



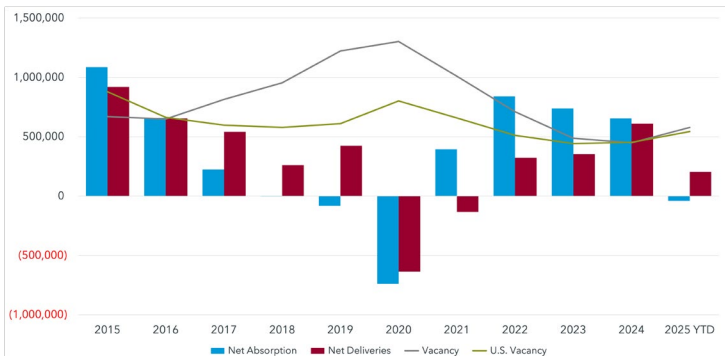
## RETAIL MARKET OVERVIEW

GRACE NEWTON, *Principal*

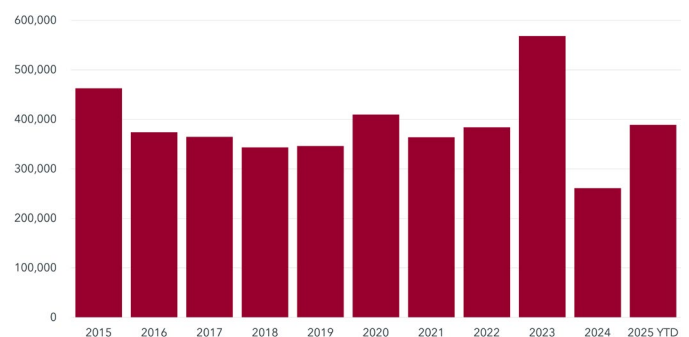
To illustrate just how tight Omaha's retail market is, when compared to the nation's 60 largest retail markets by inventory, Omaha ranks among the 10 lowest among major Midwest regions. Sales volume in Q3 did not keep pace with the previous quarter and fell about 50% to \$48M. The market will need approximately \$55M in transaction volume in Q4 to outperform 2024. The two largest lease deals in this quarter were O'Reilly's leasing the former Joann's Fabrics at Baker Square and Golf Galaxy leasing the former Buy Buy Baby at L Street Marketplace. The top sale was Dillard's purchasing the former Younkers department store at Westroads Mall.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	247,720	482,806	591,816	654,266	462,583
▲ Vacancy Rate	4.5%	4.4%	4.3%	4.1%	4.2%
▲ Avg NNN Asking Rate PSF	\$18.35	\$18.22	\$17.87	\$17.57	\$17.35
▲ Sale Price PSF	\$161.00	\$159.00	\$157.00	\$155.00	\$156.00
▼ Cap Rate	7.9%	8.0%	8.0%	8.0%	7.9%
▲ Under Construction SF	388,920	256,065	285,984	261,078	387,955
▲ Inventory SF	65,022,314	64,977,579	64,957,812	64,818,843	64,600,460

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
707 N. 102nd Street Omaha, NE	174,257 SF	Undisclosed	Dillard's Brookfield Properties	Single-Tenant
14580 Park Drive Springfield, NE	21,930 SF	\$8,313,339 \$379.00 PSF	TC Accommodator 371 LLC The Keith Corporation	Single-Tenant
5424 S. 24th Street Omaha, NE	16,100 SF	\$1,675,000 \$104.00 PSF	GJ Property LLC William Falt	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13415-17 W. Center Road Omaha, NE	31,837 SF	Broad Reach	O'Reilly Auto Parts	Automotive Parts Retail
12204 K Plaza Omaha, NE	25,000 SF	Tabani	Golf Galaxy	Sporting Goods
8425 W. Center Road Omaha, NE	19,492 SF	Abdurashid Samiev	Eco Thrift	Retailer

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