

CITY OF NORTH LAS VEGAS

ECONOMIC DEVELOPMENT



land,
infrastructure
& opportunity.
CITY OF NORTH LAS VEGAS, NV



5TH FASTEST GROWING
CITY IN THE NATION

Source: StorageCafe 2025

AMERICA'S MOST OPTIMISTIC
BUSINESS HUB

Source: Alta Technologies, 2025

AMERICA'S TOP
100 SAFEST CITIES

Source: WalletHub, 2026

NORTH LAS VEGAS SUBMARKET

TOTAL INVENTORY (SF)

INDUSTRIAL MARKET: 78,576,979

OFFICE MARKET: 759,981

RETAIL MARKET: 7,163,878

VACANCY RATE

INDUSTRIAL MARKET: 10.0%

OFFICE MARKET: 1.6%

RETAIL MARKET: 4.4%

AVG ASKING RATES (PSF)

INDUSTRIAL MARKET: \$0.99

OFFICE MARKET: \$2.20

RETAIL MARKET: \$2.08

Source: Colliers Q4 2025 Market Report



APEX SUBMARKET

TOTAL INVENTORY (SF)

INDUSTRIAL MARKET: 6,322,298

VACANCY RATE

INDUSTRIAL MARKET: 41%

Source: Colliers Q4 2025 Market Report

*"Companies have a choice on
where to do business and they
continue to choose
North Las Vegas."*

- Pamela Goynes-Brown
CITY OF NORTH LAS VEGAS MAYOR

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NV FAST FACTS

Nevada has:

NO CORPORATE INCOME TAX

NO TAXES ON CORPORATE SHARES

NO FRANCHISE TAX

NO PERSONAL INCOME TAX

NO INHERITANCE OR GIFT TAX

NO UNITARY TAX

NO ESTATE TAX

COMPETITIVE SALES RATES
 COMPETITIVE PROPERTY TAX RATES
 MINIMAL EMPLOYER PAYROLL TAX
 NOMINAL ANNUAL FEES

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NV ENERGY AVERAGE PRICE OF ELECTRICITY BY END-USE SECTOR IN NEVADA:

COMMERCIAL

10.47

INDUSTRIAL

8.49

Source: NV Energy

NEVADA INDUSTRIES AVERAGE ANNUAL SALARIES:

ADVANCED MANUFACTURING

\$97,757

TRANSPORTATION & WAREHOUSING

\$69,289

Source: U.S. Bureau of Labor Statistics

