

MARKET TRENDS

RENO *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Legends at Sparks Marina	Northeast Sparks	421,476	\$103,000,500	\$244.38	Alturas Capital Partners	RED Development, LLC
210 & 224 Silver Lake Rd	North Valleys	29,228	\$12,000,000	\$409.72	Sebastiano Cois	Dennis Banks Construction
3645 S Virginia St - Outback	Park Lane	6,090	\$3,750,000	\$615.76	Stephen Seskin	Orion Real Estate Group

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Meadowood Mall	Meadowood	14,590	August 2026	Kids Empire
Quail Creek	Meadowood	5,263	July 2026	Nevada Restaurant Group
The Reno Auto Center	Park Lane	4,443	July 2026	Collision Brothers

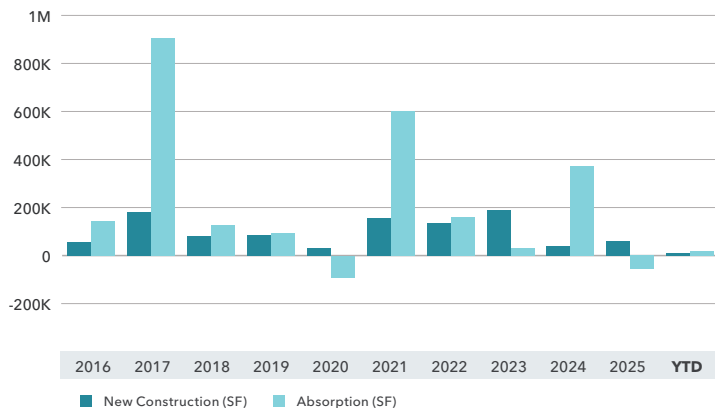
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery Date
2027 S Virginia St	Park Lane	7,000	4Q 2026
Shayden Summit	South Reno	6,091	4Q 2026
Pioneer Meadows West	Spanish Springs	5,000	1Q 2027

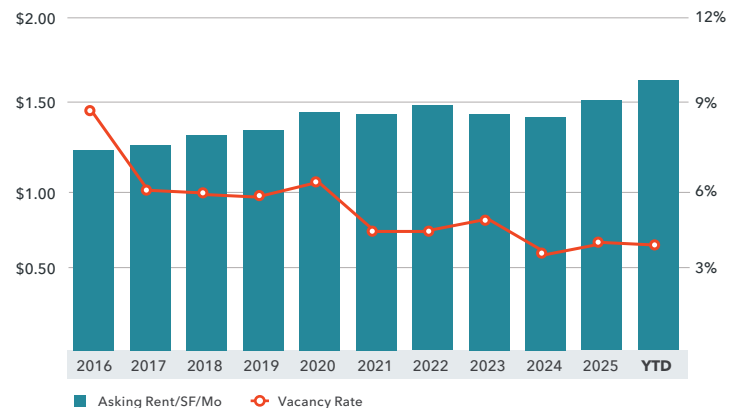
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	3.8%	3.8%	4.1%	-30 bps
Average Asking Rents/SF/Mo	\$1.63	\$1.58	\$1.50	8.90%
Under Construction (SF)	59,473	61,938	72,900	-18.42%
Average Sales Price/SF	\$261	\$185	\$193	35.34%
Average Cap Rate	6.3%	6.1%	7.3%	-100 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	2,465	9,377	51,697	-81.86%
Net Absorption (SF)	-929	18,105	-146,703	N/A

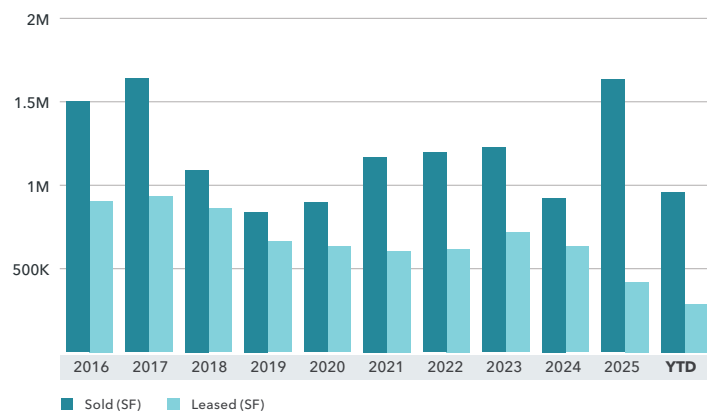
NEW CONSTRUCTION & ABSORPTION



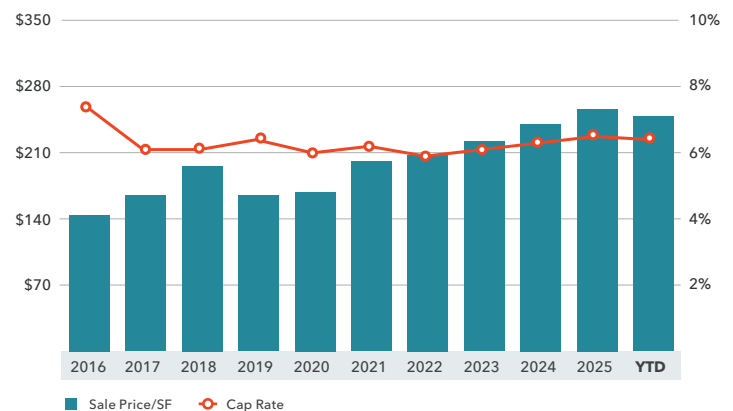
AVERAGE ASKING RENT/SF & VACANCY RATE



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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. 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

55M+ 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