



Valbridge
PROPERTY ADVISORS



QUARTERLY MARKET UPDATE

LAS VEGAS—RENO 2Q24

In September, the Fed cut rates by half a percent, the first drop in rates since March of 2020. Another half percent drop is expected by the end of the calendar year, and likely a full percent over 2025. As interest rates decrease, cap rates generally fall as well; lower interest rates will also mean increases in liquidity, plus refinancing opportunities for borrowers near the end of their leases. In the Reno market, commercial construction is booming in industrial, retail, and multifamily sectors, but may outpace demand; Las Vegas is seeing a contraction in hospitality availability for the first time in recent years as demolitions and closures outpace new development projects.

In the following pages, we outline the major market trends in the Las Vegas and Reno market sectors, along with key indicators. In today's quickly changing environment, we remain ready to assist you with your commercial real estate valuation needs at any time.

VALBRIDGE PROPERTY ADVISORS | LAS VEGAS and RENO

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INDUSTRIAL SECTOR HIGHLIGHTS

LAS VEGAS TRENDS

- Substantial new supply has hit the market - 12.1 million SF delivered recently; supply pressure will keep pushing vacancies higher, forecasted to reach 8% by 2025.
- Rent gains have slowed to below 10% (+6.4% this quarter) and gains should be more modest going forward.

RENO TRENDS

- Leasing has slowed, as moveouts and new construction have driven absorption negative over the past twelve months.
- Rising supply has kept rental increases minimal, well below the national average of 4.1%.
- With significant new development and low leasing levels, asset values are likely to see a decline.

OFFICE SECTOR HIGHLIGHTS

LAS VEGAS TRENDS

- The market-wide vacancy rate sits at 11%, but submarket performance varies: the worst performer is Central East Las Vegas, where outdated office buildings have driven the vacancy rate there north of 15%.
- Downward pressure on rents will continue in the near term as vacancy continues to rise.

RENO TRENDS

- New construction deliveries paired with slowing demand has pushed the vacancy rate higher, to 9%; an additional 370,000SF of construction is underway.
- Rents are a good deal for tenants, and despite higher vacancy rates, rental growth was +1%.
- Sales have slowed over the past 12 months.

RETAIL SECTOR HIGHLIGHTS

LAS VEGAS TRENDS

- The vacancy rate of 5.2% is near a 15 year low; limited availability is driving the market more than demand.
- The leasing environment remains highly competitive, particularly on the Strip and in high-income suburbs like Henderson and Summerlin.
- Rents are +4.5%, among the strongest in the US.

RENO TRENDS

- Strong demand and low inventory mean a tight market; limited construction underway means those conditions will persist for the coming year.
- Demand remains strong even for big box spaces (less popular in other markets).
- Rent growth is strong, at +3%, ahead of the national average of +2.5%.

MULTIFAMILY HOUSING SECTOR HIGHLIGHTS

LAS VEGAS TRENDS

- Demand has improved over the past 12 months, but the vacancy rate remains near 10%.
- Supply-side pressure persist for 2024-25 as the pipeline delivers new projects already underway.
- Asset values have declined by at least 10% (more for underperforming properties); cap rates are up by at least 100 basis points.

RENO TRENDS

- Vacancy rates are high for the Reno market, at 8.7%, as construction deliveries have outpaced renter absorption; however, demand remains strong and population growth continues.
- Competition for tenants is fierce, so rent growths are nearly flat as landlords vie on price. Average monthly rent is \$1,570, below the national average.

HOSPITALITY SECTOR HIGHLIGHTS

LAS VEGAS TRENDS

- 2024 will see the demolition of the Tropicana (slated for October) and the permanent closure of the Mirage (from July), decreasing availability.
- RevPAR for 2024 is projected to increase, with occupancy by year end above 80% and ADR breaking \$200 for the first time.
- Rising labor costs may impact profitability.

RENO + NORTHERN NEVADA TRENDS

- Trailing 12 month occupancy is low for Reno and northern Nevada, at 57.9%.
- However, 12 month average RevPAR was good, and climbing at an annual rate of +5.6%, well above the national average increase of +1.5%.
- Inventory has contracted over the past decade, as demolitions have outpaced new construction.

LAS VEGAS INDUSTRIAL TRENDS

OVERVIEW

LAS VEGAS INDUSTRIAL

12 Mo Deliveries in SF **12.1M** 12 Mo Net Absorption in SF **4.2M** Vacancy Rate **7.1%** Market Asking Rent Growth **6.4%**

KEY INDICATORS

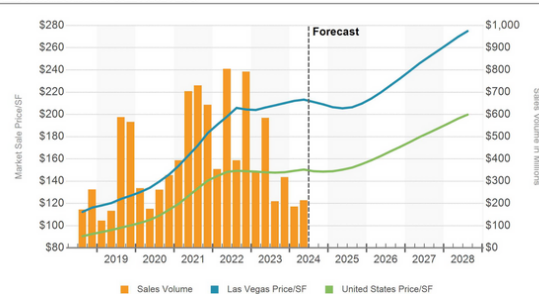
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	138,042,802	8.1%	\$13.09	15.5%	(\$89,905)	0	12,244,149
Specialized Industrial	23,953,960	4.8%	\$14.96	5.4%	25,002	0	0
Flex	21,923,891	3.4%	\$18.36	3.5%	(\$5,430)	0	0
Market	183,920,653	7.1%	\$14.37	12.9%	(\$70,335)	0	12,244,149

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	4.1%	7.2%	8.1%	13.9%	2011 Q1	1.8%	2022 Q3
Net Absorption SF	4.2M	4,036,152	5,989,001	11,972,653	2022 Q1	(\$4,061,062)	2010 Q1
Deliveries SF	12.1M	4,475,300	7,385,907	12,139,064	2024 Q2	63,574	2011 Q4
Market Asking Rent Growth	6.4%	3.3%	4.5%	15.1%	2022 Q2	-13.1%	2010 Q1
Sales Volume	\$927M	\$803.7M	N/A	\$2.5B	2022 Q2	\$74.4M	2010 Q2

SALES

LAS VEGAS INDUSTRIAL

SALES VOLUME & MARKET SALE PRICE PER SF



OVERVIEW

RENO INDUSTRIAL

12 Mo Deliveries in SF **4.6M** 12 Mo Net Absorption in SF **(2.8M)** Vacancy Rate **10.1%** Market Asking Rent Growth **1.6%**

KEY INDICATORS

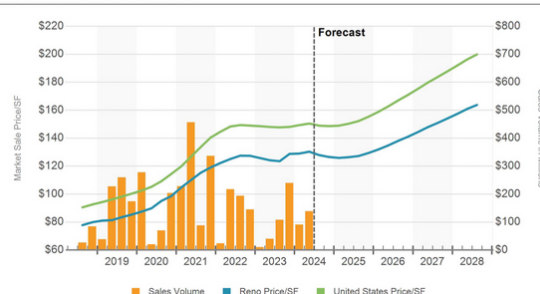
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	88,662,706	11.4%	\$8.37	13.0%	(\$88,049)	0	3,626,038
Specialized Industrial	22,373,001	6.4%	\$11.19	5.9%	(\$179,302)	0	935,064
Flex	7,233,111	4.4%	\$13.37	6.1%	(\$3,960)	0	56,010
Market	118,268,818	10.1%	\$9.20	11.3%	(\$81,311)	0	4,617,112

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	6.1%	8.5%	8.6%	14.3%	2009 Q2	2.4%	2022 Q1
Net Absorption SF	(2.8M)	2,581,484	2,273,092	7,825,731	2017 Q2	(2,359,730)	2024 Q2
Deliveries SF	4.6M	2,708,708	3,029,309	6,886,354	2023 Q2	6,000	2011 Q2
Market Asking Rent Growth	1.6%	3.7%	2.8%	8.3%	2022 Q2	-3.7%	2010 Q2
Sales Volume	\$577M	\$350.2M	N/A	\$1.1B	2021 Q4	\$37.6M	2010 Q1

SALES

RENO INDUSTRIAL

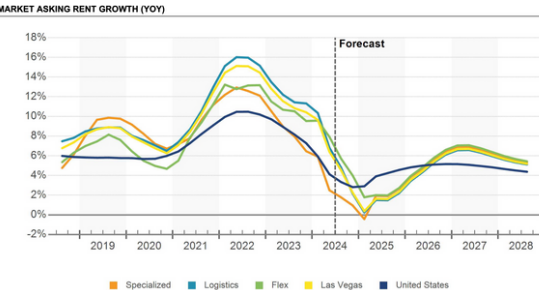
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LAS VEGAS INDUSTRIAL

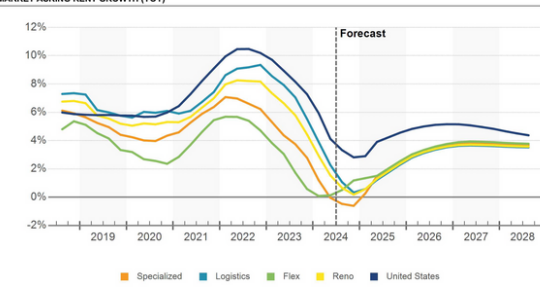
MARKET ASKING RENT GROWTH (YOY)



RENT

RENO INDUSTRIAL

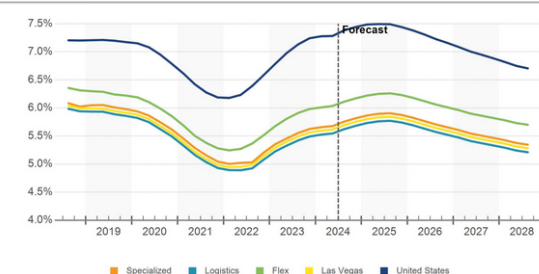
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LAS VEGAS INDUSTRIAL

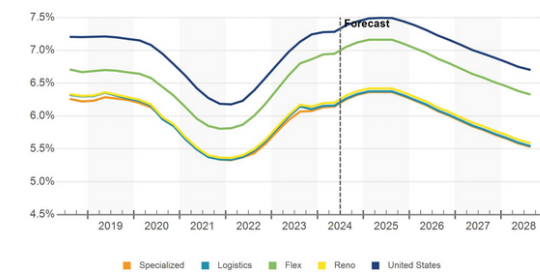
MARKET CAP RATE



CAP RATES

RENO INDUSTRIAL

MARKET CAP RATE



LAS VEGAS OFFICE TRENDS

OVERVIEW

LAS VEGAS OFFICE

12 Mo Deliveries in SF **407K** 12 Mo Net Absorption in SF **(205K)** Vacancy Rate **10.9%** Market Asking Rent Growth **5.9%**

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	15,209,365	10.6%	\$35.42	13.1%	(8,888)	0	776,147
3 Star	38,237,606	12.2%	\$28.37	13.0%	(59,722)	0	9,260
1 & 2 Star	15,204,361	8.2%	\$22.55	8.3%	(49,387)	0	0
Market	68,651,332	10.9%	\$28.72	12.9%	(117,997)	0	785,407

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.8%	13.5%	12.1%	18.9%	2010 Q2	7.0%	2005 Q3
Net Absorption SF	(205K)	806,964	42,496	2,701,114	2007 Q1	(932,826)	2010 Q3
Deliveries SF	407K	1,078,255	554,507	4,402,516	2007 Q4	91,281	2011 Q1
Market Asking Rent Growth	5.9%	0.7%	1.5%	6.7%	2022 Q4	-14.2%	2010 Q1
Sales Volume	\$512M	\$625.9M	N/A	\$1.2B	2022 Q1	\$87.5M	2009 Q4

RENO OFFICE TRENDS

OVERVIEW

RENO OFFICE

12 Mo Deliveries in SF **10.1K** 12 Mo Net Absorption in SF **92.2K** Vacancy Rate **9.0%** Market Asking Rent Growth **1.0%**

KEY INDICATORS

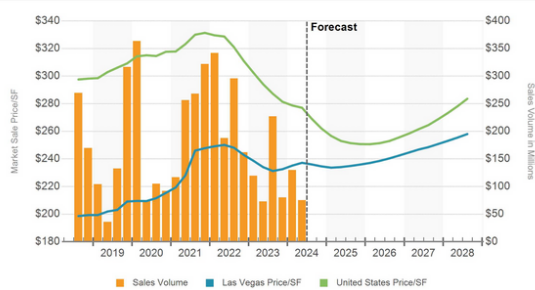
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	1,655,883	18.2%	\$30.69	16.3%	(2,960)	0	191,251
3 Star	9,476,110	9.2%	\$25.30	12.9%	(1,710)	0	175,967
1 & 2 Star	6,230,566	6.1%	\$21.61	7.0%	(19,340)	0	0
Market	17,362,559	9.0%	\$24.56	11.1%	(24,922)	0	367,218

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.5%	11.5%	8.8%	16.7%	2010 Q3	7.4%	2022 Q1
Net Absorption SF	92.2K	95,407	114,523	372,805	2009 Q4	(443,277)	2009 Q1
Deliveries SF	10.1K	60,563	134,376	331,790	2008 Q3	5,504	2014 Q4
Market Asking Rent Growth	1.0%	0.9%	0.6%	8.4%	2015 Q2	-11.0%	2009 Q3
Sales Volume	\$132M	\$122.3M	N/A	\$270.6M	2022 Q1	\$19M	2011 Q1

SALES

LAS VEGAS OFFICE

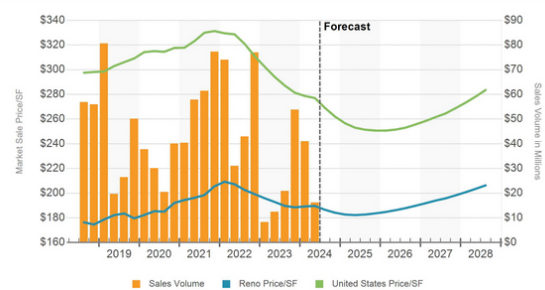
SALES VOLUME & MARKET SALE PRICE PER SF



SALES

RENO OFFICE

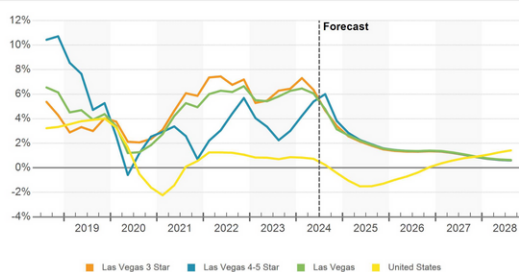
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LAS VEGAS OFFICE

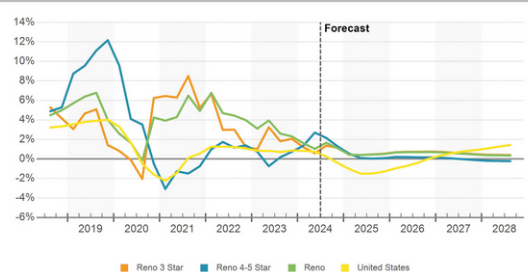
MARKET ASKING RENT GROWTH (YOY)



RENT

RENO OFFICE

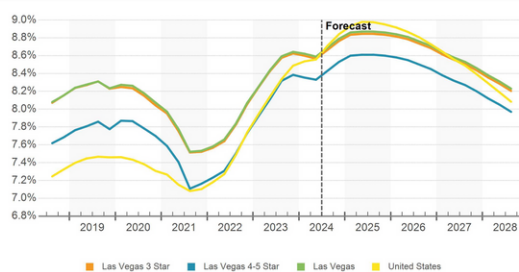
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LAS VEGAS OFFICE

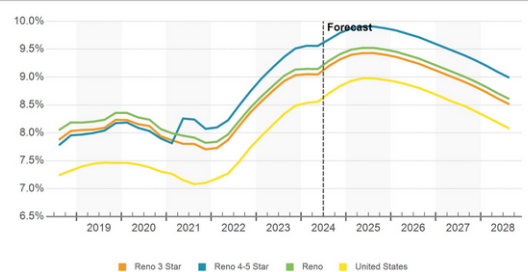
MARKET CAP RATE



CAP RATES

RENO OFFICE

MARKET CAP RATE



LAS VEGAS RETAIL TRENDS

OVERVIEW

LAS VEGAS RETAIL

12 Mo Deliveries in SF **445K** 12 Mo Net Absorption in SF **612K** Vacancy Rate **5.2%** Market Asking Rent Growth **4.5%**

KEY INDICATORS

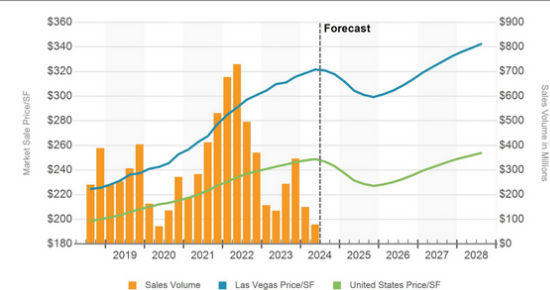
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	9,888,994	6.8%	\$75.63	5.1%	0	0	0
Power Center	12,586,999	3.3%	\$51.83	3.3%	2,962	0	0
Neighborhood Center	43,014,317	6.5%	\$26.70	7.5%	(18,493)	0	7,000
Strip Center	11,364,798	5.2%	\$25.63	5.6%	(8,734)	0	21,900
General Retail	42,776,663	3.5%	\$29.55	4.0%	(12,161)	0	889,654
Other	3,091,400	12.1%	\$38.28	6.4%	0	0	0
Market	122,682,771	5.2%	\$32.34	5.4%	(36,436)	0	918,554

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.2%	7.2%	5.4%	11.0%	2011 Q2	2.5%	2005 Q3
Net Absorption SF	612K	1,436,073	420,531	8,897,302	2007 Q4	(1,155,525)	2009 Q1
Deliveries SF	445K	1,713,064	696,992	6,828,304	2007 Q4	(182,628)	2013 Q1
Market Asking Rent Growth	4.5%	0.8%	3.1%	8.8%	2022 Q1	-11.6%	2010 Q1
Sales Volume	\$820M	\$1.2B	N/A	\$4.5B	2016 Q4	\$185.4M	2009 Q4

SALES

LAS VEGAS RETAIL

SALES VOLUME & MARKET SALE PRICE PER SF



OVERVIEW

RENO RETAIL

12 Mo Deliveries in SF **210K** 12 Mo Net Absorption in SF **315K** Vacancy Rate **3.9%** Market Asking Rent Growth **3.0%**

KEY INDICATORS

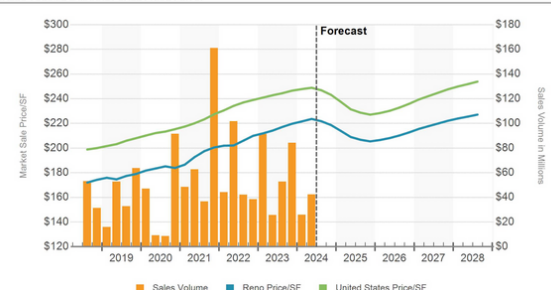
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,531,423	1.5%	\$22.06	9.4%	7,193	0	0
Power Center	3,695,305	4.3%	\$24.25	5.2%	(2,832)	0	0
Neighborhood Center	8,999,397	5.4%	\$22.91	4.9%	250	0	5,000
Strip Center	2,195,945	2.2%	\$21.65	2.0%	(800)	0	0
General Retail	11,508,341	3.3%	\$21.16	3.5%	983	0	7,125
Other	88,090	0%	\$22.06	0%	0	0	0
Market	28,018,501	3.9%	\$22.22	4.4%	4,794	0	12,125

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.4%	7.4%	3.9%	11.8%	2012 Q3	3.9%	2024 Q3
Net Absorption SF	315K	170,310	33,613	891,749	2017 Q4	(458,203)	2010 Q1
Deliveries SF	210K	196,131	26,538	1,261,027	2008 Q4	38,384	2010 Q1
Market Asking Rent Growth	3.0%	0.9%	1.9%	4.9%	2023 Q2	-6.7%	2009 Q4
Sales Volume	\$205M	\$167.7M	N/A	\$349.1M	2022 Q3	\$25M	2010 Q3

SALES

RENO RETAIL

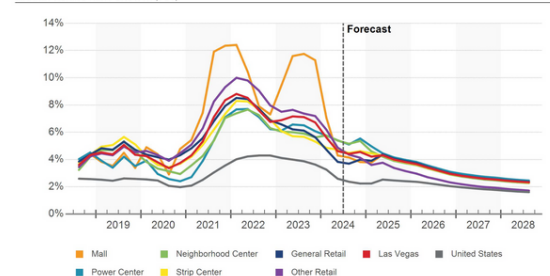
SALES VOLUME & MARKET SALE PRICE PER SF



RENT

LAS VEGAS RETAIL

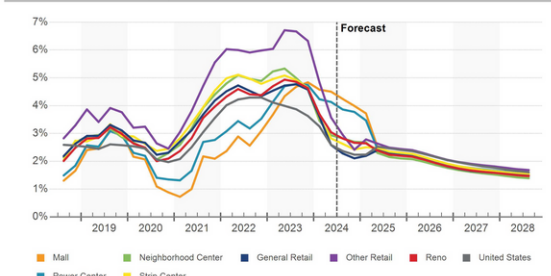
MARKET ASKING RENT GROWTH (YOY)



RENT

RENO RETAIL

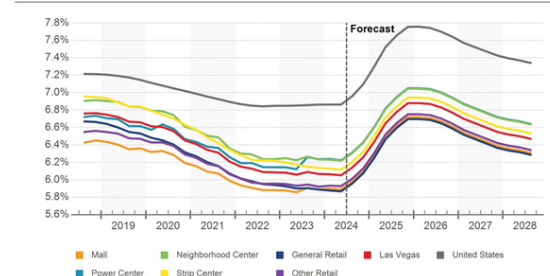
MARKET ASKING RENT GROWTH (YOY)



CAP RATES

LAS VEGAS RETAIL

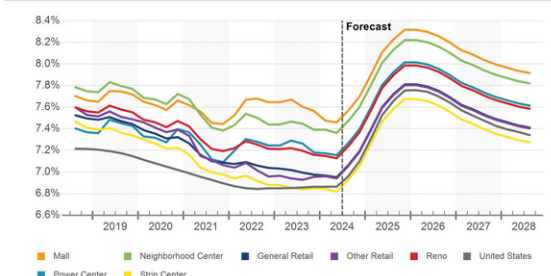
MARKET CAP RATE



CAP RATES

RENO RETAIL

MARKET CAP RATE



LAS VEGAS MULTIFAMILY TRENDS

OVERVIEW

LAS VEGAS MULTIFAMILY

12 Mo Delivered Units **5,894** 12 Mo Absorption Units **4,651** Vacancy Rate **9.7%** 12 Mo Asking Rent Growth **0.3%**

KEY INDICATORS

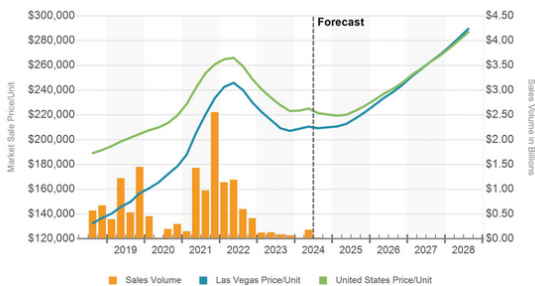
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	79,125	10.7%	\$1,665	\$1,642	2	0	4,311
3 Star	87,675	9.4%	\$1,358	\$1,343	28	0	885
1 & 2 Star	22,423	7.2%	\$1,024	\$1,018	(1)	0	0
Market	189,223	9.7%	\$1,459	\$1,440	29	0	5,196

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.4%	8.0%	8.2%	11.3%	2009 Q4	4.4%	2021 Q2
Absorption Units	4,651	2,135	3,509	7,144	2021 Q2	(3,486)	2022 Q3
Delivered Units	5,894	2,796	3,013	6,475	2023 Q4	0	2013 Q2
Demolished Units	0	292	295	1,726	2009 Q4	0	2024 Q2
Asking Rent Growth (YOY)	0.3%	2.8%	4.3%	20.2%	2021 Q4	-7.9%	2009 Q4
Effective Rent Growth (YOY)	0.2%	2.7%	4.3%	20.8%	2021 Q4	-8.0%	2009 Q4
Sales Volume	\$363M	\$1.4B	N/A	\$6.1B	2022 Q1	\$67.9M	2009 Q3

SALES

LAS VEGAS MULTIFAMILY

SALES VOLUME & MARKET SALE PRICE PER UNIT



RENO MULTIFAMILY TRENDS

OVERVIEW

RENO MULTIFAMILY

12 Mo Delivered Units **2,383** 12 Mo Absorption Units **2,391** Vacancy Rate **8.7%** 12 Mo Asking Rent Growth **0.6%**

KEY INDICATORS

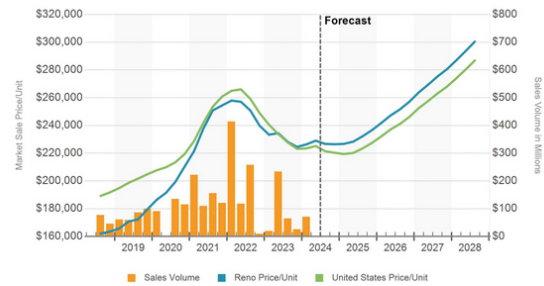
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	15,184	11.4%	\$1,884	\$1,857	1	0	456
3 Star	18,480	7.9%	\$1,524	\$1,510	6	0	994
1 & 2 Star	12,437	6.7%	\$1,168	\$1,161	0	0	0
Market	46,101	8.7%	\$1,572	\$1,555	7	0	1,450

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.9%	6.2%	6.7%	10.0%	2023 Q4	2.9%	2017 Q2
Absorption Units	2,391	621	1,051	2,462	2021 Q1	(352)	2009 Q2
Delivered Units	2,383	792	2,474	2,474	2024 Q1	0	2016 Q2
Demolished Units	0	36	13	584	2016 Q3	0	2024 Q2
Asking Rent Growth (YOY)	0.6%	2.8%	3.4%	10.8%	2021 Q2	-5.5%	2009 Q4
Effective Rent Growth (YOY)	0.9%	2.7%	3.5%	10.8%	2021 Q2	-5.5%	2009 Q4
Sales Volume	\$163M	\$201.9M	N/A	\$910.7M	2022 Q3	\$620K	2002 Q2

SALES

RENO MULTIFAMILY

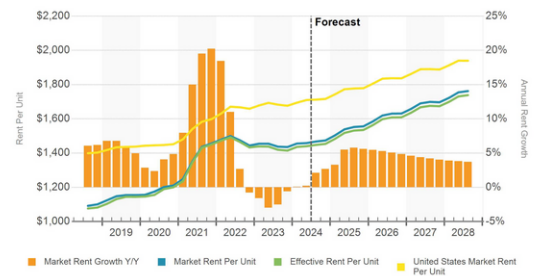
SALES VOLUME & MARKET SALE PRICE PER UNIT



RENT

LAS VEGAS MULTIFAMILY

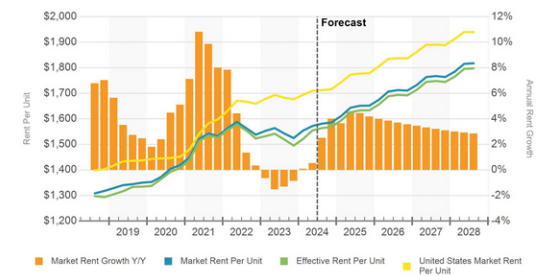
MARKET RENT PER UNIT & RENT GROWTH



RENT

RENO MULTIFAMILY

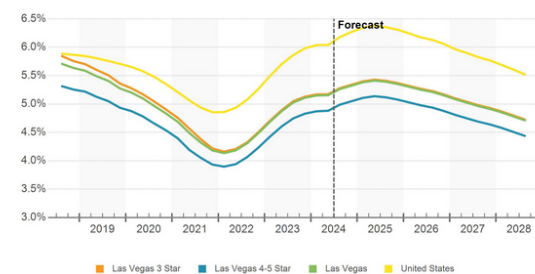
MARKET RENT PER UNIT & RENT GROWTH



CAP RATES

LAS VEGAS MULTIFAMILY

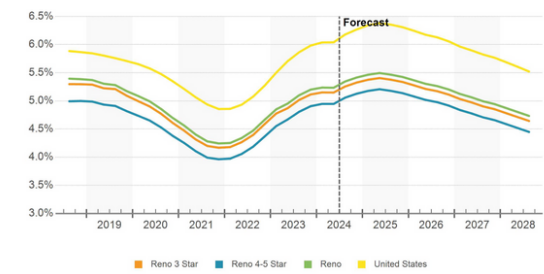
MARKET CAP RATE



CAP RATES

RENO MULTIFAMILY

MARKET CAP RATE



LAS VEGAS HOSPITALITY TRENDS

OVERVIEW

LAS VEGAS HOSPITALITY

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
79.3%	\$202.82	\$160.84	59.8M	47.4M

KEY INDICATORS

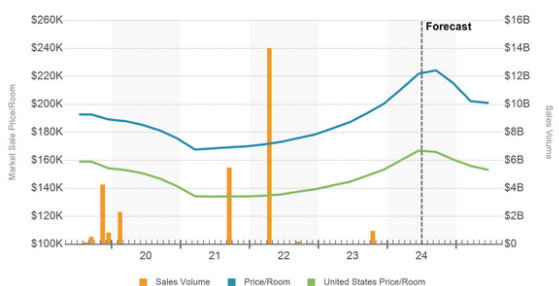
Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	71,873	84.1%	\$282.65	\$237.61	3,853	0
Upscale & Upper Midscale	43,874	81.2%	\$157.14	\$127.64	338	1,330
Midscale & Economy	48,960	70.7%	\$115.10	\$81.38	33	241
Total	164,407	79.3%	\$202.82	\$160.84	4,224	1,571

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	81.1%	81.6%	80.9%	79.3%	70.8%	83.1%
Occupancy Change	2.2%	-0.2%	1.1%	1.7%	-0.8%	1.1%
ADR	\$192.27	\$196.07	\$208.05	\$202.82	\$155.96	\$214.96
ADR Change	1.9%	-5.3%	7.0%	7.4%	8.3%	2.0%
RevPAR	\$155.83	\$151.74	\$168.26	\$160.84	\$117.48	\$178.69
RevPAR Change	4.2%	-6.4%	8.2%	9.2%	7.5%	3.1%

SALES

LAS VEGAS HOSPITALITY

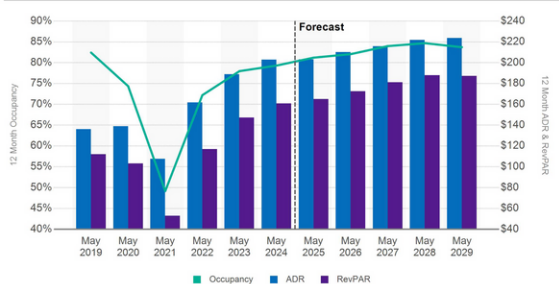
SALES VOLUME & MARKET SALE PRICE PER ROOM



PERFORMANCE

LAS VEGAS HOSPITALITY

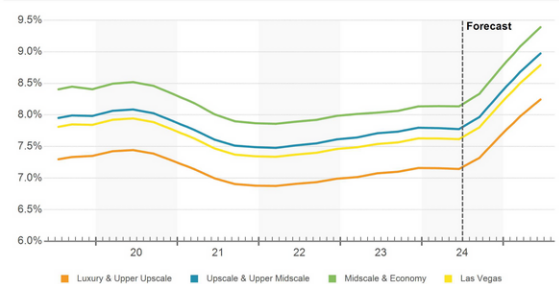
OCCUPANCY, ADR & REVPAR



CAP RATES

LAS VEGAS HOSPITALITY

MARKET CAP RATE



RENO+ NORTHERN NV HOSPITALITY TRENDS

OVERVIEW

RENO + NORTHERN NV HOSPITALITY

12 Mo Occupancy	12 Mo ADR	12 Mo RevPAR	12 Mo Supply	12 Mo Demand
57.9%	\$137.98	\$79.86	13M	7.5M

KEY INDICATORS

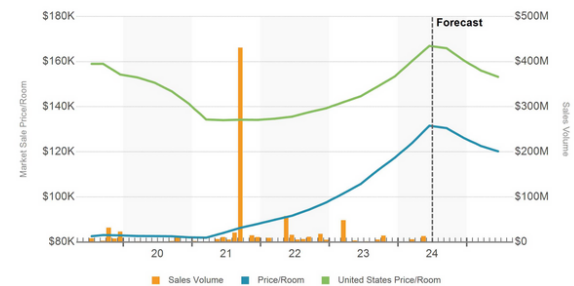
Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	6,403	63.1%	\$264.82	\$167.18	0	260
Upscale & Upper Midscale	11,708	66.3%	\$136.54	\$90.50	0	387
Midscale & Economy	17,949	50.5%	\$84.15	\$42.50	144	0
Total	36,060	57.9%	\$137.98	\$79.86	144	647

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	56.8%	54.6%	51.3%	57.9%	58.0%	54.8%
Occupancy Change	-5.5%	-7.3%	-9.4%	-4.2%	-1.4%	-1.1%
ADR	\$126.69	\$124.61	\$124.59	\$137.98	\$108.71	\$140.63
ADR Change	2.2%	3.4%	3.8%	10.3%	10.1%	0.8%
RevPAR	\$72.00	\$68.04	\$63.85	\$79.86	\$63.00	\$77.05
RevPAR Change	-3.4%	-4.1%	-6.0%	5.6%	8.5%	-0.2%

SALES

RENO + NORTHERN NV HOSPITALITY

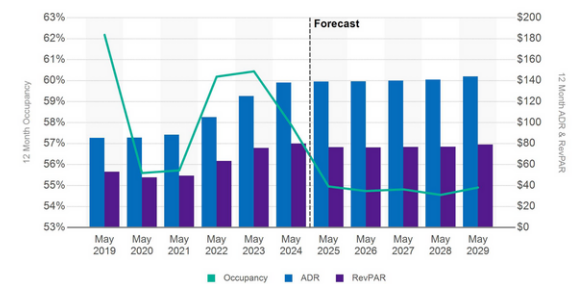
SALES VOLUME & MARKET SALE PRICE PER ROOM



PERFORMANCE

RENO + NORTHERN NV HOSPITALITY

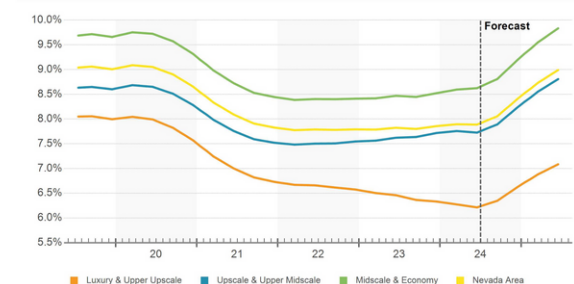
OCCUPANCY, ADR & REVPAR



CAP RATES

RENO + NORTHERN NV HOSPITALITY

MARKET CAP RATE



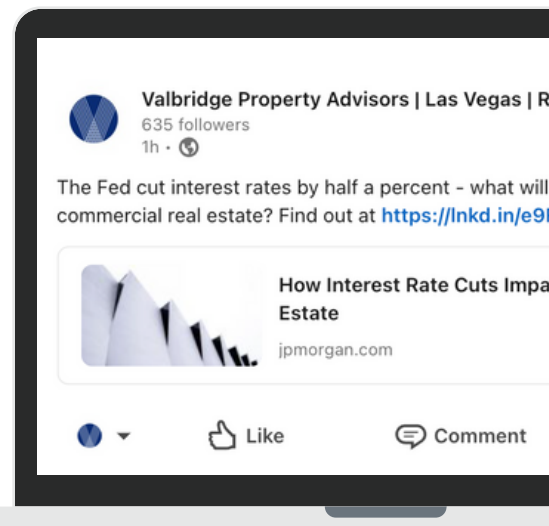


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