



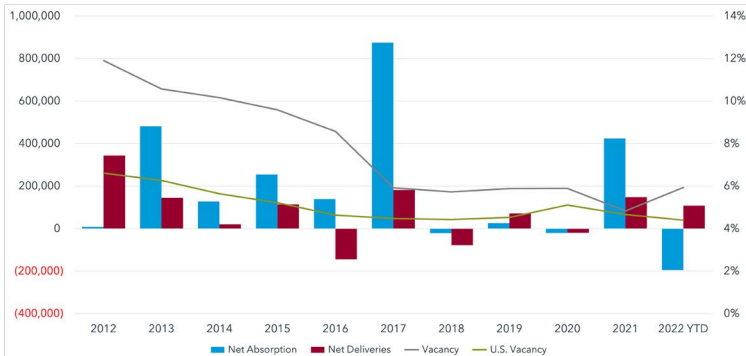
### RETAIL MARKET OVERVIEW

LYLE CHAMBERLAIN, CCIM, *President*

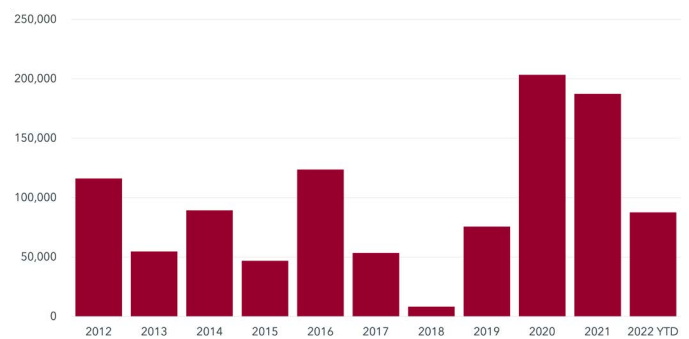
Vacancy rose a bit in the last quarter as some of the new construction projects on the books were delivered. Most of those, have filled, but at the cost of some of the older product. There is strong job growth in the area as well as a strong housing market whose demographics will be attractive to many prospective merchants. The Northern Nevada economy is healthy. Entertainment and food service will continue to be exceptionally strong.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	73,755	406,846	424,511	217,141	(41,340)
▲ Vacancy Rate	6.0%	4.7%	4.8%	5.4%	5.6%
▲ Avg NNN Asking Rate PSF	\$20.22	\$20.07	\$19.88	\$19.73	\$19.49
▼ SF Under Construction	87,496	158,216	187,287	214,755	194,738
▲ Inventory SF	26,947,721	26,877,001	26,839,430	26,777,838	26,781,223

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
451-505 E Prater (portfolio sale) Reno, NV	105,203 SF	\$5,781,614 \$54.96 PSF	Rhino Investments Shopoff Realty LP	Multi-Tenant
900 Kietzke Ln (part of 2 prop sale) Reno, NV	49,874 SF	\$12,117,914 \$242.97 PSF	aEON Real Estate Arne Hotel	Single-Tenant
1250 W 7th Reno, NV	33,000 SF	\$1,045,000 \$31.67 PSF	SurfThru Inv PacTrust	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
451-505 E Prater Reno, NV	50,861 SF	Rhino Investments	Auto Zone	Retail Auto Parts
1201 Stardust Street Reno, NV	31,792 SF	Nav Bajwa	Starlite Express LLC	Various/Entertainment
1445 S Meadows Reno, NV	15,000 SF	Dennis Banks	Unkown	Entertainment/Sports

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