

RETAIL

4TH QUARTER
2020

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

TOP SALE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Northtowne Plaza	West Sparks	45,118	\$7,100,000	\$157	DBB Holdings, Inc.	Northtowne Plaza, LLC
195 W Plumb Lane	South Virginia	47,996	\$6,020,122	\$125	Lakeside Plaza, LLC	Park Place Lakeside
4100 Caughlin Pky	Southwest Reno	23,396	\$5,550,000	\$237	American Co-Brands, Inc.	Fastball Investments, LLC
1350 Neil Way	Meadowood	26,538	\$4,300,000	\$162	EBUC, LLC	E6 LP
Lakeside Plaza	South Virginia	28,545	\$3,781,620	\$132	Lakeside Plaza, LLC	Park Place Lakeside

TOP LEASE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Date	Landlord	Tenant
Meadowood Court	Meadowood	45,000	February 2020	Shankar Nevada, LLC	Best Buy
The Commons	Meadowood	22,597	August 2020	Cannon Commercial	PetSmart
Sack N Save Center	Kietzke	21,163	April 2020	DRA Advisors, LLC	Lithia Body & Paint
The Crossing at Meadowood Square	Park Lane	20,568	January 2020	The Crossing, LLC	Ski Pro
Foothill Commerce Center	South Reno	10,088	June 2020	Palomar Lanes, Inc.	Evoke Fitness

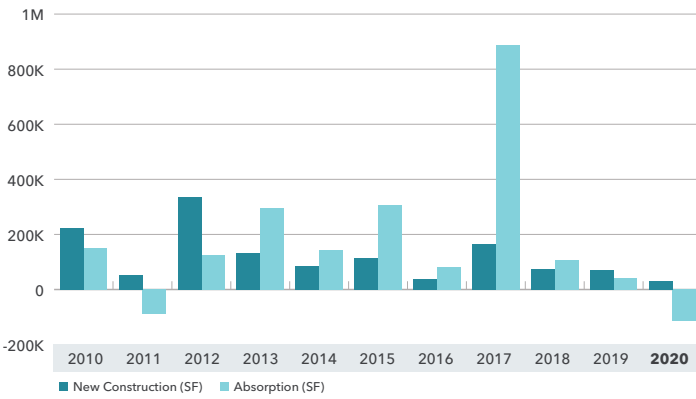
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Owner	Delivery Date
RED Reno Experience District	Park Lane	70,000	Lyon Living & Reno Land	April 2021
The Village at Rancharrah	7100 Rancharrah Pkwy	47,143	TDC Village, LLC	March 2021

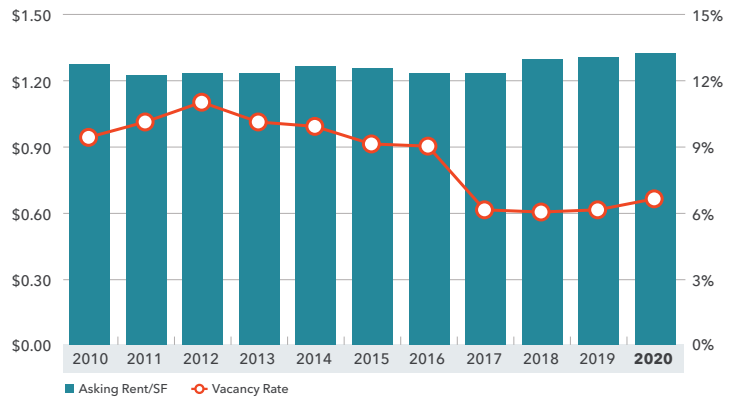
Market Breakdown

	4Q 2020	3Q 2020	4Q 2019	Annual % Change
New Construction	1,600	11,187	3,408	-53.05%
Under Construction	127,574	59,174	79,902	59.66%
Vacancy Rate	6.6%	6.3%	6.1%	8.20%
Average Asking Rents	\$1.32	\$1.32	\$1.28	3.13%
Average Sales Price/SF	\$187	\$197	\$199	-6.13%
Cap Rates	6.0%	6.5%	6.2%	-3.23%
Net Absorption	(86,782)	(158,108)	(71,333)	N/A

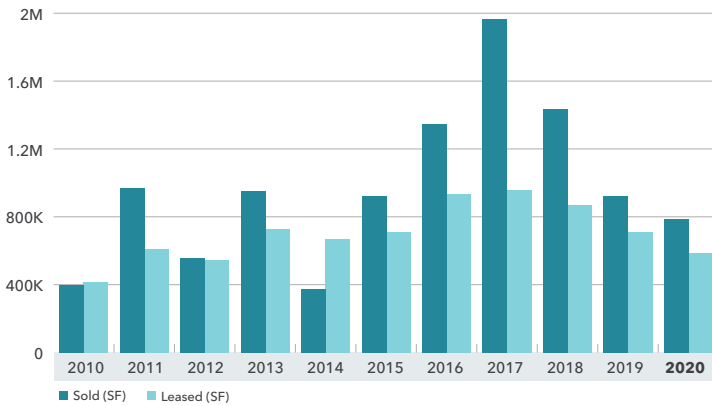
NEW CONSTRUCTION & ABSORPTION



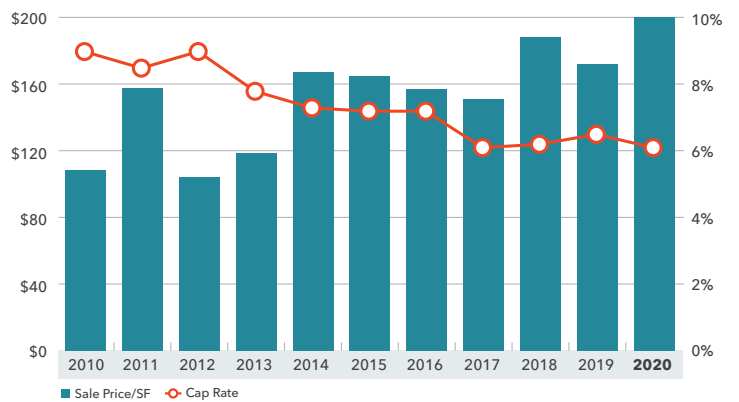
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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

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COMMERCIAL BROKERAGE

23M	ANNUAL SALES SF	470+	NO. OF BROKERS
\$8B	ANNUAL TRANSACTION VOLUME	42M	ANNUAL LEASING SF

VALUATION ADVISORY

1,800+	APPRAISALS ANNUALLY	39/20	TOTAL NO. APPRAISERS/MAI'S
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PROPERTY MANAGEMENT

70M+	MANAGEMENT PORTFOLIO SF	\$12B+	IN ASSETS UNDER MANAGEMENT
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