



2025

SOUTHWEST REGION

QUARTER 3 PERSPECTIVE

PREPARED BY :

**SVN COMMERCIAL REAL
ESTATE ADVISORS**



Collective Strength.
Accelerated **Growth.**

TABLE OF CONTENTS

03	About SVN THE SVN BRAND SVN BY NUMBERS SOUTHWEST REGION OFFICES
07	Los Angeles, CA
11	Orange County, CA
15	Inland Empire, CA
19	San Diego, CA
23	Las Vegas, NV
27	Phoenix, AZ
31	Denver, CO
35	Fort Collins, CO
39	Albuquerque, NM
43	Houston, TX
47	San Antonio, TX
51	Distress Tracker Report



www.svn.com



www.linkedin.com/company/svnic/

THE SVN® BRAND

We believe in the power of COLLECTIVE STRENGTH to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

SVN® BY THE NUMBERS

200+

Offices Owners
Nationwide

3

Global Offices &
Expanding

18

Core Services &
Specialty Practice Areas

2,000+

Advisors &
Staff

\$15.5B

Total Value of Sales & Lease
Transactions in 2024

66M+

SF in
Properties Managed

This is the SVN Difference.

The SVN Southwest Region Quarterly newsletter will keep you informed and equipped with the latest trends, opportunities, and expert analysis in this thriving region. Our team of experienced professionals understands the dynamic nature of the Southwest's commercial real estate landscape. We are committed to delivering valuable content, including market indicators, investment opportunities, regulatory updates, and localized insights.

REGIONAL TRANSACTIONS

268

CLOSED
DEALS

\$200M

TOTAL
VALUE



SOLD - \$ 52,200,000
± 495,000 SF | Industrial
Isaac Sun
SVN | Vanguard



SOLD - \$ 8,500,000
± 2.39 AC | Redevelopment
Justin Horwitz
SVN | Desert Commercial



SOLD - Undisclosed
Office
Brandi Sikes, MCR, CRE
SVN | J. Beard Real Estate



SOLD - \$4,772,660
±8,490 SF | Retail
Kevin Matthews, Troy Meyer
SVN | Denver Commercial

REGIONAL LISTINGS

781

LISTINGS
ON
MARKET

\$984M

SALE
LISTINGS
VALUE



FOR SALE - \$ 7,250,000

± 43,342 SF | Hospitality

Walt Arnold, CCIM, SIOR, Brian Resendez,
CCIM, Joseph Aiston
SVN | Walt Arnold Commercial Brokerage



FOR SALE - Negotiable

±8.75 AC | Land

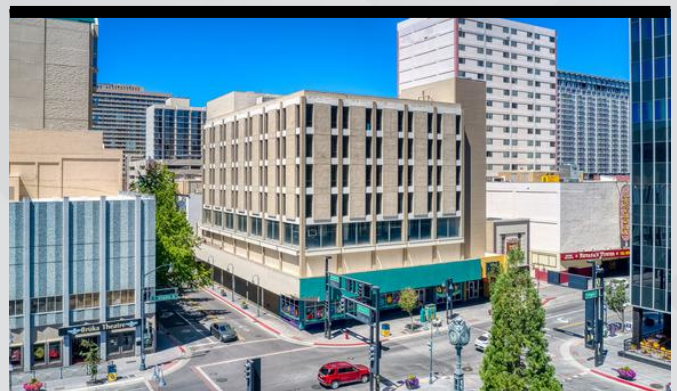
Gary Washburn, Francisco Sanchez
SVN | Insight



FOR SALE - \$ 12,500,000

± 19,522 SF | Retail

Travis Taylor
SVN | Traditions



FOR SALE - \$ 9,000,000

± 92,000 SF | Office

David Livingston, Fabian Lechuga
SVN | The Equity Group



www.lasvn.com



[@svn.richinvestmentpartners](https://www.instagram.com/svn.richinvestmentpartners)



[@SvnRichPartners](https://twitter.com/SvnRichPartners)



[@svn-los-angeles-3021325a](https://www.linkedin.com/company/svn-los-angeles-3021325a)

Los Angeles

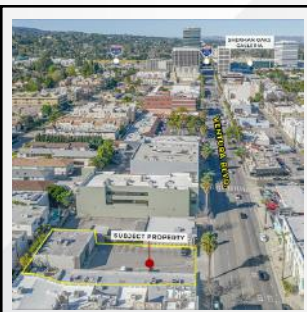
Los Angeles remains a global cultural hub shaped by diversity, entertainment, and world-class institutions. The city faces population shifts, affordability challenges, and pressure to keep downtown vibrant, while major infrastructure and transit investments—spurred by the upcoming 2028 Olympics—aim to drive growth balanced with sustainability. Notable commercial real estate developments (planned or under construction) in Los Angeles include:

- ***West Harbor (San Pedro) | A 42-acre waterfront district***
- ***Olympic & Hill (Downtown L.A.) | A 60-story high-rise tower***
- ***Artisan Hollywood (Hollywood) | A 25-story mixed-use development***

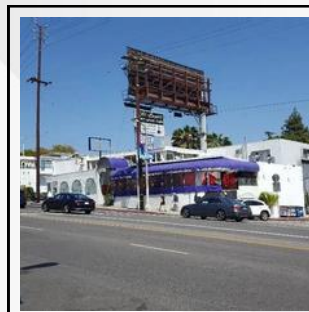
FEATURED ON MARKET LISTINGS



FOR SALE
\$13,500,000
±27,571 SF | Office



FOR SALE
\$7,200,000
±9,225 SF | Retail



FOR SALE
\$20,000,000
±18,807 SF | Retail

[VIEW ALL LISTINGS](#)

SOUTHERN CA - LOS ANGELES

SVN RICH INVESTMENT REAL ESTATE PARTNERS | WWW.LASVN.COM CORP DRE 01881602



Allen Afshar
EXECUTIVE VICE PRESIDENT
LIC. 00797725



Daniel Baird
MANAGING PARTNER
LIC. 01249675



James Bean
VICE PRESIDENT
LIC. 01970580



Michael Chang
VICE PRESIDENT
LIC. 01880895



Mark Haworth
BROKER / PRINCIPAL
LIC. 00801075



Christian Hayes
SENIOR VICE PRESIDENT
LIC. 0111567



Rich Helmonds
SENIOR VICE PRESIDENT
LIC. 00635045



Alejandro Hinostroza
ADVISOR
LIC. 01853793



Shiva Monify
SENIOR VICE PRESIDENT
LIC. 01728143



Michael Mottahedan
VICE PRESIDENT
LIC. 01137290



Anil Rana
VICE PRESIDENT
LIC. 01328872



David Rich
MANAGING PARTNER
LIC. 00952850



Manoj Shah
EXECUTIVE VICE PRESIDENT
LIC. 01325787



Josh Snyder
SENIOR ADVISOR
LIC. 01940165



Mark Spohn
VICE PRESIDENT
LIC. 0043221

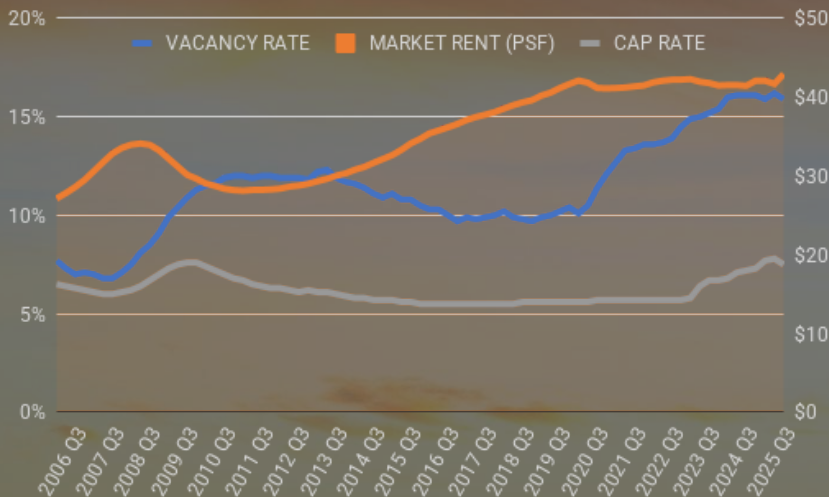


Kanna Sunkara
SENIOR ADVISOR
LIC. 01375427

Los Angeles

OFFICE

The Los Angeles office market remains challenged, with vacancy stubbornly elevated at 15.9%, a historic high and about 200 basis points above the national average. Positive net absorption and a dip in sublease space earlier this year were short-lived, and the market's fundamentals remain weak, especially with ongoing remote and hybrid work trends. Key sectors like tech and entertainment continue to shrink or pause expansion plans, leading to further reductions in office footprints. Lease sizes have dropped about 4% year over year. Companies reevaluating their space needs has led to a glut of vacancies in the market, and groundbreakings are at record lows due to a challenging financing market and uncertainty about future office demand.



15.9%
VACANCY RATE



7.5%
CAP RATE



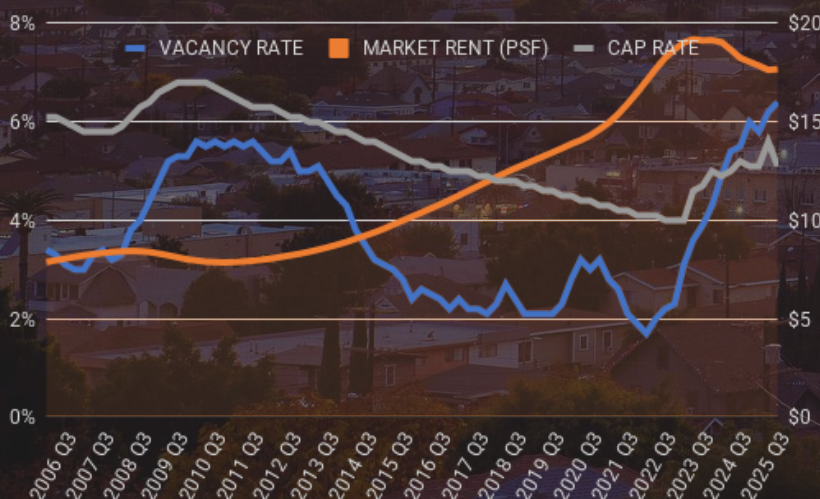
\$42.95
MARKET RENT



\$341
PRICE/SF

INDUSTRIAL

Industrial vacancy in Los Angeles has increased at the same pace as the national average over the past several years. However, while national vacancy expansion has been driven by supply growth, LA's has been driven by a contraction in occupancy, which has fallen below prepandemic levels. Net absorption finally registered positively in the first quarter of 2025 following 11 consecutive quarters of decline, but ran negative again in the second quarter. In addition, some spec developments are delivering vacant. Vacancy has reached 6.4% as of the third quarter of 2025, up from an all-time low of 1.7% at the beginning of 2022.



6.4%
VACANCY RATE



5.1%
CAP RATE



\$17.68
MARKET RENT

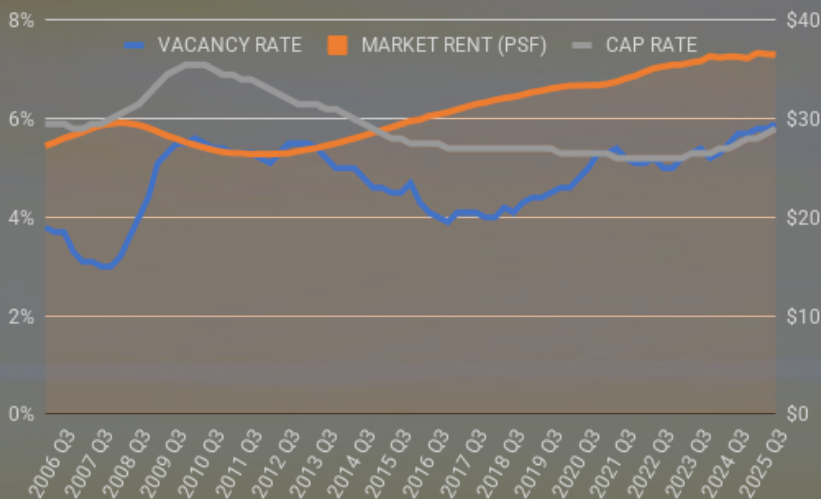


\$321
PRICE/SF

Data Source: CoStar

RETAIL

Space availability continues to loosen across the Los Angeles retail market, and demand formation has been among the weakest of major markets across the country. Net absorption has tallied -2.0 million SF during the past 12 months. Another 200,000 SF was added to the leasing market during 25Q2, when availability rose 10 basis points quarter over quarter and 50 basis points year over year. That has brought the availability rate to 6.4% during the third quarter, which has been trending at the highest local level in more than 10 years. Availability has risen for mid-sized boxes between 10,000 SF and 25,000 SF. The rate has increased almost 100 basis points since the start of the year to its highest level in a decade, as national brands have filed for bankruptcy or closed underperforming stores across the region.



5.9%

VACANCY RATE



5.8%

CAP RATE



\$36.52

MARKET RENT

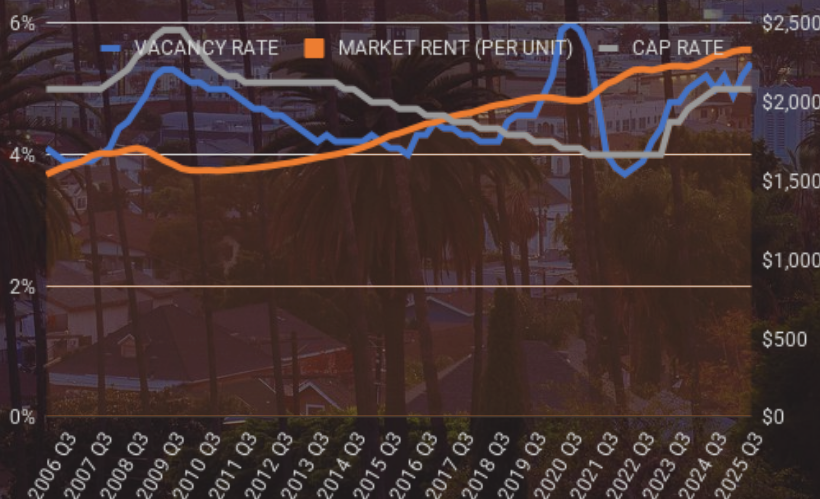


\$410

PRICE/SF

MULTIFAMILY

Los Angeles apartment market conditions softened in the second quarter, a divergence from recent performance. In the prior 18-month period, rebounding renter demand was met by an easing construction pipeline, causing vacancy to stabilize and rent growth to level out. Weak tenant demand last quarter caused vacancy to tick up from 4.9% in 2025Q1 to 5.4% today. Relative economic softness, particularly job losses in the entertainment and tech sectors, and outmigration by residents continue to weigh on overall conditions. However, analyzing recent demand by asset quality demonstrates diverging renter activity. Higher-income renters seeking top-tier apartments have been the most significant driver of activity.



5.4%

VACANCY RATE



5.0%

CAP RATE



\$2,334

MARKET RENT



\$358,695

PRICE/UNIT

Data Source: CoStar

 www.svnvanguard.com

 [@svn.vanguard](https://www.instagram.com/svn.vanguard)

 [@SVNVanguard](https://twitter.com/SVNVanguard)

 [@svnvanguard](https://www.facebook.com/svnvanguard)

 [@svnvanguard](https://www.linkedin.com/company/svnvanguard)

Orange County

Orange County blends iconic coastal appeal with high-quality suburban living, anchored by attractions like Disneyland, upscale beaches, and master-planned cities. It has become a major employment and innovation center—especially around Irvine—while retaining strong cultural, lifestyle, and recreational appeal. Though it sits adjacent to Los Angeles, Orange County maintains its own distinctive identity and economic momentum. Notable commercial real estate developments (planned or under construction) in Orange County include:

- ***The Row at Red Hill | Santa Ana: A 14.5-acre mixed-use community***
- ***OC Vibe | Anaheim: A large-scale entertainment and mixed-use district***
- ***Related Bristol | Santa Ana: A \$2.9 billion mixed-use urban village***

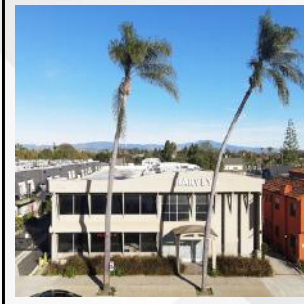
FEATURED ON MARKET LISTINGS



FOR SALE
\$5,299,000
±0.91 AC | Industrial



FOR SALE
\$4,500,000
±22,011 SF | Retail



FOR SALE
\$3,900,000
±16,290 SF | Office

[VIEW ALL LISTINGS](#)

SOUTHERN CA - ORANGE COUNTY

SVN VANGUARD | WWW.SVNVANGUARDOC.COM CORP DRE 01840569



Cameron Irons
MANAGING DIRECTOR
LIC. 01176224



Denise Hance
OPERATIONS DIRECTOR
LIC. 02105304



Sharon Browning
SENIOR ADVISOR
LIC. 00854083



Kevin Burger
VICE PRESIDENT
LIC. 01441685



Kim Calabrano
VICE PRESIDENT
LIC. 01249976



David Cendejas
SENIOR ADVISOR
LIC. 01782706



Jon Davis
SENIOR VICE PRESIDENT
LIC. 01885959



Ryley Edwards
ADVISOR
LIC. 02236527



Alan Gutierrez
ADVISOR
LIC. 01810823



Donny Hall
ADVISOR
LIC. 02052695



Clervil Heraux
ADVISOR
LIC. 01473077



Ashley Hutchinson
ADVISOR
LIC. 02005679



Cameron Jones, SIOR
SENIOR VICE PRESIDENT
LIC. 01770606



Steve Lin
ADVISOR
LIC. 01884862



Tricia McCarroll
ADVISOR
LIC. 02038733



Sophia Mehr
ADVISOR
LIC. 02024106



Melissa Palmieri
ADVISOR
LIC. 01951902



Nick Rivera
ADVISOR
LIC. 02241654



Brock Smith
ADVISOR
LIC. 02087199



Leonardo Villasenor
ADVISOR
LIC. 01970401



Noah Brown
ADVISOR
LIC. 02259737



Danielle Willard
ADVISOR
LIC. 01940764

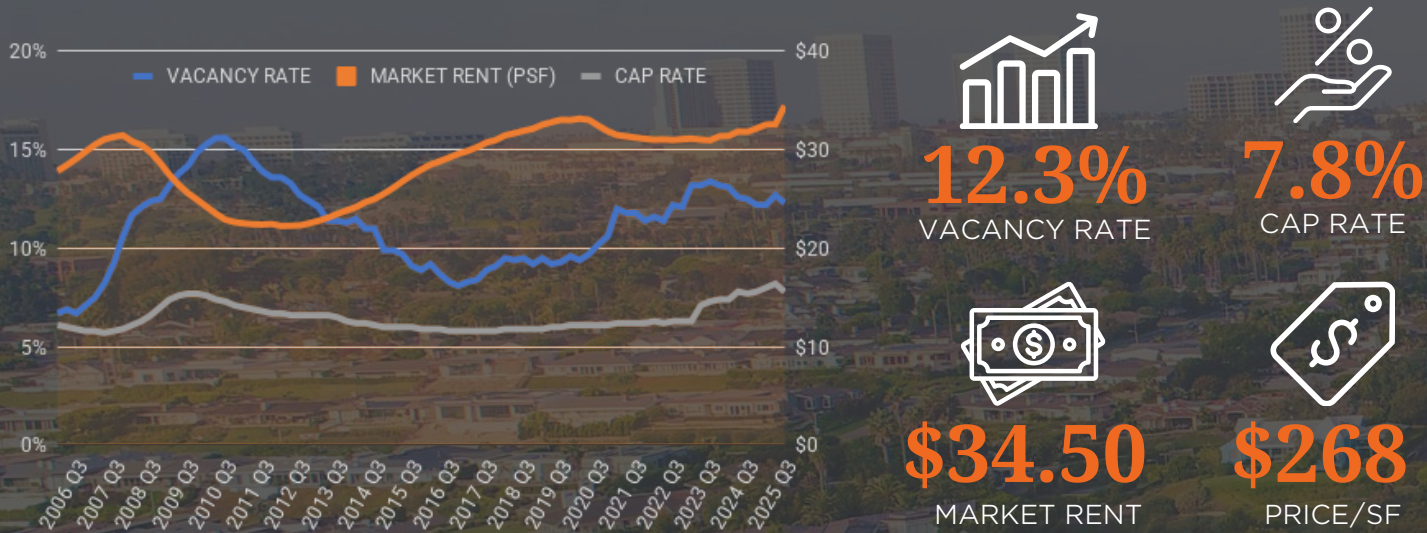


Anthony Ying
SENIOR ADVISOR
LIC. 02052345

Orange County

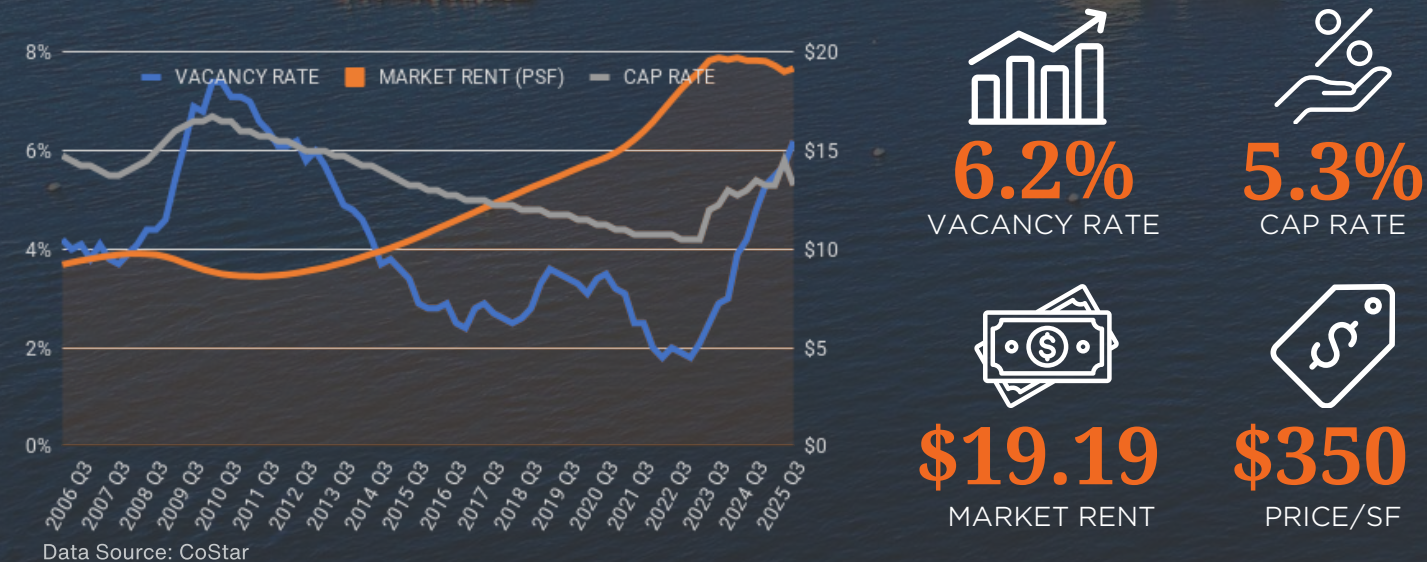
OFFICE

Counter to national trends, office space availability in Orange County has contracted in recent years. Since peaking in early 2023 at 16.9% of inventory, availability has declined to 14.5% as of the third quarter of 2025. Compared to urban downtowns like LA, Orange County’s suburban environment lends to higher office utilization, reflected in public transit use that is trending above precovid levels, well ahead of the national average. New (non-renewal) leasing volume increased in the second quarter, which chipped away at availability. Vacancy is nearly flat year over year, but increased in the first and second quarters of 2025 due to occupancy loss and currently measures 12.3%. Tenants in the market have demonstrated a preference for new, highly amenitized, and creative office buildings.



INDUSTRIAL

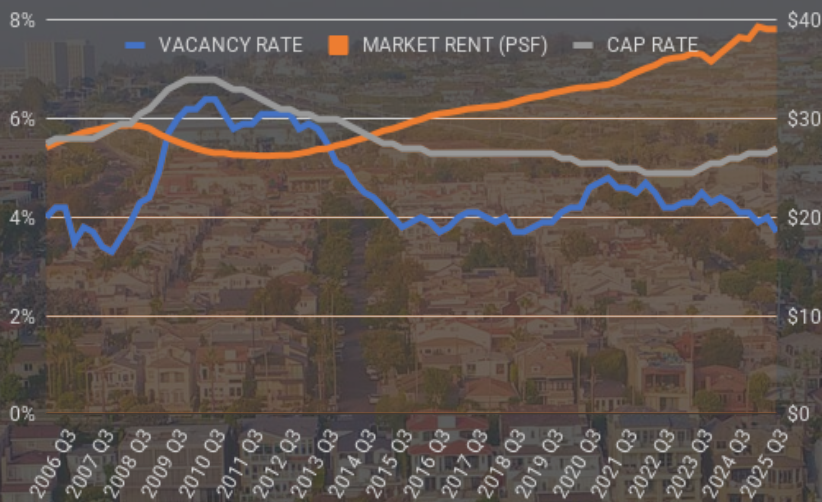
Demand for industrial space in Orange County has softened since the beginning of 2023, with occupancy losses accelerating in 2024 and prevailing into 2025. Vacancy has increased to 6.2% as of the third quarter of 2025, which still ranks OC in the bottom half of the nation’s largest 20 industrial markets and below the national average of 7.5%. Space availability, which includes under-construction inventory and sublease listings, has expanded by approximately 500 basis points since the beginning of 2023 to 8.4%. Vacancy has increased at a similar pace to the national average and will face upward pressure in the quarters ahead as some developments will reach completion vacant.



Data Source: CoStar

RETAIL

Orange County's retail market remains extremely tight, although a spattering of store closings from bankrupt retailers pushed availability slightly higher in recent quarters. Availability still measures a compressed 4.2% as of the third quarter of 2025, trending below the U.S. national retail availability rate of 4.9%. The national rate has also increased slightly in recent quarters. As viable available retail space for move-in is limited, net absorption can run negative in quarters when store closures spike. Larger-format leasing activity in 2025 has been dominated by fitness tenants and offprice retailers such as Ross and Burlington.



3.7%
VACANCY RATE



5.4%
CAP RATE



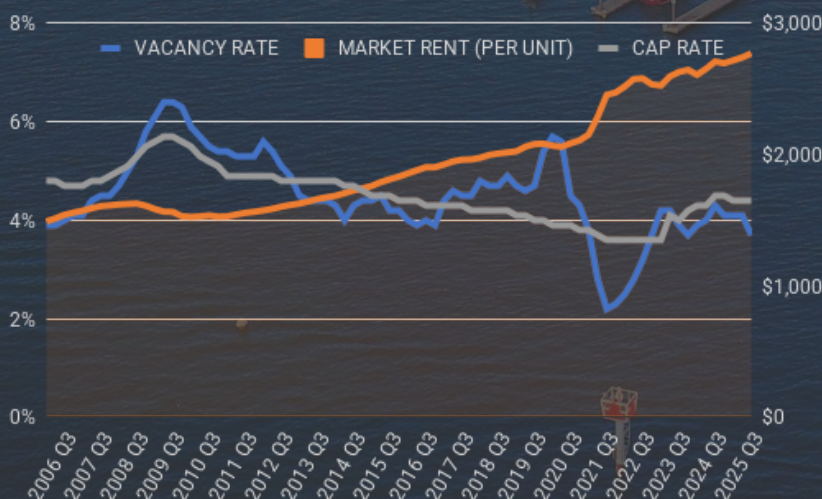
\$39.11
MARKET RENT



\$444
PRICE/SF

MULTIFAMILY

Housing remains in high demand in Coastal California, fostering high occupancy rates across Orange County apartments. While the national vacancy rate has increased significantly since 2023 to 8.2%, vacancy in OC has remained compressed and measures just 3.7% as of the third quarter of 2025. Vacancy in OC ranks second lowest among the nation's largest 50 markets. Although it still compares favorably to other markets, stabilized vacancy has increased slightly in 2025, limiting rent growth. Market rents were nearly flat in 2024, and year-over-year rent growth measures only 1.6% as of the third quarter of 2025 as operators focus on maintaining nearly full occupancies.



3.7%
VACANCY RATE



4.4%
CAP RATE



\$2,772
MARKET RENT



\$446,789
PRICE/UNIT

Data Source: CoStar

Inland Empire

The Inland Empire—covering Riverside and San Bernardino counties—is a fast-growing metro region east of Los Angeles, known for its affordable housing, diverse population, and thriving logistics and distribution sectors. Despite infrastructure and environmental challenges, it continues to expand as people and businesses move inland from the coast. Notable commercial real estate developments (planned or under construction) in Inland Empire include:

- ***The HUB @ Ontario International Airport / Phase 1 of a 200-acre master-planned logistics park***
- ***Speedway Commerce Center / Phase 1 of a next-generation logistics campus***
- ***Southern California Logistics Airport (SCLA) Master Plan / Ongoing expansion of an 8,500-acre multimodal logistics hub***

FEATURED ON MARKET LISTINGS



FOR LEASE
\$1.25-1.50 SF/Mo
±2,210-15,400 SF | Retail



FOR LEASE
\$1.00-1.95 SF/Mo
±1,137-14,749 SF | Medical



FOR SALE
Negotiable
±8.75 AC | Land

[VIEW ALL LISTINGS](#)

SOUTHERN CA - INLAND EMPIRE

SVN INSIGHT | WWW.SVNINSIGHT.COM

CORP DRE 02075327



Brett Larson, CCIM
MANAGING DIRECTOR
LIC. 01947115



Janet F. Kramer, CCIM
MANAGING PARTNER
LIC. 01351570



John Goga
ADVISOR
LIC. 01156272



Robert Kirkpatrick
SENIOR ADVISOR
LIC. 00575633



Francisco Sanchez
ASSOCIATE ADVISOR
LIC. 02180617

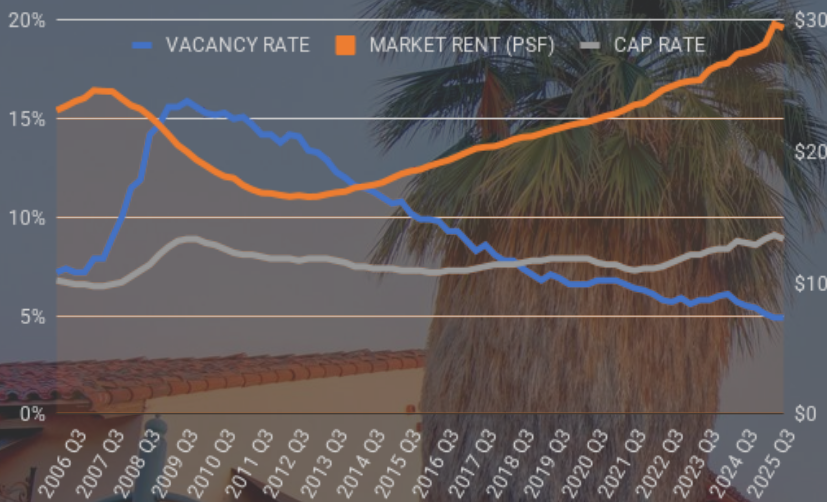


Gary Washburn
SENIOR ADVISOR
LIC. 00705913

Inland Empire

OFFICE

Demand for office space in the Inland Empire has increased in the first three quarters of 2025, and occupancy levels are rising into record-breaking territory. Net absorption in the first half of 2025 totaled over 400,000 SF, already exceeding 2024's annual total. Roughly a third of the absorption stems from medical office buildings. As a result of expanding tenant occupancy and limited supply growth, vacancy has fallen to 4.9% as of the third quarter of 2025. The market is unique in its reliance on small businesses, locally serving professionals, and healthcare providers, which have primarily maintained occupancy due to outperforming economic growth. New-to-market businesses have backfilled spaces shed by larger firms, and some large, vacant, traditional office buildings are being redeveloped for medical use.



4.9%

VACANCY RATE



8.9%

CAP RATE



\$29.43

MARKET RENT

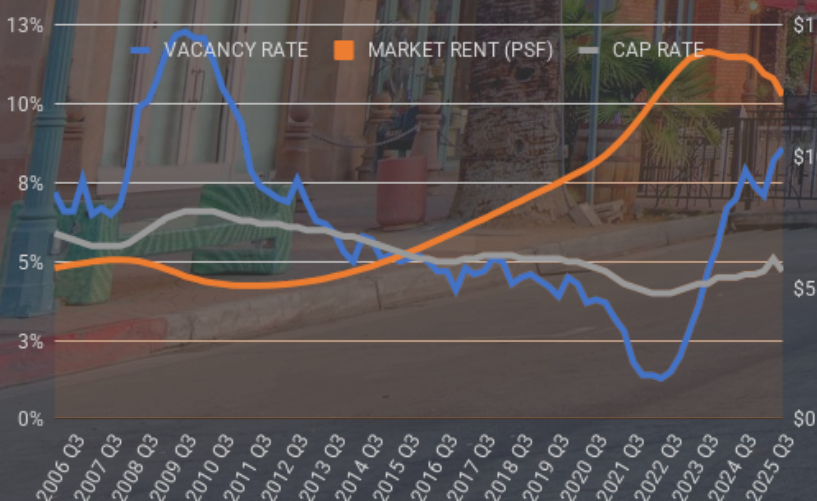


\$190

PRICE/SF

INDUSTRIAL

Following a pre-tariff surge, new industrial leasing volume in the Inland Empire fell back to the 10 to 12 million SF range in the second quarter of 2025, and vacancy resumed an upward trajectory. An enduring, accelerated pace of tenant move-outs and fewer move-ins turned net absorption slightly negative in the second quarter, following two quarters of gains. Vacancy currently measures 8.6% as of the third quarter of 2025, uncharacteristically trending higher than the national average following the record expansion over the past few years. New for-lease listings activity continues to outpace leasing, raising availability to 11.9%. A wave of new supply has pressured vacancy and increased availability in recent years.



8.6%

VACANCY RATE



4.7%

CAP RATE



\$12.33

MARKET RENT



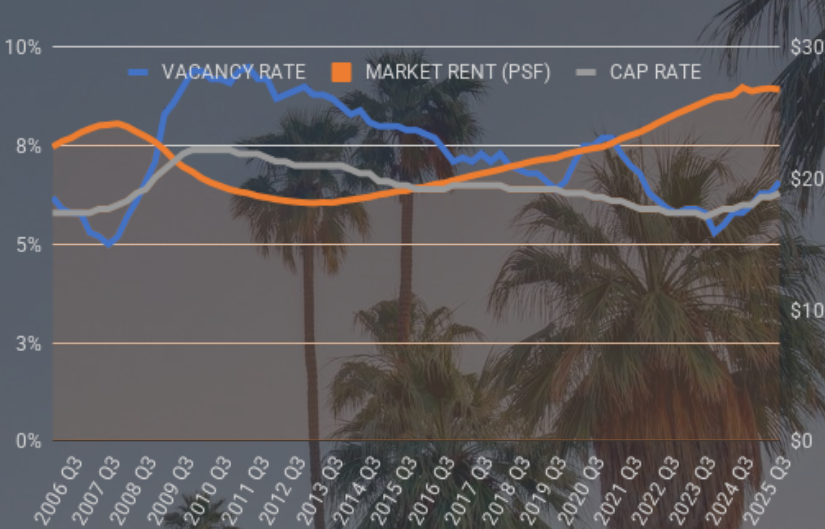
\$262

PRICE/SF

Data Source: CoStar

RETAIL

A spattering of closed furniture stores, department stores, and bankrupt retailers, including Big Lots, 99 Cents Only, and Rite Aid, has weighed on retail market fundamentals in the Inland Empire over the past few years. Space availability has expanded over 100 basis points from a decade-plus low, reaching 6.9% as of the third quarter of 2025. Net absorption ran negative throughout 2024 and the first half of 2025. Several big-box stores were closed at the beginning of 2025, and absorption is not likely to ramp up in the next few quarters as leasing activity remains somewhat subdued. Nevertheless, availability is still down substantially from an early pandemic-era peak of 8.1% and remains fairly tight from a historical perspective.



6.6%

VACANCY RATE



6.3%

CAP RATE



\$26.79

MARKET RENT

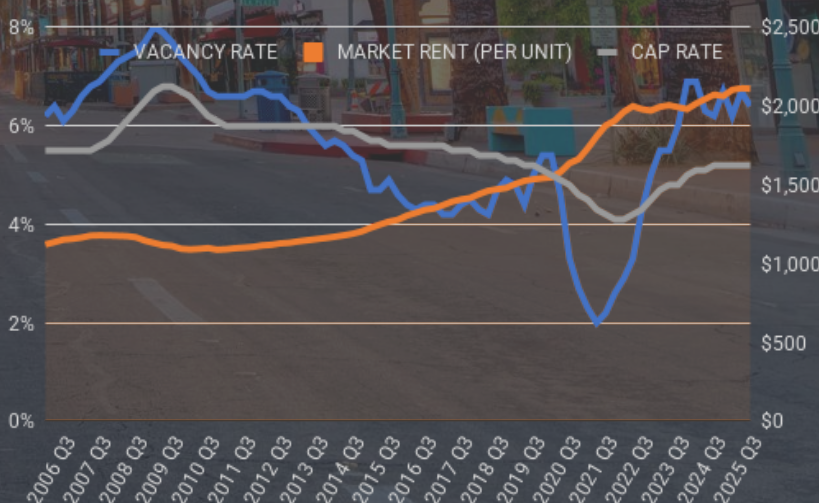


\$290

PRICE/SF

MULTIFAMILY

A wave of new apartment supply in the Inland Empire is filling with renters. Deliveries are still prevalent as developers complete construction projects initiated in 2023-24 following a pandemic-fueled rent spike. Including the new apartments in lease-up, overall vacancy has trended between 6% and 7% for several years, measuring 6.4% as of the third quarter of 2025. Excluding new properties in lease-up, stabilized vacancy peaked at 5.5% at the end of 2023 and currently trends around 5%. Absorption is still trending above historical averages, boosted by the lease-up of recently delivered highquality apartment complexes, which have added capacity for more renters in the growing market.



6.4%

VACANCY RATE



5.2%

CAP RATE



\$2,111

MARKET RENT



\$273,335

PRICE/UNIT

Data Source: CoStar

 www.svnvanguardsd.com

 [@svn.vanguardsd](https://www.instagram.com/svn.vanguardsd)

 [@SVNVanguardSD](https://twitter.com/SVNVanguardSD)

 [@SVNVanguardinSanDiego](https://www.facebook.com/SVNVanguardinSanDiego)

 [@svn-vanguard-sandiego](https://www.linkedin.com/company/svn-vanguard-sandiego)

San Diego

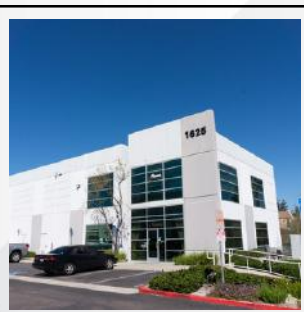
San Diego combines a strong innovation economy with an enviable coastal lifestyle, making it a magnet for talent and investment alike. The city's proximity to the U.S.-Mexico border, major research institutions, and military presence fuels growth across life sciences, defense, and technology. Its balanced mix of business vitality and livability continues to drive both residential and commercial development interest. Notable commercial real estate developments (planned or under construction) in San Diego include:

- ***Chula Vista Bayfront "Pangaea" Sports & Entertainment District | Phase 3 of the Bayfront Master Plan***
- ***Hotel del Coronado Renovation | The iconic Victorian-Era Resort \$550 Million Overhaul***
- ***East Otay Mesa Business Park Development | San Diego's next major industrial and logistics hub***

FEATURED ON MARKET LISTINGS



FOR SALE
\$7,000,000
±3.21 AC | Land



FOR SALE
\$3,999,000
±10,458 SF | Industrial



FOR SALE
\$2,400,000
±4,120 SF | Multifamily

[VIEW ALL LISTINGS](#)

SOUTHERN CA - SAN DIEGO

SVN VANGUARD | WWW.SVNVANGUARDSD.COM CORP DRE 02075327



Joe Bonin
MANAGING DIRECTOR
BROKERAGE
LIC. 00801397



Patrick Millay
MANAGING DIRECTOR
PROPERTY MGMT
LIC. 02038104



Tony Yousif
DIRECTOR
NATIONAL ACCOUNTS
LIC. 01773885



Michael Watson
ASSOC. DIRECTOR
NATIONAL ACCOUNTS
LIC. 02050062



Jorge Jimenez
SVP DIRECTOR
LIC. 01413353



Ryan Ward
SENIOR VICE PRESIDENT
LIC. 02046458



Joshua Smith
VICE PRESIDENT
LIC. 01476024



Daniel Bonin
ADVISOR
LIC. 02021065



Dillan Patel
ADVISOR
LIC. 02200477



Jamie Cachuela
ADVISOR
LIC. 02068445



Pedro Ferreira
ADVISOR
LIC. 02117973



Nadeem Haddad
ADVISOR
LIC. 01394574



Pouya Rostampour
ADVISOR
LIC. 02117973



Mohit Uppal
SENIOR ADVISOR
LIC. 02053595



Michael McKinnon
ADVISOR
LIC. 01394574

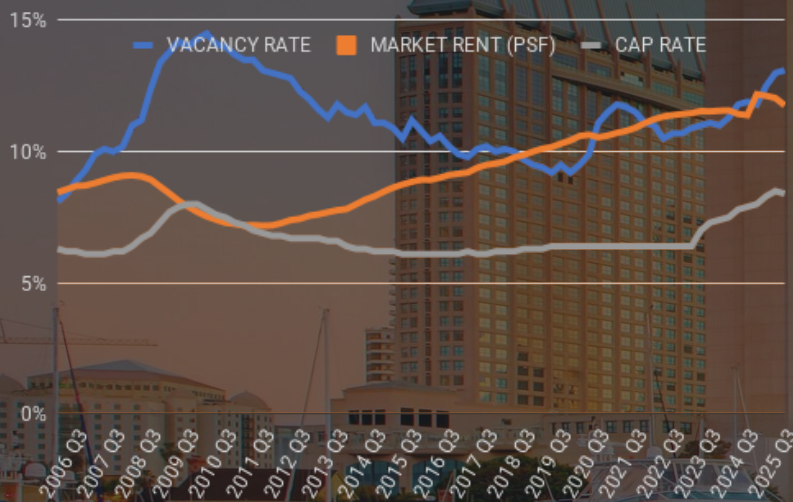


Gilbert Betancourt
ADVISOR
LIC. 02200477

San Diego

OFFICE

Recent months have done little to change San Diego's office narrative. San Diego has been one of several major office markets in the United States where leasing volume has largely plateaued 15% to 20% below last cycle's average. There is widespread belief among market participants that leasing volume will continue to be below pre-pandemic trends, and rent growth will remain stagnant while landlords navigate the most new supply to open in 20 years. Vacancy has shifted by 1.7% in the past 12 months to 13.1%, after net absorption tallied -680,000 SF coupled with 1.6 million SF of net completions. That far outpaced the national benchmark's year-over-year change. Slower job growth and the delivery of what remains in the speculative supply pipeline is forecast to push vacancy to 14% by 2026.



13.1%
VACANCY RATE



8.4%
CAP RATE



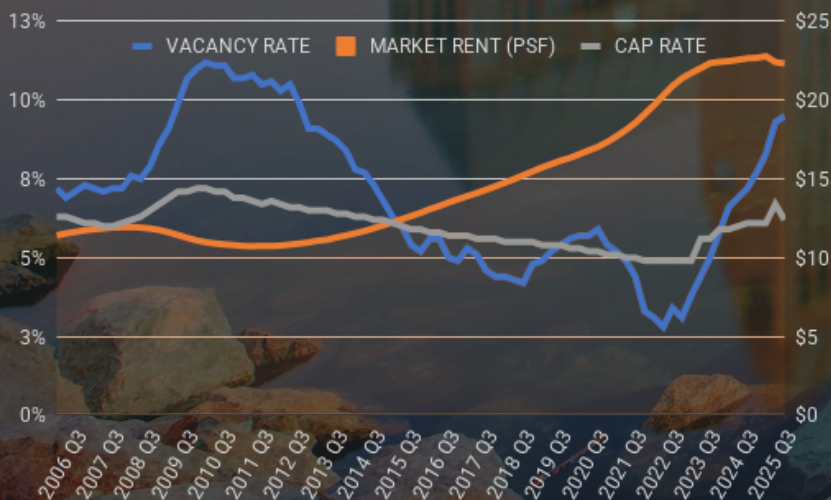
\$39.22
MARKET RENT



\$282
PRICE/SF

INDUSTRIAL

Occupancy losses extended through 25Q2 for the 10th straight quarter, which has been the longest stretch since the Great Recession. Vacancies tied to the defense industry and biotech sector in North County and to distributors in South County have led to net absorption tallying -2.1 million during the past 12 months, and coupled with 3.6 million SF of completions, vacancy has risen to 9.5% during the third quarter. That is the highest level since 2012. After leasing volume reached its highest level in three years during 25Q1, volume fell by over 10% quarter over quarter during 25Q2. The rise in demand was short-lived due to the broader uncertainty surrounding the imposition of tariffs that spread during the spring.



9.5%
VACANCY RATE



6.2%
CAP RATE



\$22.33
MARKET RENT

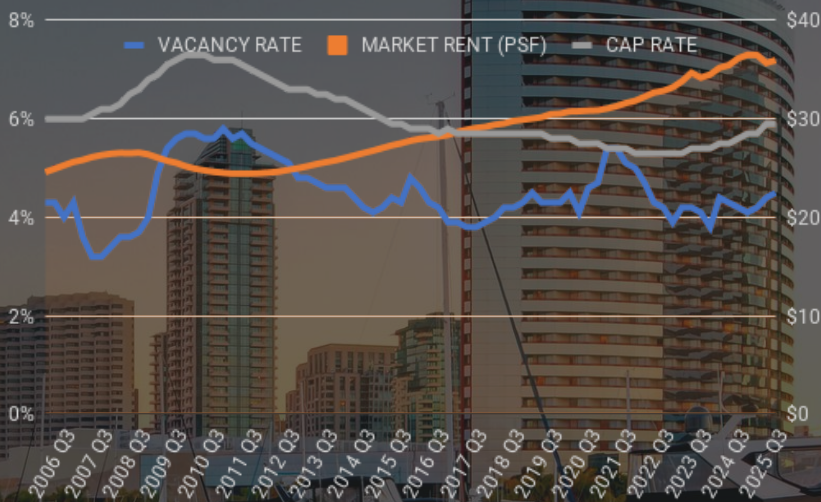


\$327
PRICE/SF

Data Source: CoStar

RETAIL

San Diego's retail market has been undergoing a shift in 2025 as available space has increased due to the number of store closures and bankruptcies that have rippled across the region. Availability has loosened for mid-sized boxes in malls and power centers, which has brought the overall rate to its highest level since 2021. Macy's, Joann, Kohls, Rite Aid and Party City are among the recent closures from Chula Vista to Escondido. There is approximately 50,000 SF of space that is available and under construction in the pipeline outside of Downtown. Redevelopment is expected to continue removing inventory, and market participants have suggested that higher-and-better use of retail sites often points to residential or mixed-use development.




4.5%
VACANCY RATE



5.9%
CAP RATE



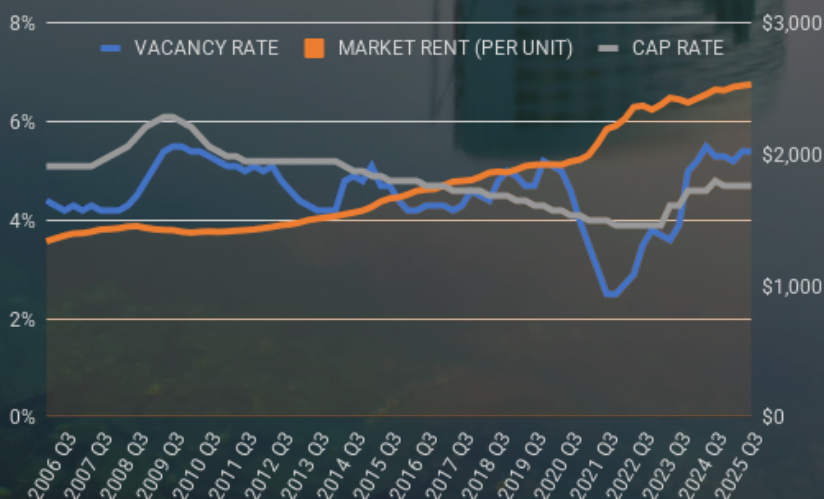
\$35.96
MARKET RENT



\$389
PRICE/SF

MULTIFAMILY

San Diego's apartment market finds itself in a paradoxical position. Supply and demand have largely been in balance, and vacancy has held steady year over year at 5.4% during the third quarter. Annual absorption has nearly doubled the long-term average, while construction activity has countered the national trend of declining starts. Yet demand has been supported by the widespread use of concessions, and multiple regional operators have suggested that they have had to "buy occupancy," as they have more deliberately focused on maintaining stronger occupancy rates at the expense of raising rents.




5.4%
VACANCY RATE



4.7%
CAP RATE



\$2,535
MARKET RENT



\$398,917
PRICE/UNIT

Data Source: CoStar

Las Vegas

As a key center for tourism, entertainment, and innovation, the city of Las Vegas has seen a significant increase in both population and economic activity, fueled by an attractive job market, favorable climate, and business incentives. This growth has notably positioned Las Vegas as hotspots for commercial real estate investment. Recent developments in Las Vegas have focused on diversifying the economy beyond tourism, with significant strides in sectors such as technology, healthcare, and renewable energy. Notable commercial real estate developments (planned or under construction) in Las Vegas include:

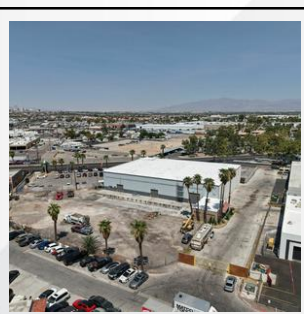
- **HAAS Automation Manufacturing Plant - \$500M**
- **Oakland A's MLB Stadium - \$2B**
- **Hylo Park - \$380M**
- **Sony Summerlin Studios - \$1.8B**



FEATURED ON MARKET LISTINGS



FOR SALE
\$7,999,999
±11,500 SF | Retail



FOR SALE
\$5,340,000
±22,750 SF | Industrial



FOR SALE
\$6,900,000
±25,229 SF | Office

[VIEW ALL LISTINGS](#)

SOUTHERN NV - LAS VEGAS

SVN THE EQUITY GROUP | WWW.SVN-THEEQUITYGROUP.COM



Scott Godino
CEO
LIC. B.20457.CORP



Nolan Julseth-White, CCIM
MANAGING DIRECTOR
LIC. BS.146060.LLC



Deshone Brunswick
DIRECTOR OF OPERATIONS
LIC. S.196144



Heather Lambert
SR. DIR OF PROPERTY MGMT
LIC. BS.143470



Ali Godino
DIRECTOR



Al Barbagallo
SENIOR VICE PRESIDENT
LIC. BS.20613



Art Farmanali, SIOR
SENIOR VICE PRESIDENT
LIC. S.37529



Lisa Hauger
SENIOR VICE PRESIDENT
LIC. BS.37600.LLC



Pete Janemark, CCIM
SENIOR VICE PRESIDENT
LIC. S.76731



Amelia Henry, CCIM
VICE PRESIDENT
LIC. BS.144825



David Livingston
VICE PRESIDENT
LIC. BS.146519



Eric Rogosch
VICE PRESIDENT
LIC. S.52003



Zechariah Levi, CCIM
ADVISOR
LIC. S.189634.LLC



Layne McDonald
ADVISOR
LIC. S.189805.LLC



Alexis Henry
ASSOCIATE ADVISOR
LIC. BS.146632.LLC



Fabian Lechuga
ASSOCIATE ADVISOR
LIC. S.201673

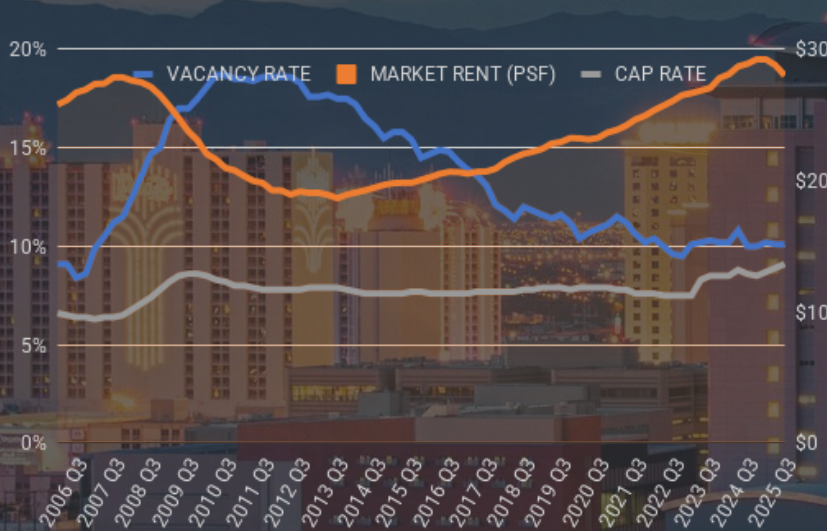


Richelle Pride
ASSOCIATE ADVISOR
LIC. S.201503

Las Vegas

OFFICE

At 10.1% as of 25Q3, Las Vegas has one of the lowest office vacancy rates among major U.S. metros. The trend of large-scale negative absorption in many office markets has not played out here. The local economy's dependence on the leisure hospitality sector and minimal tech exposure have served as a buffer against national downsizing trends. Office-using employment growth played a considerable role in Las Vegas' economic rebound post-pandemic and underpinned consistent demand for office space. But this momentum has waned recently. Las Vegas office users occupy a below-average footprint relative to major office markets, mitigating downside risk and limiting upside. While large occupancy losses are rare, smaller space givebacks and weaker leasing volume have weighed on the market.



10.1%
VACANCY RATE



9.1%
CAP RATE



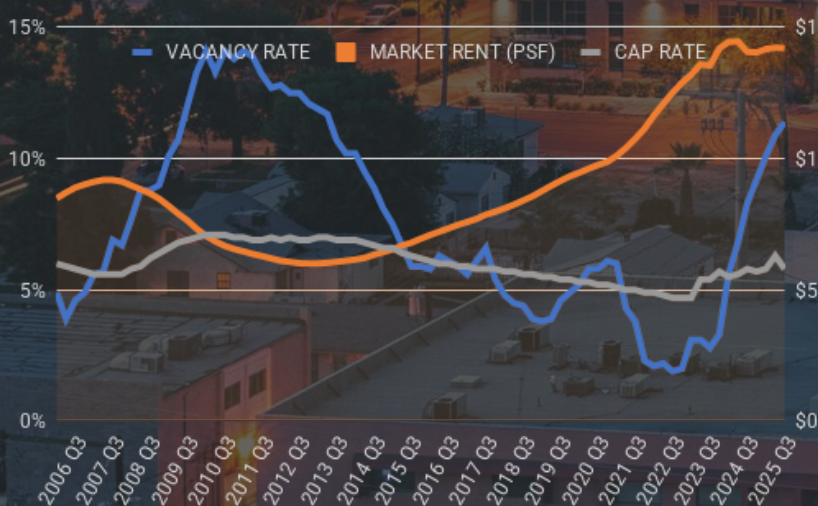
\$28.01
MARKET RENT



\$236
PRICE/SF

INDUSTRIAL

Supply pressure and lukewarm demand have driven the local industrial vacancy rate higher over the past year, as the summer of 2025 features shaky footing and a souring national economic backdrop in Las Vegas. Approximately 10.6 million SF delivered last year, a high amount of supply by the historical standards of Las Vegas' industrial market. However, the pace of quarter-over-quarter completions has decelerated sharply since 24Q1. Due to the abrupt slowdown in starts over the past year, quarterly completions are likely to resemble their prepandemic average during the balance of 2025. At 11.4%, the vacancy rate has been rising since mid-2022 and is above the historical average of 7.4%.



11.4%
VACANCY RATE



5.8%
CAP RATE



\$14.21
MARKET RENT

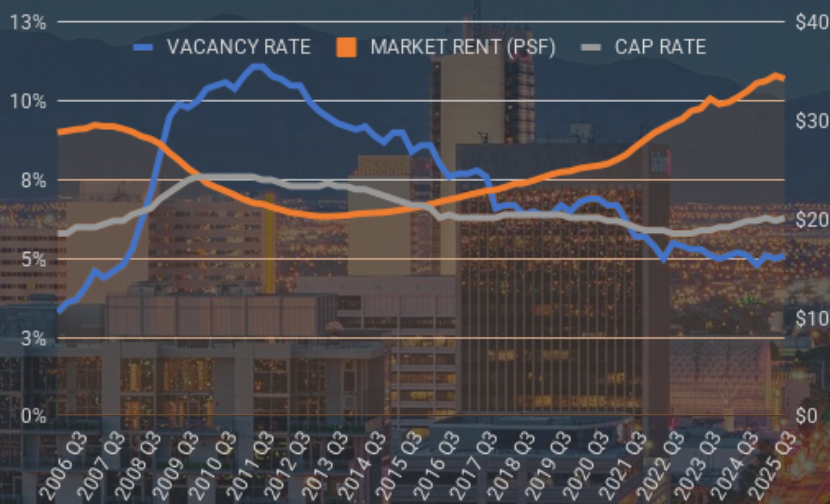


\$215
PRICE/SF

Data Source: CoStar

RETAIL

As summer rolls through the Las Vegas Valley, the local retail market remains competitive for tenants seeking space. Demand has consistently mitigated pressure from new supply, and the local vacancy rate stands at 5.1%, near a 15-year low for the market. Between mid-August 2024 and mid-August 2025, absorption generally matched deliveries in Las Vegas' retail market. Availabilities have ticked up, however, thanks in part to the closure of national brands. While neighborhood centers have maintained a high availability rate of 7.6%, close to their average 12 months ago, availabilities at power centers increased roughly 50 basis points between mid-August 2024 and mid-August 2025, placing upward pressure on the broader, market-wide figures during this period of time.



5.1%

VACANCY RATE



6.3%

CAP RATE



\$34.28

MARKET RENT

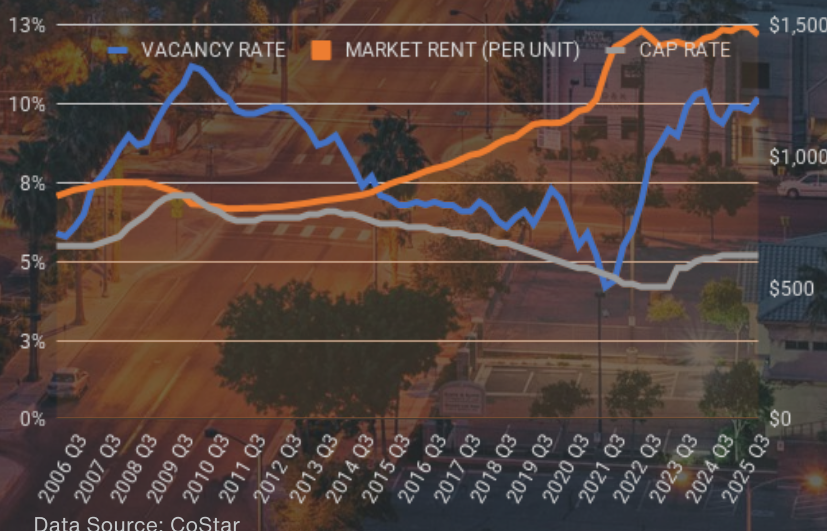


\$327

PRICE/SF

MULTIFAMILY

With the summer and spring leasing season of 2025 in the rearview, the Las Vegas multifamily market must maintain the demand it has amassed during the first half of the year if vacancies are to stay in single-digit territory. Healthy absorption allowed the Las Vegas multifamily market to chew through a historic wave of new supply that arrived over the past three years. Between 22Q2 and 25Q2, developers brought roughly 15,000 apartments to market in Las Vegas, representing the largest wave of construction since at least the Great Recession. Net absorption rose to meet this new supply, with demand amounting to 4,500 units on a net basis between the end of 24Q2 and the end of 25Q2.



10.2%

VACANCY RATE



5.2%

CAP RATE



\$1,464

MARKET RENT



\$219,483

PRICE/UNIT

Data Source: CoStar

Arizona

 www.svndesertcommercial.com

 [@svndca](https://www.instagram.com/svndca)

 [@SVNDCA](https://twitter.com/SVNDCA)

 www.facebook.com/SVNDCA/

 [@svn-desert-commercial-advisors](https://www.linkedin.com/company/svn-desert-commercial-advisors)

Phoenix

Phoenix is a rapidly growing city with a diverse and expanding economy driven by sectors like technology, manufacturing, aerospace, and financial services. It serves as a regional hub for corporate operations and innovation, with continued investment from major national and international companies. Phoenix is also known for its business-friendly environment and strong workforce. Notable commercial real estate developments (planned or under construction) in Phoenix include:

- ***Taiwan Semiconductor Manufacturing Company (TSMC) - \$12 billion plant***
- ***Ranks 1st in the U.S. for active industrial projects, with 37M square feet underway***
- ***The Phoenix Metro area currently has 46,572 apartment units under construction; an additional 23,191 units in the planning stage***

FEATURED ON MARKET LISTINGS



FOR SALE
\$5,000,000
±5,725 SF | Specialty



FOR SALE
\$2,250,000
±8,300 SF | Mixed Use



FOR SALE
\$2,950,000
±7,784 SF | Office

[VIEW ALL LISTINGS](#)

PHOENIX

SVN DESERT COMMERCIAL ADVISORS | WWW.SVNDESERTCOMMERCIAL.COM



Perry Laufenberg
MANAGING DIRECTOR
LIC. BR548198000



Danny Lee
VICE PRESIDENT
LIC. SA523262000



Mike Gallegos
DIRECTOR



Sean Alderman
ASSOCIATE ADVISOR
LIC. SA703529000



Patrick Baker
SENIOR ADVISOR
LIC. BR113657000



James Bean
SENIOR ADVISOR
LIC. SA524945000



Taylor Gibbons
SENIOR ADVISOR
LIC. SA699328000



Reed Grey
ADVISOR
LIC. SA684583000



Maddox Herreid
ASSOCIATE ADVISOR
LIC. SA707602000



Karson Hayes
ASSOCIATE ADVISOR
LIC. SA716336000



Justin Horwitz
SENIOR ADVISOR
LIC. SA562459000



Judy Jones
SENIOR ADVISOR
LIC. BR006560000



Chad Kapler
ASSOCIATE ADVISOR
LIC. SA583030000



Jonathan Levy
SENIOR ADVISOR
LIC. SA648012000



Richard Lewis
SENIOR ADVISOR
LIC. SA674245000



Justin Rihs
SENIOR ADVISOR
LIC. SA630652000



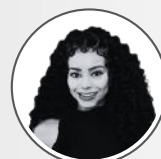
Carrick Sears
SENIOR ADVISOR
LIC. BR633405000



Elijah Stephens
ADVISOR
LIC. SA6933314000



Jillian Moyer
MARKETING &
TRANSACTION
COORDINATOR

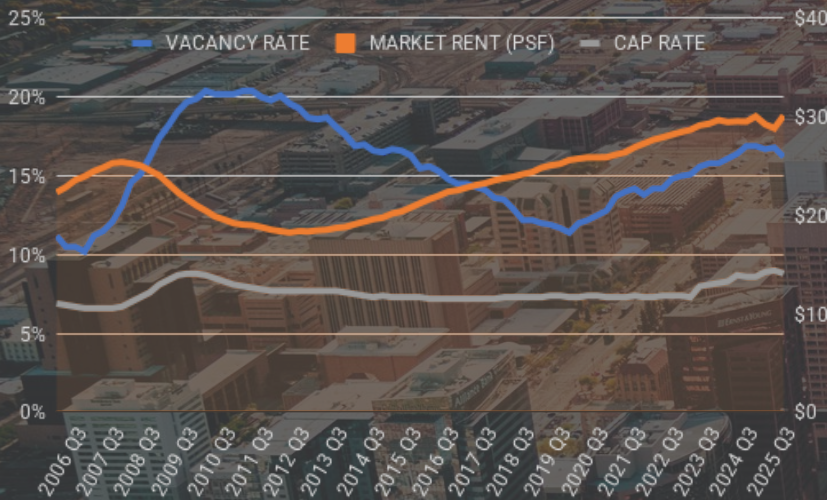


Kaya Cortese
MARKETING &
ADMINISTRATIVE
ASSISTANT

Phoenix

OFFICE

The Phoenix office market may have reached an inflection point. A pickup in demand formation in the past three quarters has finally flattened out the vacancy rate, which had risen steadily since the pandemic. Nevertheless, a long road to recovery is likely in store. There is considerable economic uncertainty in the nearterm forecast and about 5.5 million SF of post-COVID occupancy loss that still needs to be worked through. The Valley recorded over 900K SF of positive net absorption over the past three quarters, driven by owner/user acquisitions of heavily vacant buildings, steady leasing volume, growing in-person office attendance, and increased renewal activity. As a result, vacancy ticked down to 16.2% as of 25Q3, making Phoenix one of just 10 major U.S. markets with a year-to-date decline in vacancy.



16.2%
VACANCY RATE



8.8%
CAP RATE



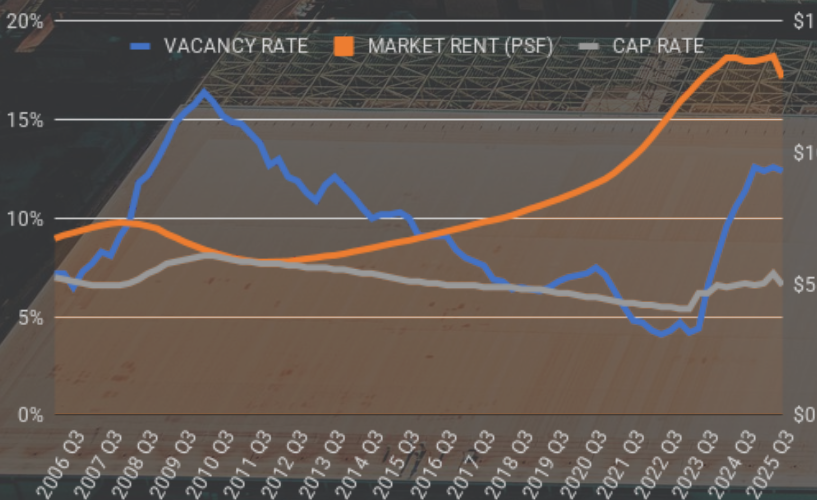
\$30.13
MARKET RENT



\$209
PRICE/SF

INDUSTRIAL

The Phoenix industrial market is showing early signs of stabilization, though the near-term outlook remains uncertain. The supply-driven increase in vacancy that had hampered property performance since early 2023 has finally flattened out, as easing completions converged with steady tenant demand. Nevertheless, the unprecedented surge in construction over the past few years has kept vacancy at the highest level since the Great Recession and rent growth subdued. While demand has eased from the frenetic pace seen in 2021 and 2022, leasing volume modestly accelerated over the past year and is 33% above the average annual level from 2017 to 2019 as occupiers related to logistics and retail continue to expand.



12.4%
VACANCY RATE



6.6%
CAP RATE



\$12.85
MARKET RENT

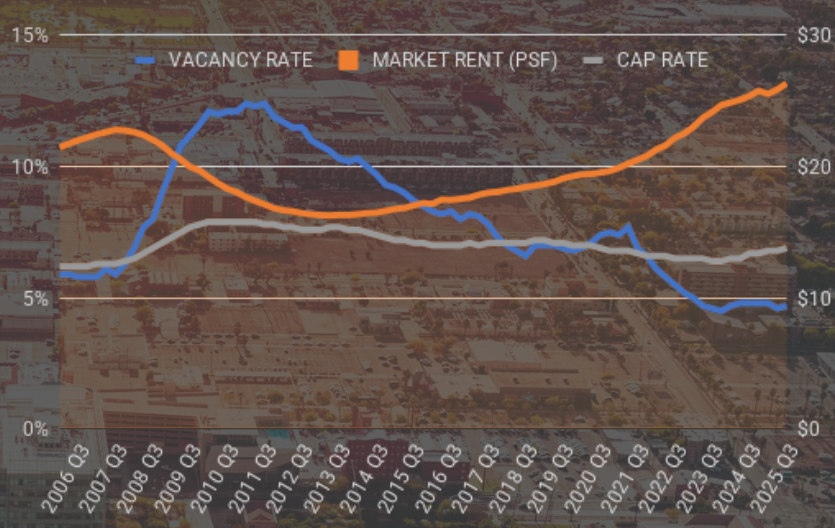


\$183
PRICE/SF

Data Source: CoStar

RETAIL

Though a pick-up in store closures caused space availability to modestly increase over the past 18 months, fundamental tightness in the Phoenix retail market persists as the summer comes to a close. Strong demographics, continued income growth, and low unemployment fuel robust underlying tenant demand. These stout demand drivers, coupled with the modest construction pipeline, have kept availability low compared to the majority of the Valley's history. The availability rate has reached 5.0% as of 2025Q3. Bankruptcies by national brands, as well as the closure of some small-business tenants operating on thin profit margins, left several vacant spaces that have yet to be fully backfilled. Despite the modest increase, availability remains well below the low-8% range recorded in 20Q1



4.7%
VACANCY RATE

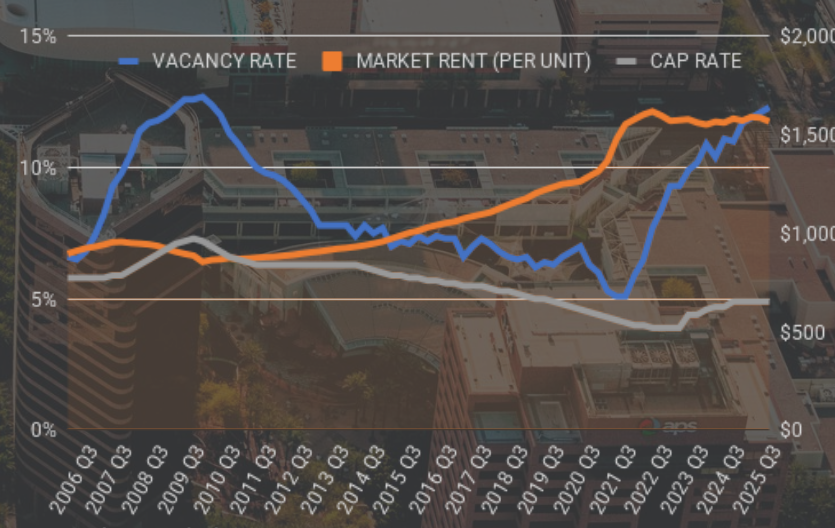
6.9%
CAP RATE

\$26.35
MARKET RENT

\$254
PRICE/SF

MULTIFAMILY

Demand is rebounding in the Phoenix apartment market. Strong demographics, the high barrier to homeownership, and wage growth outpacing rent growth are supportive of renter demand. While newly built communities continue to capture the bulk of net absorption, demand at mid-priced communities continues to be healthy. Though renter demand formation has been strong, the unprecedented wave of new construction has been stronger, keeping the Valley apartment market in a persistent state of fundamental imbalance. Over the past 12 months, about 23,000 net new units delivered, causing vacancy to rise to a 15-year high of 12.3%.



12.3%
VACANCY RATE

4.9%
CAP RATE

\$1,568
MARKET RENT

\$268,046
PRICE/UNIT

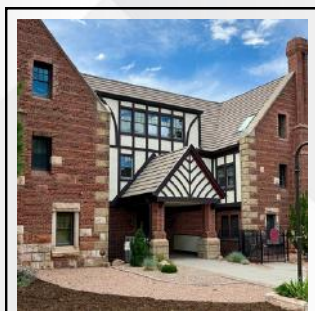
Data Source: CoStar

Denver

Denver is a thriving economic hub where innovation, lifestyle, and strategic growth converge—home to a booming tech sector, a diversifying economy, and a magnet for both startups and Fortune 500s. Its vibrant urban core is energized by adaptive reuse projects, infrastructure investments, and a deep talent pool drawn to the city's balance of culture, commerce, and outdoor access. With strong in-migration, rising demand for mixed-use developments, and a pro-business climate, Denver continues to be one of the most compelling markets for commercial real estate investment in the Mountain West. Notable CRE projects:

- ***Burnham Yard Stadium District***
- ***\$100M Downtown Revitalization Plan***
- ***Denver Pavilions Acquisition - Plans to reposition it as a revitalized mixed-use anchor in the urban core***

FEATURED ON MARKET LISTINGS



FOR SALE
\$3,000,000
±14,078 SF | Off/Ret



FOR LEASE
\$20 SF / YR
±563-8,653 SF | Office



FOR SALE
\$975,000
±4,174 SF | MF/Off/Ret

[VIEW ALL LISTINGS](#)

DENVER

SVN DENVER COMMERCIAL | WWW.SVNCOLO.COM



Brian McCririe, MCR
MANAGING DIRECTOR
LIC. ER100031562



Steve Kawulok
EXECUTIVE DIRECTOR
LIC. EA40002842



Troy Meyer
MANAGING DIRECTOR
LIC. EA.040031211



Kevin Matthews
MANAGING DIRECTOR
LIC. FA.100037845



Albert M. Lindeman
SENIOR VICE PRESIDENT
LIC. IA.100086731



Corey Murray
SENIOR ADVISOR
LIC. FA100019516



Doug Carter
INVESTMENT SALES
LIC. EA222121



Elizabeth Leder
VICE PRESIDENT



John Lutkewitte
SENIOR ADVISOR
LIC. FA100076953



Ryan Bengford
ADVISOR
LIC. FA100074613



Oxana Eremiants
ADVISOR
LIC. FA100031690



Peter O'Bryan
ADVISOR
LIC. FA100098951



Wesley Perry
ADVISOR
LIC. FA100091594

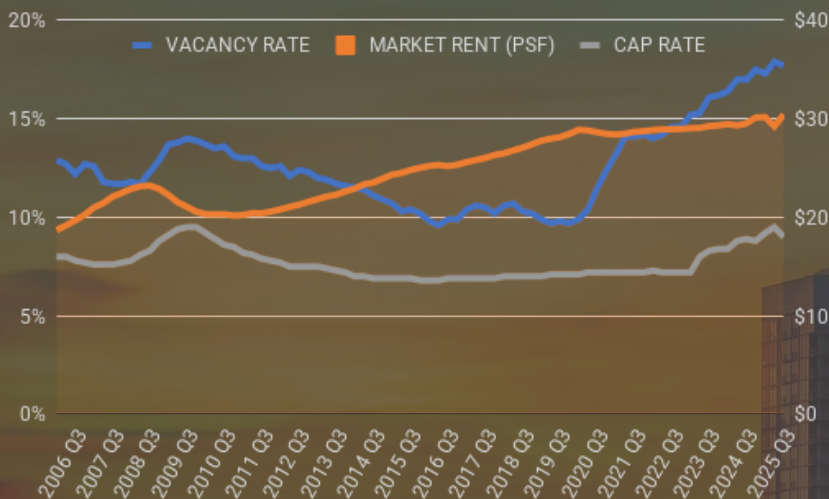


Caitlin Stepan
DIRECTOR OF MARKETING

Denver

OFFICE

Challenges remain for Denver's office market as of the second half of 2025 as tenants continue to evaluate their office requirements and office-using job growth slows. Denver's vacancy rate has reached a record 17.7%, and annual net absorption of -2.3 million SF remains firmly negative. Still, early positive signs are emerging, including a slowdown in tenant vacancies, limited supply pressure, and steady leasing activity. Combined, these indicators suggest that the market could stabilize in the year ahead, provided that the current uncertain economic climate does not derail the recent momentum. Office availability is likely to remain elevated in Denver for some time as companies are adjusting their footprints to lower space-per-worker requirements when their leases expire.



17.7%
VACANCY RATE



9.0%
CAP RATE



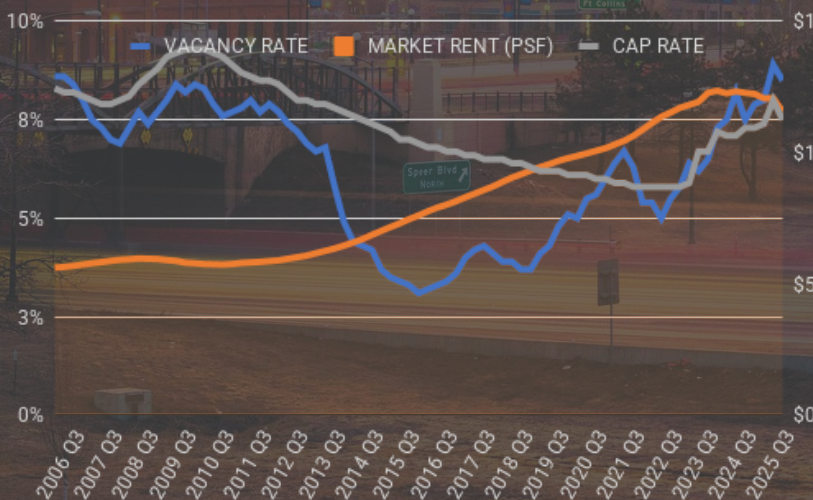
\$30.45
MARKET RENT



\$213
PRICE/SF

INDUSTRIAL

Denver's industrial market stabilized in the past year as a slowdown in new construction completions coincided with an uptick in tenant demand. Still, the market remains more in tenants' favor due to the development surge between 2021 and 2023 that led to the sharpest vacancy expansion of the last decade. While the vacancy rate is not expected to rise much higher, at 8.5%, it is among the highest of any major U.S. market. Tenant demand accelerated in the past year along with key positive economic data, including an uptick in consumer confidence and wage growth rising above inflation. Most recent leases are in the East I-70 corridor, an area of Denver that offers convenient access to major highways, rail, and Denver International Airport, as well as proximity to a skilled labor force.



8.5%
VACANCY RATE



7.5%
CAP RATE



\$11.57
MARKET RENT

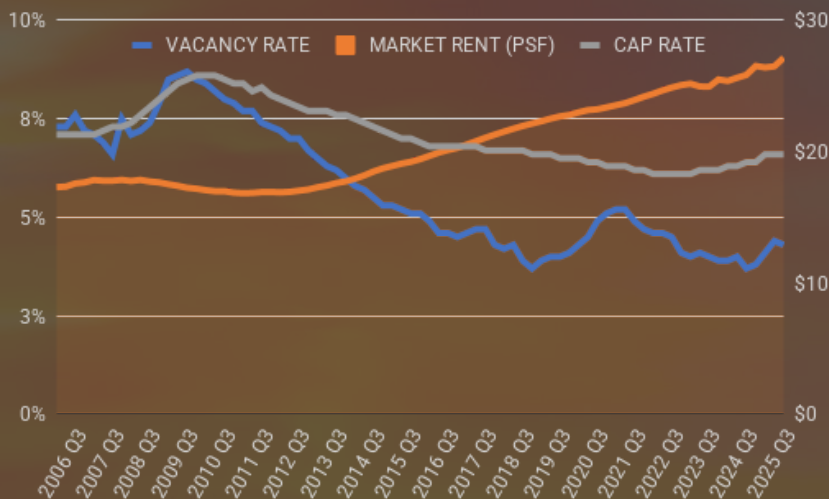


\$173
PRICE/SF

Data Source: CoStar

RETAIL

As of 25Q3, Denver's retail market continues to benefit from an exceptionally low availability rate, limited new construction, and a resilient consumer base. This comes despite longstanding concerns of a softening economy and Denver's slower population growth. Retail availability has hit a near-record low of 4.9%, coming in below the 10-year average of 5.2%. Low availability is beginning to impact leasing activity as tenants face challenges securing the right type of space. On the smaller end of the market, national chains, including quick-service restaurants, convenience stores, and banks, are driving leasing activity. In larger formats, experiential tenants were key drivers of demand, as reflected in the top leases signed in the first half of the year.



4.3%

VACANCY RATE



6.6%

CAP RATE



\$27.16

MARKET RENT

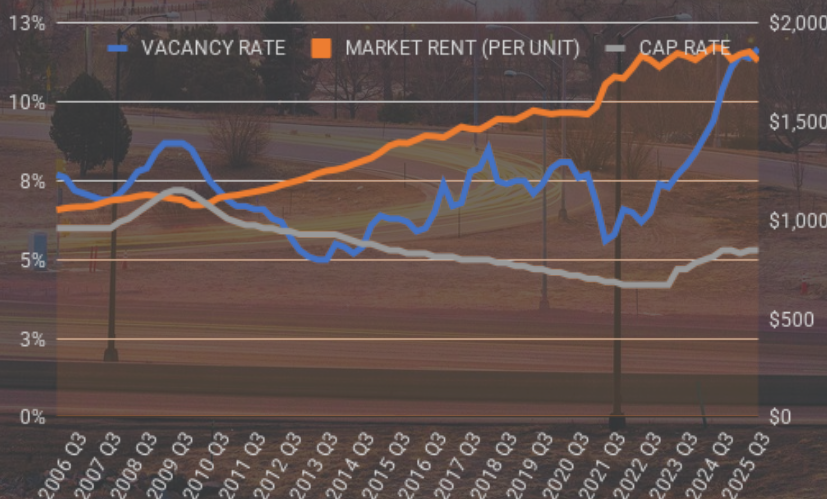


\$273

PRICE/SF

MULTIFAMILY

Denver's multifamily vacancy rate is nearing an inflection point, as the number of units delivering to the market has begun to decelerate, just as landlords are receiving a boost in demand from the busy spring leasing season. At 11.7%, the vacancy rate has more than doubled over the past four years but has stabilized in recent months as the supply and demand gap has narrowed considerably. The Denver multifamily market recorded 8,200 units of absorption over the past year. While an uptick in population and employment growth in the past year has helped in driving demand, property managers note that generous, widespread concessions are largely the reason leases are getting signed.



11.7%

VACANCY RATE



5.3%

CAP RATE



\$1,810

MARKET RENT



\$306,958

PRICE/UNIT

Data Source: CoStar

www.svncolo.com[@svn_denver_commercial](https://www.instagram.com/svn_denver_commercial)[@SVN_Denver](https://twitter.com/SVN_Denver)www.facebook.com/svncolorado[@svndenvercommercial](https://www.linkedin.com/company/svndenvercommercial)

Fort Collins

Northern Colorado is swiftly becoming a standout growth corridor—anchored by advanced manufacturing, aerospace, bioscience and food & agriculture clusters—giving the region exceptional economic diversity and momentum. Northern Colorado Economic Alliance. With a young, highly educated workforce, rising population, and strong business-friendly environment, the area offers prime opportunity for commercial real estate expansion, from industrial parks and logistics hubs to mixed-use communities. Notable commercial real estate developments (planned or under construction) in Northern Colorado include:

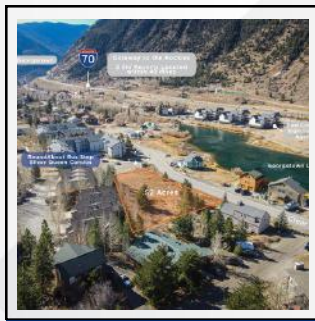
- ***Greeley West Side Entertainment District: 300-acre mixed-use entertainment district***
- ***Uptown West Greeley: Mixed-Use master-planned development***
- ***Loveland Amazon Robotics Fulfillment Center: 3.5M square foot facility***



FEATURED ON MARKET LISTINGS



FOR SALE
\$2,200,000
±11,326 SF | Land



FOR SALE
\$1,450,000
±.52 AC | Land



FOR LEASE
\$16 SF/YR
±2,830 SF | Retail

[VIEW ALL LISTINGS](#)

FORT COLLINS

SVN DENVER COMMERCIAL | WWW.SVNCOLO.COM



Steve Kawulok
EXECUTIVE DIRECTOR
LIC. EA40002842



Bill Reilly
SENIOR ADVISOR
LIC. IA100007601



Cobey Wess
VICE PRESIDENT
LIC. FA100024581



Dan Leuschen
SENIOR ADVISOR
LIC. FA100001240

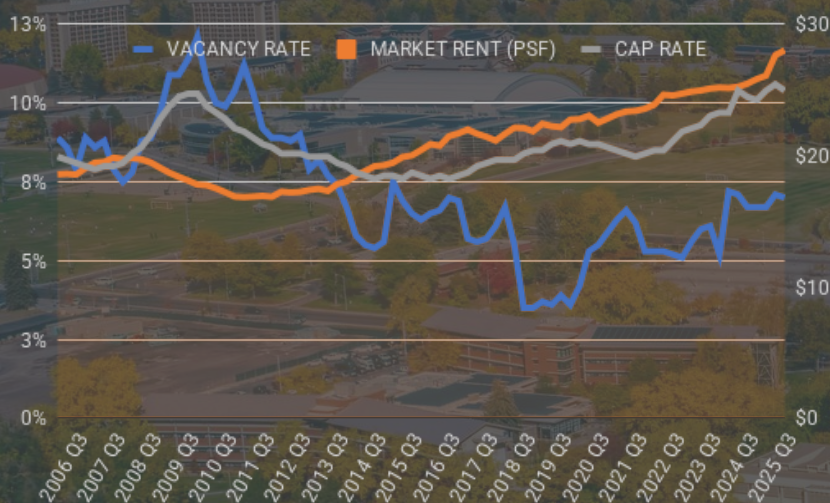


Robert Hau
SENIOR ADVISOR
LIC. FA40018859

Fort Collins

OFFICE

While markets across the country grapple with demand challenges stemming from low office utilization, the Fort Collins office market has remained relatively resilient. The vacancy rate has remained relatively flat from the previous year. At 7.0%, vacancy still remains just above the long-term average of 5.6%. Comparatively, the U.S. average vacancy rate of 14.1% is nearly double the vacancy observed in Fort Collins. Technology, government, and healthcare companies primarily drove the uptick in leasing activity. An improvement in leasing activity is also behind the drop in vacancy.



7.0%

VACANCY RATE



10.4%

CAP RATE



\$28.04

MARKET RENT

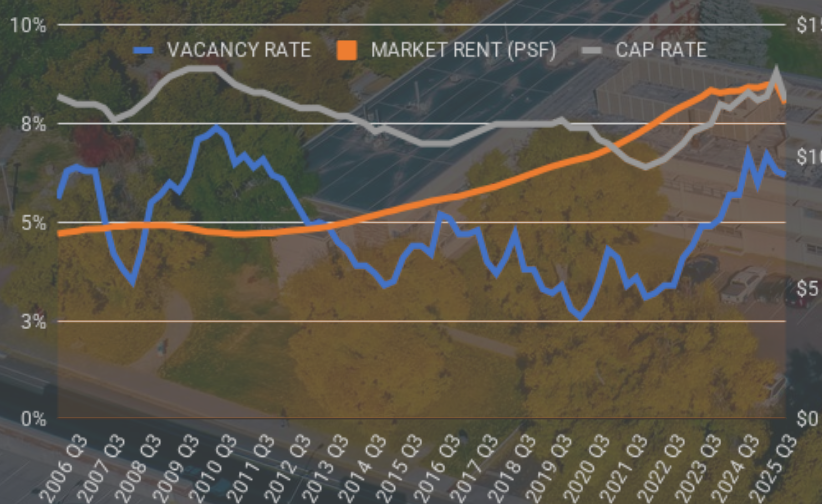


\$166

PRICE/SF

INDUSTRIAL

As of the third quarter of 2025, the Fort Collins industrial market continues to cool. Decelerating net absorption combined with a steady stream of industrial project completions has pushed the vacancy rate up by over a full percentage point in the past year to 6.2%. Annual rent growth is decelerating, averaging 0.9%, which is down from the 7.7% gains achieved in mid-2022. Developers were especially active in the area surrounding the Northern Colorado Regional Airport. Amazon completed construction of its 3.8 million-SF distribution center on 150 acres located on the northern border of the airport in 2023. Amazon already had a presence in Fort Collins, occupying 123,000 SF at the nearby Centerra development.



6.2%

VACANCY RATE



8.1%

CAP RATE



\$12.04

MARKET RENT



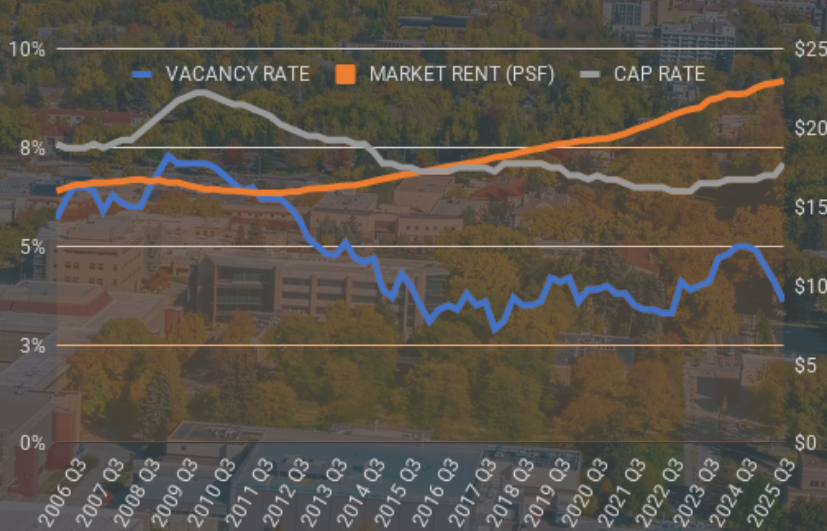
\$153

PRICE/SF

Data Source: CoStar

RETAIL

Retail fundamentals have improved, supported by a lift in consumer spending. The Fort Collins retail market logged positive annual net absorption, amounting to 260,000 SF in the past year. In one of the year's largest retail leases, Wilbur's Total Beverage has renewed their lease in University Plaza, a shopping center owned by The Kroenke Group. Wilbur's Total Beverage is a family owned and operated small business that was founded in Fort Collins. Vacancies now register 3.6%, slightly below the national average of 4.3%. A number of smaller projects are under construction across the Fort Collins market. Currently, about 260,000 SF is in the pipeline, which will expand the market's inventory by 1.1%.



3.6%

VACANCY RATE



7.1%

CAP RATE



\$23.01

MARKET RENT

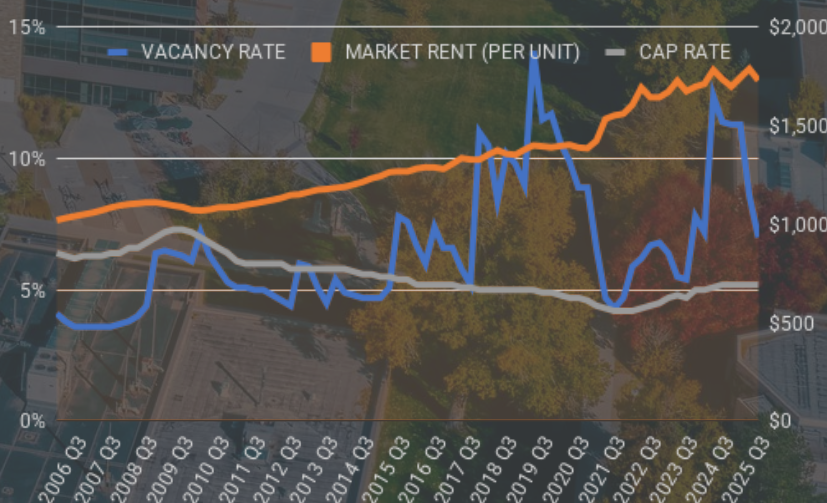


\$245

PRICE/SF

MULTIFAMILY

Fort Collins apartment demand has rebounded in the past year with 1,500 units absorbed, above the 10-year annual average of 750 units. The vacancy rate likely peaked in mid-2024 at about 11.7%, but has since fallen to 7.0%, due to high levels of demand and a slowdown in the construction pipeline. While the market will need to work through the supply overhang from the past year, construction activity has fallen rapidly. Relative to most other areas across Colorado's Front Range, market participants note that it is incredibly difficult to build in Fort Collins. The high cost of city entitlements, combined with broader economic challenges, has made many potential projects economically unfeasible.



7.0%

VACANCY RATE



5.2%

CAP RATE



\$1,731

MARKET RENT



\$275,946

PRICE/UNIT

Data Source: CoStar

 www.waltarnold.com

 [@svnwaltarnold](https://www.instagram.com/svnwaltarnold)

 [@svnwaltarnold](https://twitter.com/svnwaltarnold)

 [@svnwaltarnold](https://www.facebook.com/svnwaltarnold)

 [@svnwaltarnold](https://www.linkedin.com/company/svnwaltarnold)

Albuquerque

Albuquerque's economy is centered on the military and high-technology sectors. It is home to major institutions like Sandia National Laboratories, Kirtland Air Force Base, and the University of New Mexico (UNM), which contribute significantly to research and development. Other key sectors include aerospace and advanced manufacturing. Notable commercial real estate developments (planned or under construction) in Albuquerque include:

- **Westpointe40 Building 1: 150,574 square foot Class-A facility for warehousing, distribution, light manufacturing and services users**
- **Broadstone Cottonwood: 254-unit, Class A multifamily project**
- **Hiway House Hotel: Located in the Nob Hill district and is to be developed into a one-of-a-kind boutique hotel**

FEATURED ON MARKET LISTINGS



FOR SALE
\$6,653,790
±62.2 AC | Land



FOR SALE
\$5,728,165
±7.64 AC | Land



FOR SALE
\$4,408,708
±12.4 AC | Land

[VIEW ALL LISTINGS](#)

ALBUQUERQUE

SVN WALT ARNOLD COMMERCIAL BROKERAGE | WWW.WALTARNOLD.COM



Walt Arnold
MANAGING DIRECTOR
LIC. 9117



Betty Beachum
SENIOR ADVISOR
LIC. 19847



Paul Cook
SENIOR ADVISOR
LIC. 13024



Nicholas Eveleigh
ADVISOR
LIC. REC-2022-0900



Katrina Flores
ADVISOR
LIC. 50117



Reese Good-Aumell
ASSOCIATE ADVISOR
LIC. 54359



Hunter Greene
SENIOR ADVISOR
LIC. 33022



Bill Hackett
ASSOCIATE ADVISOR
LIC. REC-2022-1257



Janet Horton
ASSOCIATE ADVISOR
LIC. 55004



Larry Ilfeld
SENIOR ADVISOR
LIC. 15408



Angela Izquierdo
ASSOCIATE ADVISOR
LIC. 54863



Kyle Kinney
ADVISOR
LIC. 52685



Tim Luten
SENIOR ADVISOR
LIC. 2469



Steve Lyon
SENIOR ADVISOR
LIC. 15729



Kelly Schmidt
SENIOR ADVISOR
LIC. 48053



Eric Schoen
ADVISOR
LIC. 3008



Joel T. White
SENIOR ADVISOR
LIC. 33465



Zane Van Winkle
ADVISOR
LIC. REC-2025-0309

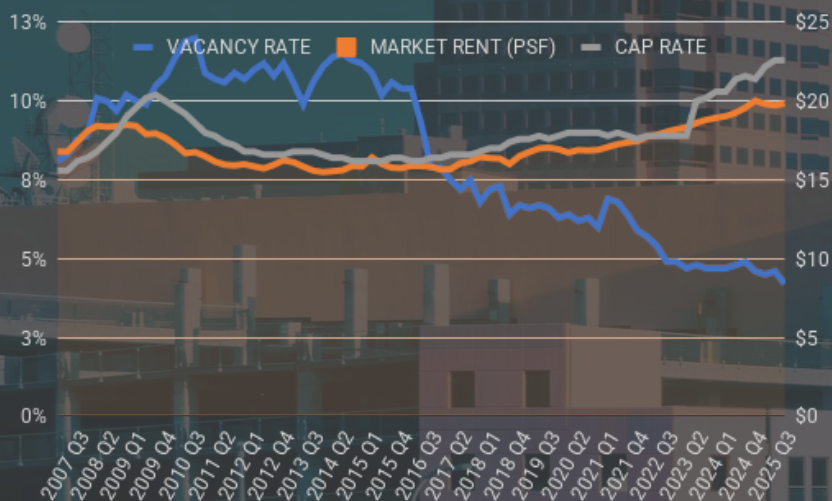


William Yun
ASSOCIATE ADVISOR
LIC. REC-2024-0379

Albuquerque

OFFICE

Unlike other parts of the country that have seen conditions deteriorate since the onset of the pandemic, fundamentals in the Albuquerque office market have been comparatively stable. Vacancy has plateaued near 4.2% for several quarters and remains below the low-6% range seen in 2019. Office leasing volume accelerated in the past year and is now in alignment with the pre-pandemic five-year average. One of the largest space commitments in the past year was by the University of New Mexico's Center for Development and Disability, which signed a 12-year, 67,750 SF lease in November at a 1990s vintage office in Northeast Heights. Additional evidence of sturdy market conditions is declining sublease availabilities.



4.2%

VACANCY RATE



11.3%

CAP RATE



\$19.86

MARKET RENT

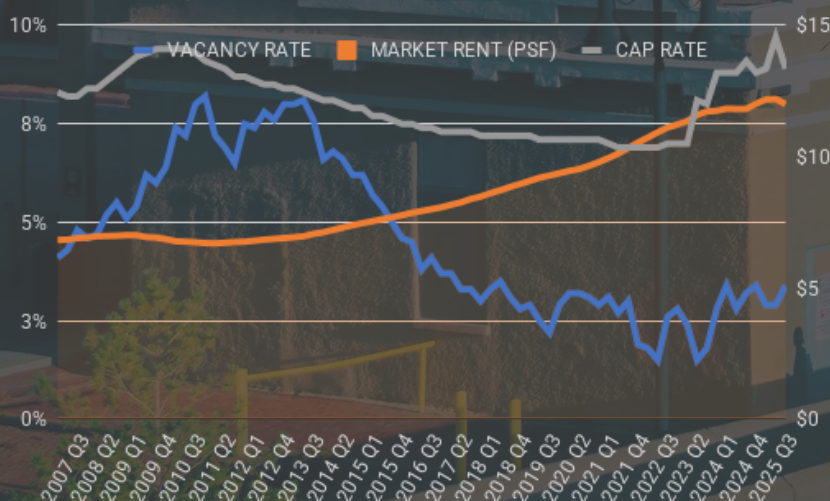


\$110

PRICE/SF

INDUSTRIAL

Unlike other metros in the Southwestern United States, the Albuquerque industrial market does not face the same level of supply-side pressure that has plagued other areas. Albuquerque carries a structurally low vacancy rate, and though conditions have oscillated quarter to quarter, the fundamental balance between supply and demand remains healthy. The market-wide vacancy rate has reached 3.4% today, less than half the overall U.S. level of 7.5%. Limited construction activity has supported these tight conditions. Over the past three years, developers delivered about 2.4 million SF of net new industrial space, growing inventory by just 4.1%.



3.4%

VACANCY RATE



8.9%

CAP RATE



\$12.00

MARKET RENT



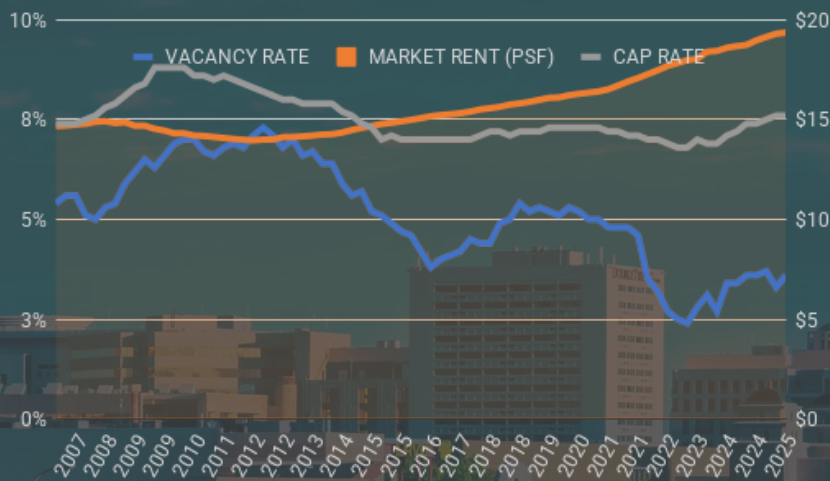
\$114

PRICE/SF

Data Source: CoStar

RETAIL

Overall, market conditions in the Albuquerque retail market remain balanced, though normalization is clearly underway. Vacancy has risen but remains below the long-term average, and rent growth is decelerating but still positive. The metro-wide vacancy rate has modestly risen from 2.2% in early 2023 to 3.6% today. The constrained construction pipeline has helped keep vacancies in check, with the current rate below the long-term average as well as the national level of 4.3%. With the bulk of the projects underway either build-to-suits or preleased, the 280,000 SF under construction is likely to have a minimal effect on conditions.



3.6%

VACANCY RATE



7.6%

CAP RATE



\$19.36

MARKET RENT

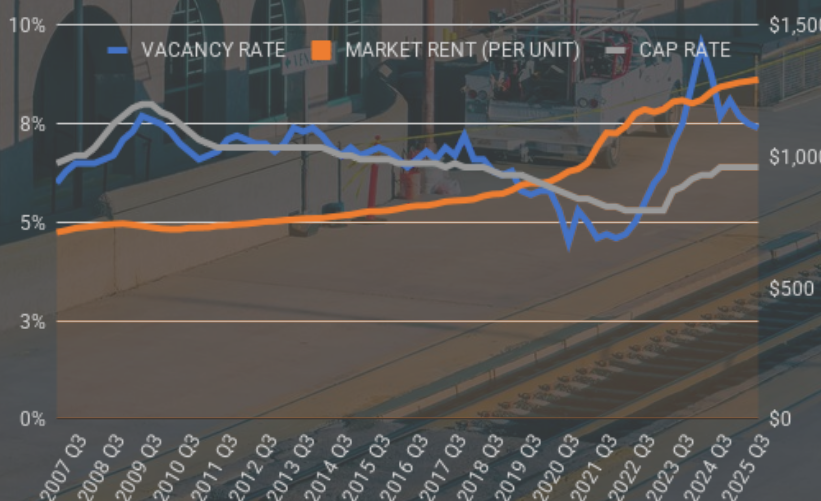


\$202

PRICE/SF

MULTIFAMILY

Demand for Albuquerque apartments has returned, but the market still faces an active pipeline that has kept occupancy well-above the long-term average. Roughly 250 units have delivered in the past year, and another 1,300 units are in the pipeline. This puts Albuquerque on track to expand its inventory by 2.4% once these units come online. While that pace of inventory growth is rapid by Albuquerque standards, it lags the national level of about 2.6%. Following a steep rise from 2022 to early 2024, vacancy has shown signs of recovery. Albuquerque apartment vacancy has fallen from 8.3% a year ago to 7.7% as of the third quarter.



7.4%

VACANCY RATE



6.4%

CAP RATE



\$1,294

MARKET RENT



\$143,624

PRICE/UNIT

Data Source: CoStar

Texas

 www.jbeardcompany.com

 [@svnjbeardhtx](https://www.instagram.com/svnjbeardhtx)

 [@JBeardCo](https://twitter.com/JBeardCo)

 www.facebook.com/JBeardCo

 [@svn-j-beard-real-estate-greater-houston](https://www.linkedin.com/company/svn-j-beard-real-estate-greater-houston)

Houston

Houston, Texas, boasts a diverse economy driven by energy, particularly oil and gas, along with strong sectors in aerospace, healthcare, and manufacturing. The city is a major hub for international trade and has a robust business environment supported by its port, one of the busiest in the United States. Notable commercial real estate developments (planned or under construction) in Houston include:

- ***Park Eight Place Mixed-Use Development: \$1 billion, 70-acre transformation***
- ***Houston Spaceport Expansion: Expansion of the 105,000 sq. ft. Lunar Production and Operations Center at Houston's Spaceport***
- ***Carson 288 Industrial Park: Industrial development***
- ***GreenStreet Downtown Revitalization: Four-block mixed-use district in downtown Houston***

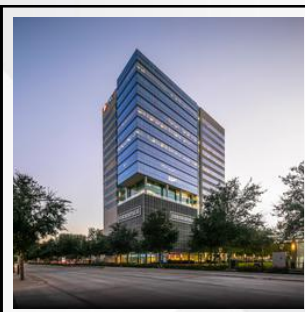
FEATURED ON MARKET LISTINGS



FOR LEASE
Negotiable
±35,576 SF | Office



FOR SALE
\$5,900,000
±18.0 AC | Land



FOR LEASE
Negotiable
±7,526 SF | Office

[VIEW ALL LISTINGS](#)

GREATER HOUSTON

SVN J. BEARD REAL ESTATE | WWW.JBEARDCOMPANY.COM



Jeff Beard
MANAGING DIRECTOR



Brandi Sikes
SENIOR ADVISOR &
PRINCIPAL



Jackson Cain
ADVISOR



Linda Crumley
ADVISOR



Rosa Dye
ADVISOR



Diana Gaines
SENIOR ADVISOR



Joan Gee
SENIOR ADVISOR



Brigham Hedges
ASSOCIATE ADVISOR



Joe Burke
SENIOR ADVISOR



Lisa Hughes
SENIOR ADVISOR



Neal King
SENIOR ADVISOR



Matt Knagg
ADVISOR



John Grimsley
ASSOCIATE ADVISOR



Bonnie Pfrenger
ADVISOR



Jackie Prosch
ASSOCIATE ADVISOR



Robert Noack
SENIOR ADVISOR



Robert Whitaker
SENIOR ADVISOR



Jeff Tinsley
SENIOR ADVISOR



Marshall Davidson
CHIEF INVESTMENT
OFFICER



Altaf Akbari
ADVISOR



Ethan Dellmore
ASSOCIATE ADVISOR



Katherine Bowler
ASSOCIATE ADVISOR



Tony Roubik
SENIOR ADVISOR
BRAND AMBASSADOR



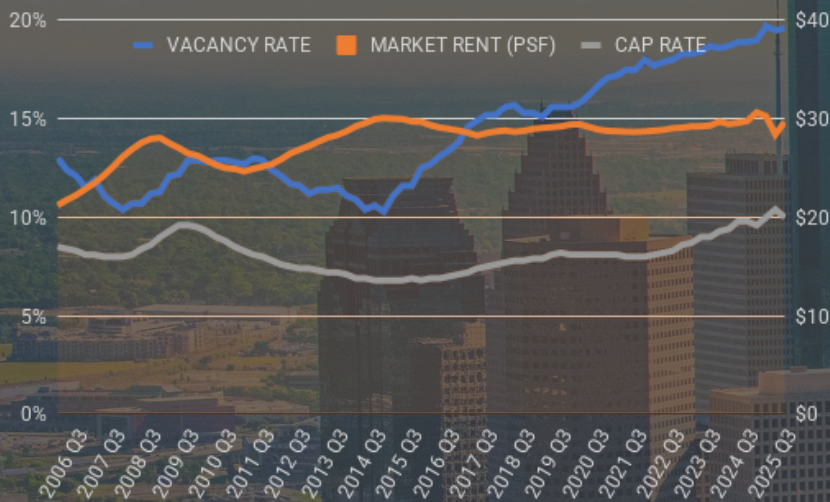
Scott Hill
EXECUTIVE DIRECTOR
OF ASSET SERVICES



Misty Kelly
EXECUTIVE DIRECTOR PM

Houston OFFICE

Of the 10 largest U.S. office markets by inventory, Houston was one of three markets posting positive absorption during the first two quarters of 2025, alongside New York City and Dallas. During this time, the market recorded nearly 1.1 million SF of net absorption, a sharp contrast from the average of 60,000 SF during the same period between 2015 and 2019. But like broader national trends, Houston's office market remains highly fragmented. Strong demand from new buildings is capturing most of the market's leasing activity and positive absorption, while buildings built prior to 1990—which account for 60% of Houston's office inventory—continue to lose occupancy. Overall rent growth is expected to stagnate between 1% and 2% through the next several quarters, and tenant leverage remains substantial.



19.6%
VACANCY RATE



10.0%
CAP RATE



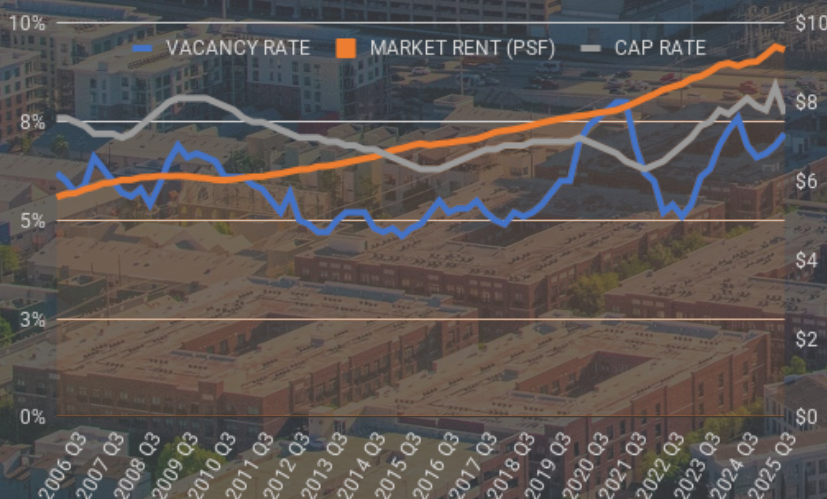
\$29.68
MARKET RENT



\$186
PRICE/SF

INDUSTRIAL

Houston's industrial market continues to be one of the better-performing ones in the U.S. While down from the mid-pandemic highs, absorption rates have remained much stronger than most major U.S. markets. Vacancies are now below the U.S. average for the first time in a decade. Still, it could take a few years before supply and demand are back in balance in the bulk distribution category. Like other fast-growing Sun Belt markets, Houston received a record amount of speculative new supply in recent years. The stock of logistics properties 100,000 SF or larger has grown by almost 40% since 2020. Encouraged by strong tenant demand, developers have kept breaking ground on large speculative projects despite the challenging financing environment.



7.2%
VACANCY RATE



7.7%
CAP RATE



\$9.33
MARKET RENT

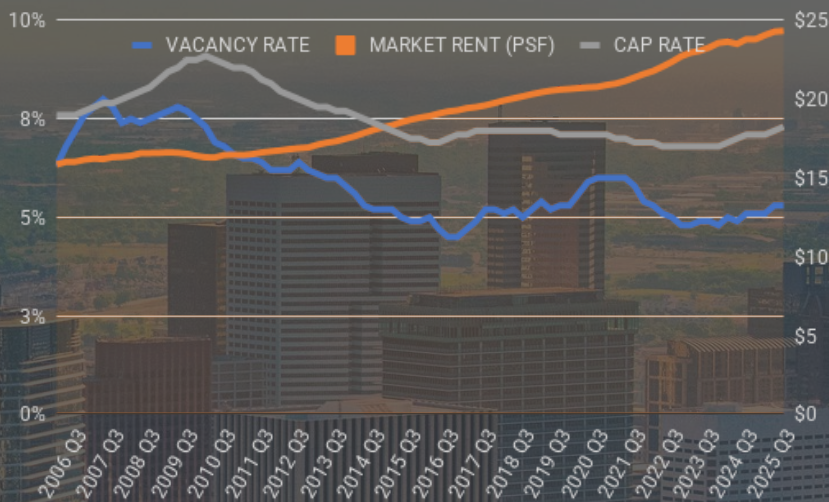


\$108
PRICE/SF

Data Source: CoStar

RETAIL

Net absorption in Houston's retail market stands at record lows as store closures have continued in 2025. Newer properties are driving demand, with properties built within the past five years posting trailing 12-month net absorption of 3.3 million SF, led by grocery stores, fitness stores, quick-service restaurants, and autoservice users. Meanwhile, closures from struggling national brands like Joann, Party City, Forever 21, and Big Lots have driven most of the recent demand losses. Still, local brokers note that the market remains tight for prime space. Tenants seeking newer, higher-quality space in affluent locations are finding few available options.




5.3%
VACANCY RATE



7.3%
CAP RATE



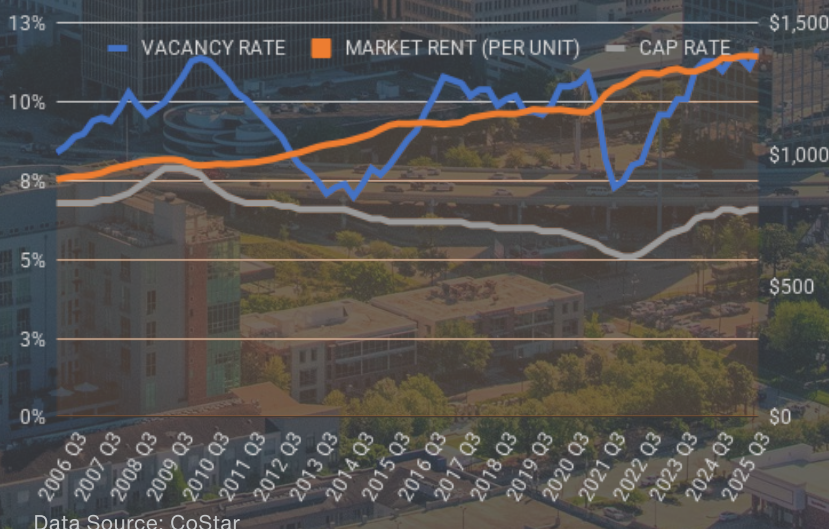
\$24.34
MARKET RENT



\$246
PRICE/SF

MULTIFAMILY

Houston's multifamily market is stabilizing as the previously heavy supply/demand imbalance witnessed over the past few years continues to narrow. For the first time in four years, more units were absorbed than delivered during the first half of 2025, resulting in a 50-basis-point decline in the overall vacancy rate. Meanwhile, the supply pipeline is thinning. Quarterly net deliveries in 25Q2 fell to their lowest figure in more than three years and are anticipated to slow further in the quarters ahead. High financing and construction costs have kept many deals from penciling, and construction starts are at 15-year lows, meaning the construction pipeline will only shrink further in the quarters ahead.




11.7%
VACANCY RATE



6.6%
CAP RATE



\$1,374
MARKET RENT



\$149,280
PRICE/UNIT

Data Source: CoStar

Texas

 www.svntraditions.com [@svntraditions](https://www.linkedin.com/company/svntraditions)

San Antonio

San Antonio is a vibrant city known for its rich cultural heritage and historical significance, including the famous Alamo. The city features a picturesque River Walk lined with shops, restaurants, and entertainment options, making it a popular destination for both locals and tourists. Just a short drive northeast lies New Braunfels, Guadalupe and Comal Rivers, and the historic Schlitterbahn Waterpark. Together, these cities offer a blend of history, recreation, and cultural experiences. Notable commercial real estate developments (planned or under construction) in San Antonio include:

- ***The Merc - NW San Antonio - A \$350M, 112-AC mixed-use development***
- ***Pecan Crossing Retail - New Braunfels - A \$2.9M retail center***
- ***Aumovio Expansion - New Braunfels - A \$110M expansion***



FEATURED ON MARKET LISTINGS



FOR SALE
\$12,500,000
±19,522 SF | Retail



FOR SALE
\$4,950,000
±18,535 SF | Office



FOR SALE
\$25,000,000
±27,000 SF | Retail

[VIEW ALL LISTINGS](#)

SAN ANTONIO

SVN TRADITIONS | WWW.SVNTRADITIONS.COM



Steve Rodgers,
CPM, CCIM
MANAGING DIRECTOR



Travis Taylor,
MAI, CCIM
MANAGING DIRECTOR



Jay Dabbs,
CCIM
SENIOR ADVISOR



**Amber
Lucio**
ASSISTANT
PROPERTY MANAGER

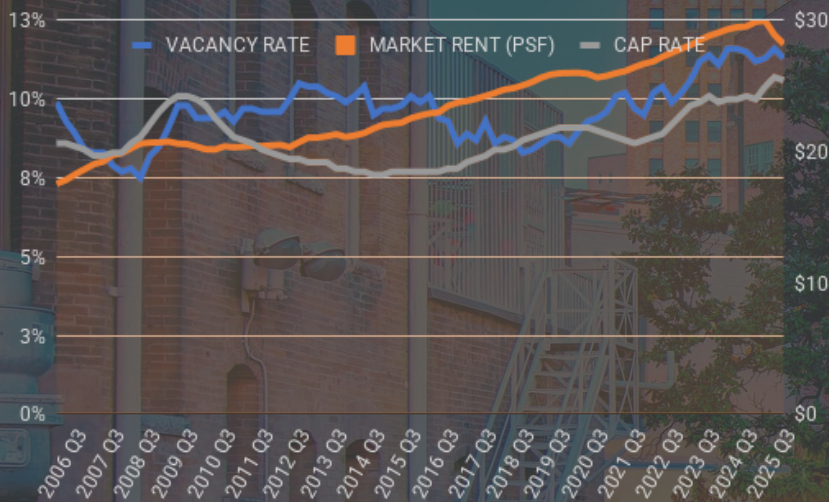


**Ashley
Trevino**
MARKETING
COORDINATOR

SAN ANTONIO

OFFICE

As late summer continues to heat up, the office construction pipeline remains cool in San Antonio, leading to vacancies that are less extreme than other major markets in 2025. Low levels of construction have been met with moderate demand, and vacancies were largely flat between August 2024 and August 2025. Tailwinds from outsized job and population growth have supported office demand, and the rise in vacancies has generally been slower here than it has been nationally over the past few years. San Antonio's office vacancy rate today stands at 11.3%, which is below the U.S. average and even further below its Texas peers. With minimal risks from new supply, demand is the key indicator in San Antonio's office market in 2025.



11.3%
VACANCY RATE



10.6%
CAP RATE



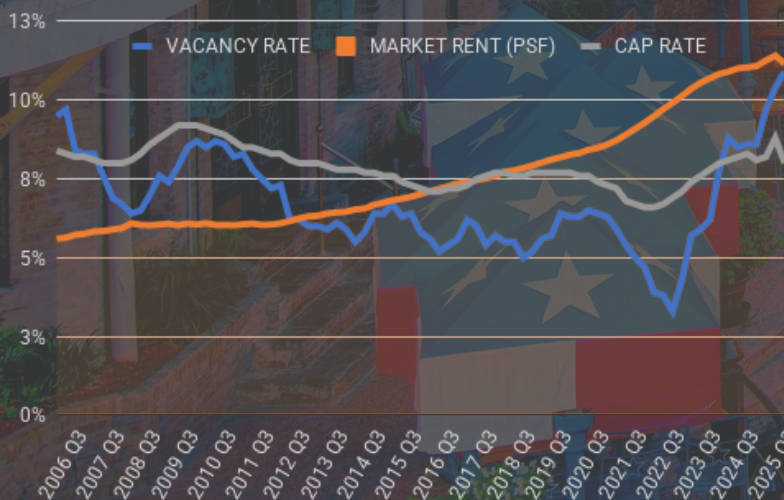
\$28.20
MARKET RENT



\$165
PRICE/SF

INDUSTRIAL

As the summer of 2025 warms up in San Antonio, the local industrial market has undoubtedly cooled across several key metrics. Vacancies are close to their highest point on record as a wave of deliveries has far exceeded demand, particularly for large logistics space. Over the past three years, roughly 19.2 million SF of industrial space has delivered. At the same time, tenants have only managed to absorb 4.0 million SF worth of this development, increasing vacancies by approximately 650 basis points between the end of 22Q2 and the end of 25Q2. This mismatch between new supply and demand has been driven by move-outs and shrinking deal sizes, as leasing activity remains consistent.



10.9%
VACANCY RATE



8.0%
CAP RATE



\$10.71
MARKET RENT

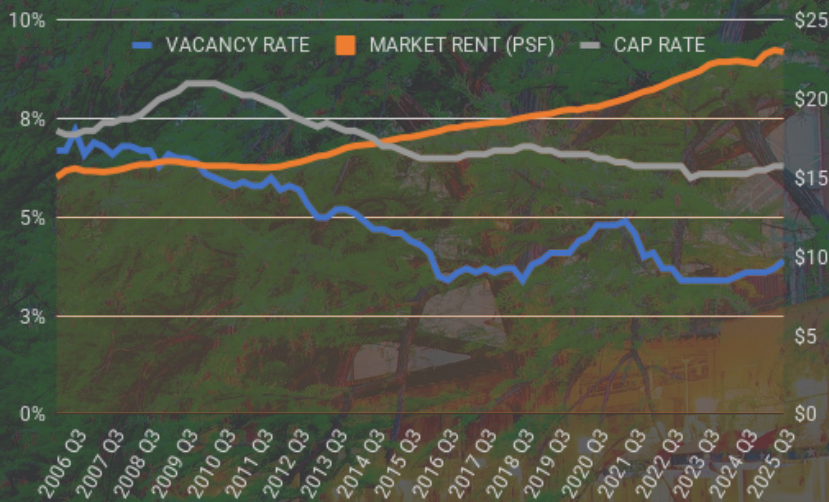


\$122
PRICE/SF

Data Source: CoStar

RETAIL

As the San Antonio retail market heats up during late summer 2025, vacancies remain minimal despite macroeconomic concerns on the national and global level. Local demand on the part of retailers and consumers remains strong, as San Antonio continues to be one of the foremost destinations for domestic migration. Coupled with outsized job growth, retailers in San Antonio are broadly reporting a willingness to expand in South Central Texas, provided they can secure the capital and space necessary to do so. Large store closures have highlighted some issues in an otherwise tight retail market, especially in the big-box segment. The shuttering of stores such as Joann and Forever 21 has created some churn in the San Antonio retail market. Nonetheless, retailers remain proactive in leasing these vacated spaces.



3.9%

VACANCY RATE



6.3%

CAP RATE



\$23.01

MARKET RENT

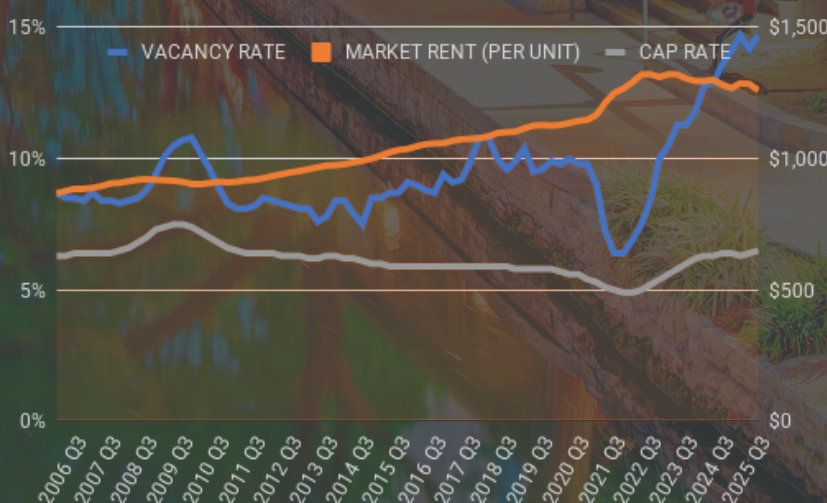


\$254

PRICE/SF

MULTIFAMILY

The largest wave of multifamily development on record continues to bring new apartments online throughout San Antonio during the late summer of 2025, even as deliveries slow. The sheer number of new properties opening their doors will weigh on several key performance indicators, even as leasing activity likely remains high during the late summer months. Leasing maintained its positive trajectory last year and during the beginning of 2025, but absorption has been unable to match the pace of deliveries. Vacancies are likely to remain in double-digit territory over the next eight quarters as the remainder of this supply wave comes online. At 14.5% today, the metrowide vacancy rate reflects a mismatch between supply and demand.



14.7%

VACANCY RATE



6.5%

CAP RATE



\$1,260

MARKET RENT



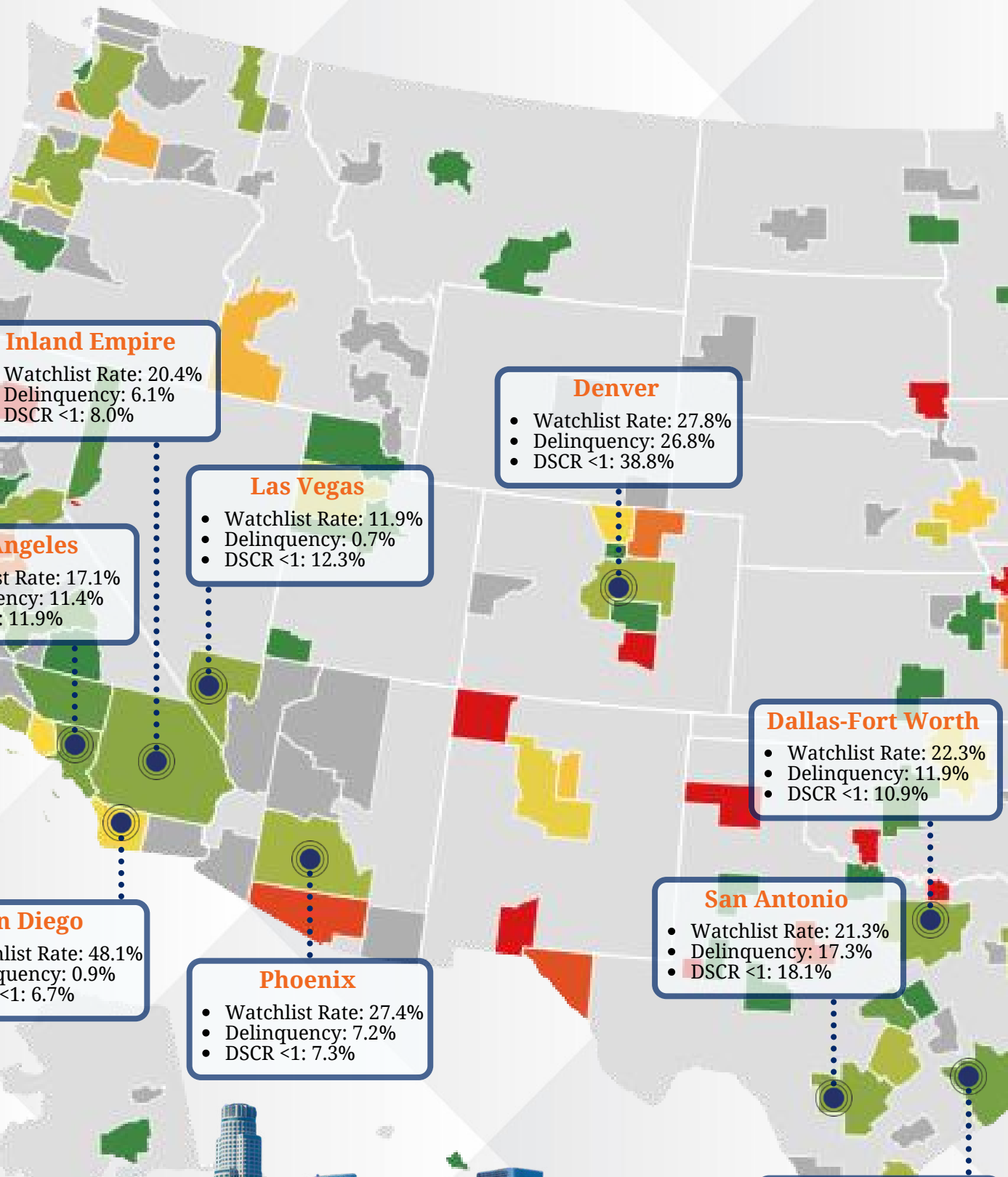
\$137,724

PRICE/UNIT

Data Source: CoStar

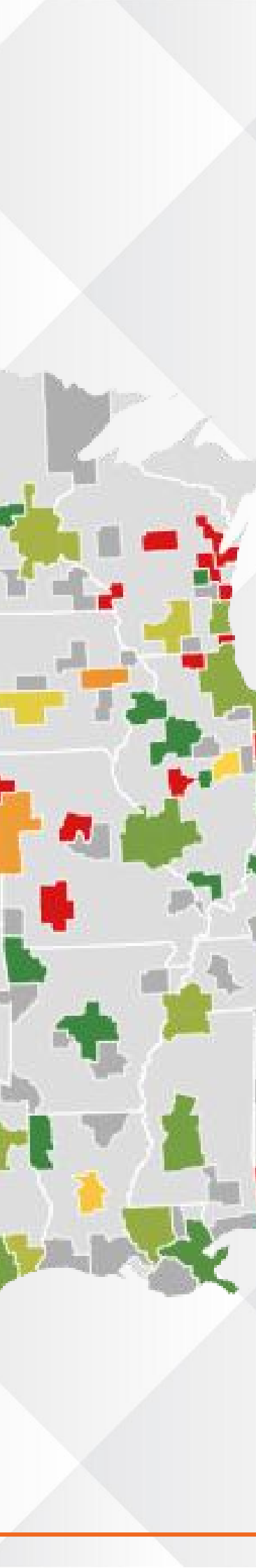
SOUTHWEST DISTRESS TRACKER

OFFICE MARKETS



Distress MSA Ranking

Office Watchlist % For Top 25 MSAs



1	San Diego, CA	48.11%
2	Baltimore, MD	42.11%
3	San Francisco, CA	41.11%
4	Atlanta, GA	40.96%
5	Charlotte, NC	33.68%
6	Boston, MA	31.32%
7	Washington, DC	31.17%
8	Denver, CO	27.80%
9	Minneapolis, MN	27.65%
10	Phoenix, AZ	27.39%
11	New York, NY	23.68%
12	Seattle, WA	22.89%
13	Detroit, MI	22.56%
14	Dallas, TX	22.28%
15	Chicago, IL	21.50%
16	San Antonio, TX	21.27%
17	Portland, OR	21.09%
18	Riverside, CA	20.38%
19	Tampa, FL	18.83%
20	Los Angeles, CA	17.13%
21	Pittsburgh, PA	16.57%
22	St. Louis, MO	15.55%
23	Philadelphia, PA	15.49%
24	Houston, TX	15.19%
25	Miami, FL	9.92%

Data Source: Trepp



www.svn.com



[@svninternationalcorp](https://www.instagram.com/svninternationalcorp)



[@SVNic](https://twitter.com/SVNic)



www.facebook.com/SVNIC



www.linkedin.com/company/svnic/