



Northern Nevada Commercial Real Estate~ How did we get where we are?



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HOW DID 2009 FINISH?

YEAR END VACANCY RATES:

	<u>2008</u>	<u>2009</u>
OFFICE:	19.2%	21.0%
RETAIL:	14.05%	16.4%
INDUSTRIAL:	11.5%	15.4%



ALL NEW YEAR END RECORDS!

OFFICE ABSORPTION LAST 10 YEARS

<u>YEAR</u>	<u>ABSORPTION</u>
2000	443,000 SF
2001	113,000 SF
2002	335,986 SF
2003	365,000 SF
2004	245,000 SF
2005	510,000 SF
2006	253,000 SF
2007	-86,838 SF
2008	-147,474 SF
2009	-115,187 SF

AVERAGE ABSORPTION

191,000 SF per yea



OFFICE MARKET

Total SF (Buildings over 10,000 SF)	6,771,283 SF
Total Vacancy	1,418,421 SF
Vacancy in Balanced Market	<u>677,128 SF</u>
Absorption Required	741,295 SF
Average Annual Absorption	191,000 SF
<u>Years to a Balanced Market</u>	<u>3.88 Years</u>

INDUSTRIAL MARKET

NEW DEVELOPERS:

Union Property Capital

500,000 SF

McShane

540,000 SF

Development Arts

633,000 SF

Terragon

500,000 SF

Market slowed as project came online

RETAIL MARKET

NEW CONSTRUCTION

Spanish Springs

Summit Sierra

Damonte Ranch

Legends at Sparks Marina

Homes Not Occupied

Retailers Closed

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