

MARKET TRENDS

RENO RETAIL

↓ VACANCY	↓ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Shoppers Square	Park Lane	132,000	\$17,024,306	\$128.97	Aaa West Reno Public Market, LLC	Reno Public Market, LLC
2351 N D Andrea Pky	Northeast Sparks	8,313	\$12,500,000	\$1,503.67	BR DRH NV Dandrea, LLC	Regent Properties
Town & Country Plaza	Kietzke	46,456	\$6,525,000	\$140.46	Pinus Jeffereyi, LLC	George H & Nancy L Kordestani

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
D'Andrea Marketplace	Northeast Sparks	5,300	April 2026	Pacific Dental Services
South Virginia Plaza	South Virginia	2,434	May 2026	Tai Lotus Restaurant
Sparks Crossing	Spanish Springs	2,400	April 2026	Bricks & Minifigs

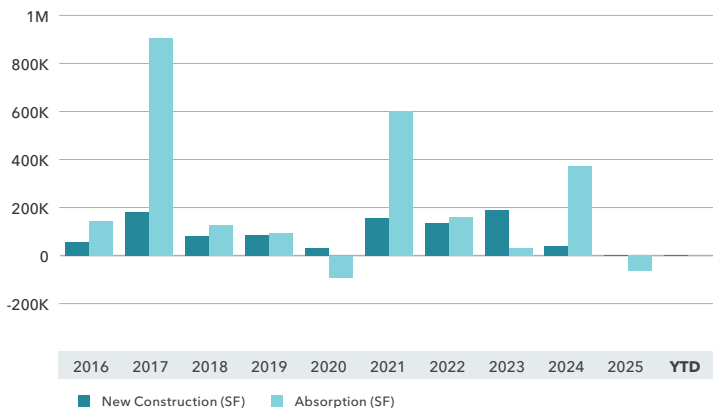
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery Date
7939 Tierra del Sol Pky	Spanish Springs	41,382	3Q 2026
50 Fortune Dr	Lyon County	10,000	3Q 2026
2027 S Virginia St	Park Lane	7,000	3Q 2026

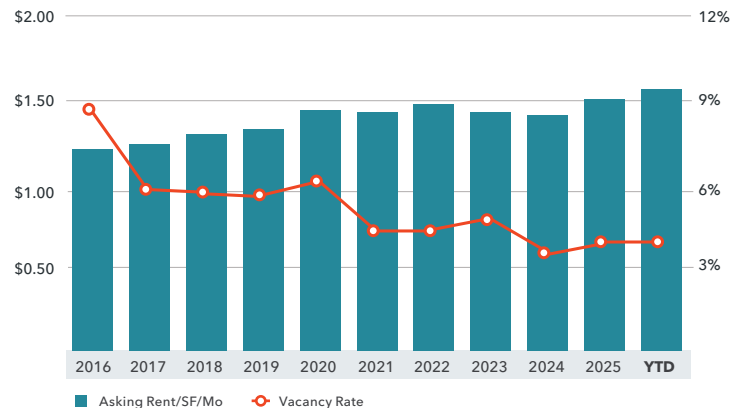
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	3.9%	3.5%	4.3%	-40 bps
Average Asking Rents/SF/Mo	\$1.57	\$1.52	\$1.50	4.50%
Under Construction (SF)	55,847	55,847	110,958	-49.67%
Average Sales Price/SF	\$137	\$299	\$317	-56.88%
Average Cap Rate	6.3%	6.7%	6.7%	-40 bps
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	0	6,912	51,697	N/A
Net Absorption (SF)	-125,465	1,974	-207,105	N/A

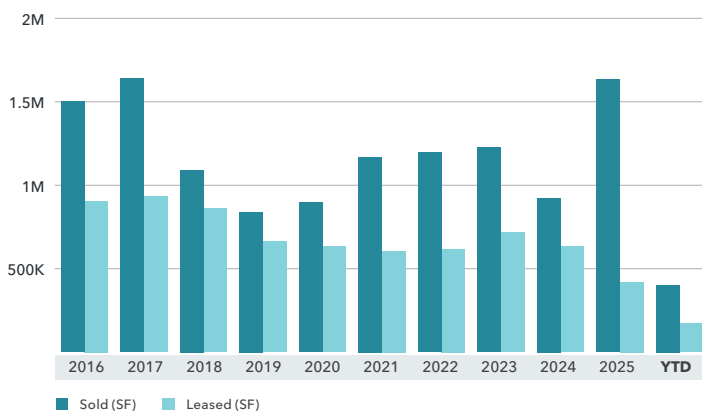
NEW CONSTRUCTION & ABSORPTION



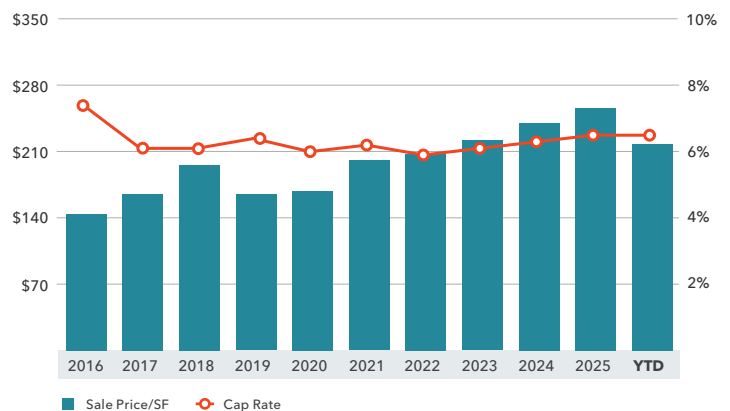
AVERAGE ASKING RENT/SF & VACANCY RATE



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 19 offices in Washington, Oregon, California, 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

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

54M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ANNUAL ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS