4,258,873	223,378	1.8%	(8,703)	0
Community Centers	71	12,458,005	693,322	2,450,546	254,860	2.0%	(14,767)	0
Neighborhood Centers	173	18,688,001	1,241,673	2,645,555	705,102	3.8%	422,723	512,227
Total	279	43,342,692	3,747,005	9,354,974	1,183,340	2.7%	399,253	512,227



RETAIL MARKET
REPORT

SECOND QUARTER 2006



PRODUCT TYPE

POWER CENTERS

Power Centers have multiple big box tenants and typically less shop space tenants, size starts at 200,000 SF and up.

COMMUNITY CENTERS

Community Centers are multiple anchored with shop space tenants, the size starts at 100,000 SF and up.

NEIGHBORHOOD CENTERS

Neighborhood Centers are supermarket anchored with shop space tenants, the size starts at 30,000 SF and up.

To view available properties,
please visit:
www.voidco.com

For Further Information:

LAS VEGAS OFFICE

10100 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135

TEL: 702.734.4500

FAX: 702.733.7690



Real People. Real Solutions.

This survey consists of properties located in Las Vegas Market, representing both single tenant and multi-tenant buildings. The information contained in this report is gathered from sources that are deemed reliable but no guarantees are made as to its accuracy. This information is for Voit Commercial Brokerage use only, and cannot legally be reproduced without prior written consent from the management of Voit Commercial Brokerage.