

MARKET TRENDS | **RENO**

RETAIL

4TH QUARTER
2019

▲ VACANCY | ▼ UNEMPLOYMENT | ▼ RENTAL RATE | ▼ CONSTRUCTION DELIVERIES

TOP SALE TRANSACTIONS FOR 2019

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
125-165 Disc Drive	Spanish Springs	107,910	\$19,790,661	\$183.40	CIRE Partners	Pine Tree LLC
600 West 2nd Street	Reno Redevelopment	8,408	\$8,130,000	\$966.94	Integrity Nv Properties Llc	Waltons Inc
255 Disc Drive	Spanish Springs	41,537	\$7,617,873	\$183.40	CIRE Partners	Pine Tree LLC
2900 Clear Acre Lane	Northeast Reno	32,421	\$5,985,165	\$184.61	Donald Griffin	Charles Franklin
2300 - 2360 Oddie Boulevard	West Sparks	81,175	\$5,900,000	\$72.68	Farshid Lalezarian	Charles & Barbara Goodman 1982 Trust

TOP LEASE TRANSACTIONS FOR 2019

Property	Address	Square Feet	Date	Tenant	Landlord
500 N McCarran Boulevard	Northeast Sparks	25,128	September 2019	Action Appliance	NewQuest Investment Company
8165-B S Virginia Street	South Reno	23,729	September 2019	Planet Fitness	Housing Resources Co Llc
8165 S Virginia Street	South Reno	23,411	March 2019	Lee's Discount Liquors	Housing Resources Co Llc
75 E Moana Lane	Park Lane	18,347	November 2019	SPCA	Hirshland Lee D Family Trust
1250 E 6th Street	Central Reno Ind.	8,940	April 2019	Public Auction Reno	William C Marks

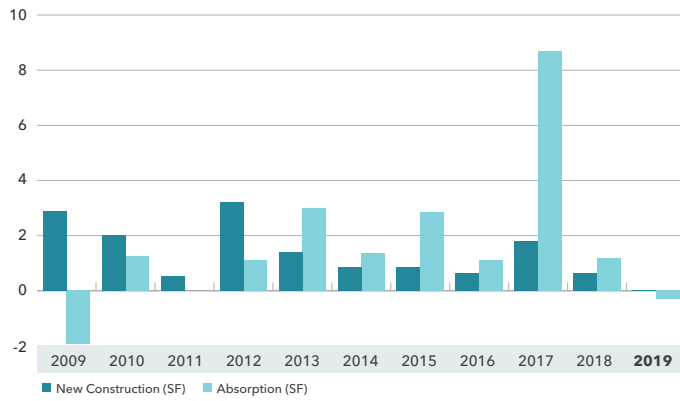
TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
The Villiage at Rancharrah	N Kietzke & Del Monte	Meadowood	59,992	Raymond P Tolles	April 2020
Sky Vista	NE Vista Knoll Pkwy. & Sky Vista Pkwy.	North Valleys	7,044	RED Development, LLC	December 2019
Sonic	6250 S Virginia Street	Meadowood	1,600	6250 S Virginia St Re Llc	December 2019

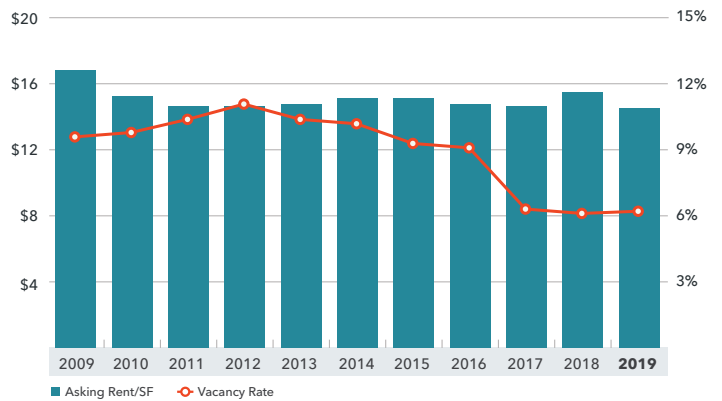
Market Breakdown

	2019	2018	2017	Annual % Change
New Construction	1,200	65,123	179,912	-98.16%
Under Construction	79,621	8,244	58,223	865.81%
Vacancy Rate	6.2%	6.1%	6.3%	1.64%
Average Asking Rents (NNN)	\$14.52	\$15.48	\$14.64	-6.20%
Average Sales Price/SF	\$170.25	\$182.96	\$155.92	-6.95%
Cap Rates	6.70%	7.30%	7.40%	-8.22%
Net Absorption	(30,475)	119,617	867,106	N/A

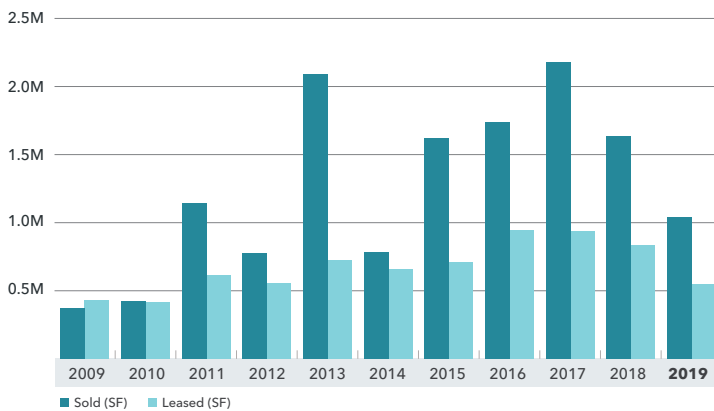
NEW RETAIL CONSTRUCTION & ABSORPTION



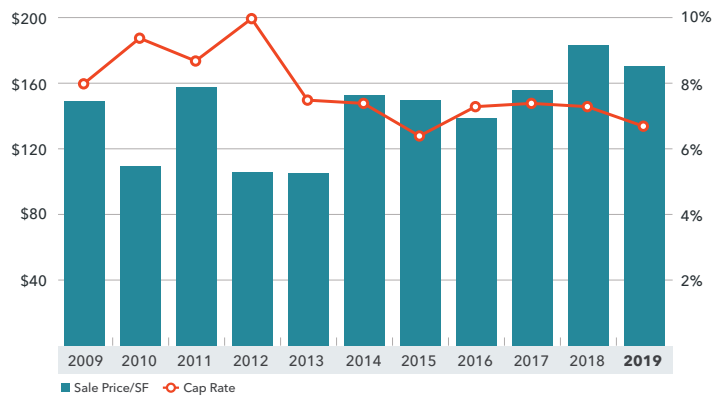
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 800 real estate professionals and staff in 22 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

The information in this report was composed by the Kidder Mathews Research Group.

JERRY HOLDNER
 Director of Research
 949.557.5050
jerry.holdner@kidder.com

ERIC LUHRS
 Regional President, Brokerage
 Northern California
 415.229.8888
eric.luhrs@kidder.com

Designated Broker
 Mark Read | LIC N° 00572743

KIDDER.COM

COMMERCIAL BROKERAGE

20M

ANNUAL SALES SF

420+

NO. OF BROKERS

\$9B

ANNUAL TRANSACTION VOLUME

40M

ANNUAL LEASING SF

VALUATION ADVISORY

1,600+

APPRAISALS ANNUALLY

36/23

TOTAL NO. APPRAISERS/MAI'S

PROPERTY MANAGEMENT

70M+

MANAGEMENT PORTFOLIO SF

\$9.4B

IN ASSETS UNDER MANAGEMENT

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.