

Nevada Business

THE DECISION MAKER'S magazine

ARE WE THERE YET?

NEVADA ROADWAYS

p8

Rudy
Malfabon

Director
Nevada Department
of Transportation

p13

NEVADA'S PLACE
AMONG THE STATES p16

EDUCATION p61

COMMERCIAL
BUILDERS p68



Healthcare
Heroes p25

Special Report



NEVADA'S PLACE AMONG THE STATES *2016*

— *By Kay Foley* —

NUMBERS tell the story, either good or bad, about Nevada's ranking compared to other states, and this year the numbers indicate a slow but steady economic recovery that has the Silver State moving from eighth place to 11th in percentage of foreclosed homes and third place to sixth in unemployment.

However, Nevada continues to lag behind other states in factors such as education and crime statistics, which affect the quality of life for residents as well as the state's ability to diversify its economy by attracting new businesses. Looking at these numbers show where Nevada started and where it is now, but it's up to Nevada's citizens, businesses, communities and lawmakers to decide where the state will go from here.

COST OF DOING BUSINESS

ACCORDING to The Boyd Company, which tracks statistics such as payroll costs, lease rates, business taxes and workers compensation, it costs less to operate a large business in Nevada than in many competing markets. Commercial real estate rates in major Nevada markets also compare favorably

with competitors, especially in California. Nevada's proximity to major Western population hubs and the state's business-friendly tax environment, combined with lower operating costs, make it attractive to companies looking to establish a business in the Western U.S.

Commercial Real Estate Lease Rates

Industrial	
Inland Empire, CA	\$0.50
Las Vegas	\$0.61
Phoenix	\$0.61
Reno	\$0.38
Sacramento	\$0.43
Salt Lake City	\$0.44
Greater Los Angeles	\$0.72
Orange County, CA	\$0.79
Office*	
Reno	\$1.54
Sacramento	\$1.78
Inland Empire, CA	\$1.87
Salt Lake City	\$1.88
Las Vegas	\$1.95
Phoenix	\$1.97
Orange County, CA	\$2.51
Greater Los Angeles	\$2.92
Retail**	
Reno	\$1.29
Phoenix	\$1.39
Salt Lake City	\$1.41
Las Vegas	\$1.44
Sacramento	\$1.50
Inland Empire, CA	\$1.89
Orange County, CA	\$2.18
Greater Los Angeles	\$2.40

Source: CBRE, Q2-2016
*Full Service Gross
**Triple Net

Total Annual Operating Costs: Advanced Manufacturing

(Ranked from least expensive)	Location	Annual Costs
1	Mebane, NC	\$21,537,136
2	Hutto, TX	\$22,424,744
3	Gardnerville, NV	\$23,042,592
4	Liberty, MO	\$23,788,766
5	York, PA	\$24,069,311
6	Chaska, MN	\$25,435,390
7	Yuba City, CA	\$25,875,338
8	Apple Valley, CA	\$26,026,226
9	West Kingston, RI	\$26,894,767
10	San Jose, CA	\$29,891,687

Source: The Boyd Co., Inc., Princeton, NJ. Costs based on a 325-worker advanced manufacturing plant occupying 300,000 sq. ft.

Total Annual Operating Costs: Suburban Office Market

(Ranked from least expensive)	Location	Annual Costs
1	Estero, FL	\$33,568,884
2	Minden, NV	\$34,358,608
3	Chesterfield, MO	\$34,720,844
4	Overland Park, KS	\$35,397,059
5	Piano, TX	\$35,529,449
6	Owings Mills, MD	\$36,419,930
7	King of Prussia, PA	\$40,035,241
8	Irvine, CA	\$41,922,840
9	San Rafael, CA	\$42,118,178
10	White Plains, NY	\$43,216,702

Source: The Boyd Co., Inc., Princeton, NJ. Costs based on a 500-worker corporate administrative office occupying 300,000 sq. ft.

Total Annual Operating Costs: Distribution Warehouse

(Ranked from least expensive)	Location	Annual Costs
1	Cordele, GA	\$11,450,594
2	Fernley, NV	\$11,899,135
3	Kingman, AZ	\$11,936,644
4	Mesquite, NV	\$12,490,074
5	Casa Grande, AZ	\$12,694,040
6	Victorville, CA	\$12,913,886
7	Hesperia, CA	\$12,937,809
8	Tracy, CA	\$13,302,372
9	Meadowlands, NJ	\$14,631,975
10	Stoughton, MA	\$15,018,230

Source: The Boyd Co., Inc., Princeton, NJ. Costs based on a 150-worker distribution center occupying 500,000 sq. ft.

