

MARKET TRENDS

RENO

RETAIL



VACANCY



UNEMPLOYMENT



RENTAL
RATES



CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
3600 Kietzke Ln	Central Airport	92,275	\$16,500,000	\$178.81	NYTDAW, LLC	3600 KL, LLC
Peckham Square	Central Airport	132,901	\$14,656,898	\$110.28	Nytdaw-South, LLC	Peckham Ph, LLC
The Ridge	Meadowood	47,071	\$14,000,000	\$297.42	The Morris Family Trust	Smithridge Property Owner, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Redfield Promenade	Meadowood	18,050	September 2025	Boot Barn
McCarran Marketplace	Airport	6,209	September 2025	Paris Baguette
Shayden Summit	South Reno	5,500	August 2025	Miniso

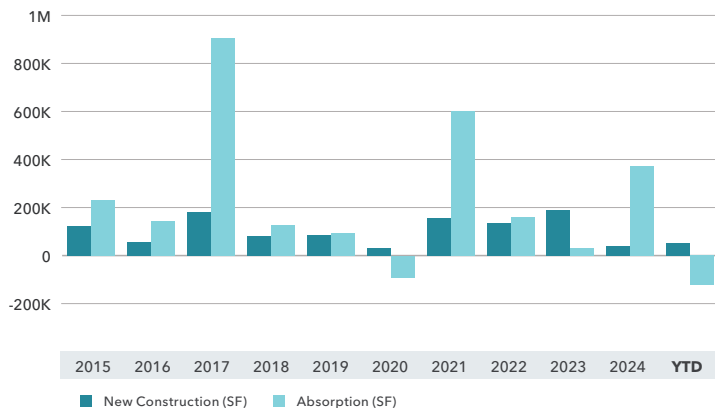
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery Date
Damonte Ranch Parkway & Double R Blvd	South Reno	44,970	4Q 2025
7939 Tierra del Sol Pky	Spanish Springs	41,382	4Q 2025
Pioneer Meadows West -Pad E	Spanish Springs	5,000	1Q 2026

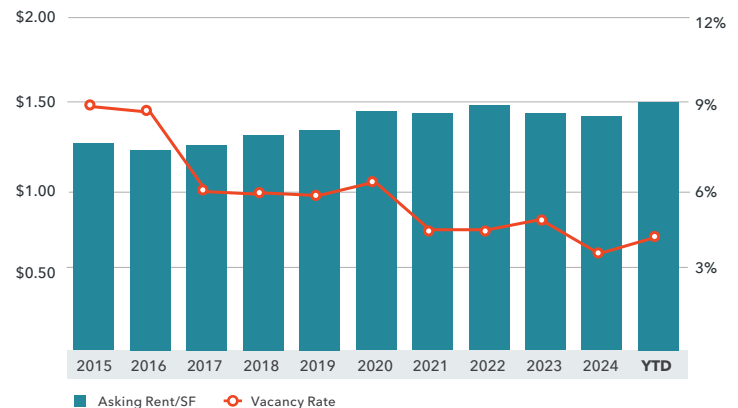
MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	4.1%	4.4%	3.5%	60 bps
Average Asking Rents	\$1.50	\$1.50	\$1.44	4.24%
Under Construction (SF)	93,817	93,817	29,098	222.42%
Average Sales Price/SF	\$188	\$317	\$282	-33.27%
Average Cap Rate	6.9%	6.7%	5.7%	120 bps
	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	0	50,911	28,401	N/A
Net Absorption	85,551	-123,140	370,412	-133.24%

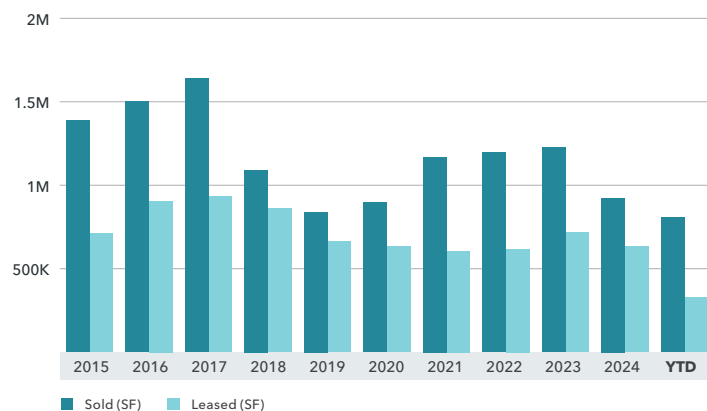
NEW CONSTRUCTION & ABSORPTION



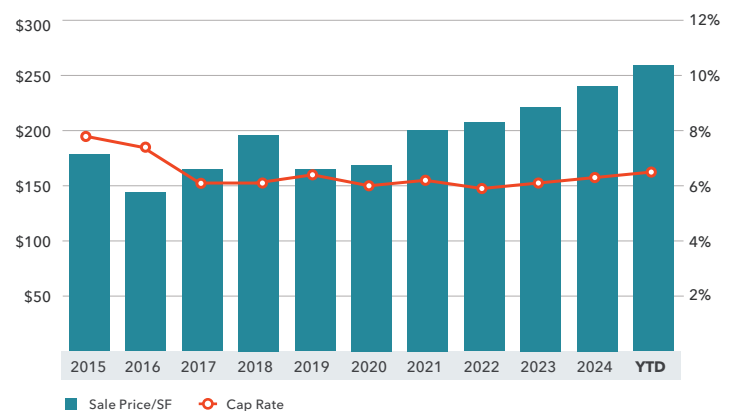
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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

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Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL
TRANSACTION VOLUME

26.2M

ANNUAL
SALES SF

36.7M

ANNUAL
LEASING SF

ASSET SERVICES

53M SF

MANAGEMENT
PORTFOLIO SIZE

800+

ASSETS UNDER
MANAGEMENT

250+

CLIENTS
SERVED

VALUATION ADVISORY

2,400+

AVERAGE ANNUAL
ASSIGNMENTS

39

TOTAL
APPRAISERS

24

WITH MAI
DESIGNATIONS