



RETAIL MARKET OVERVIEW

 GRACE NEWTON, *Principal*

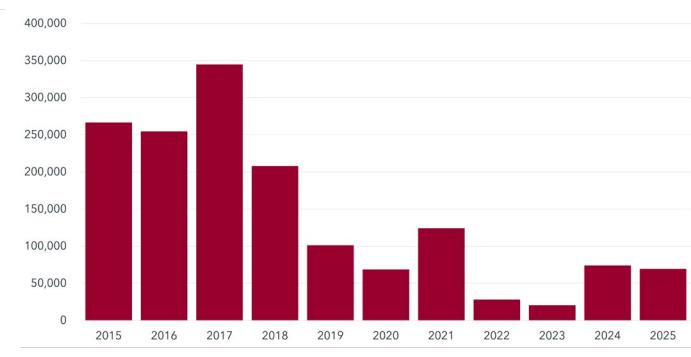
In contrast to the Omaha market which has seen a 5% increase in average asking rents over the past 12 months, Lincoln holds at 0.6% rent growth. This is lower than the 2% national average. However, vacancy rate and new construction remains below the 10 year average for this market. Given these data points, Landlords have the leverage to push rents. A notable lease transaction that occurred this quarter is Sky Zone at 48th & Van Dorn, who leased 65,000 SF. And notably East Park Plaza near 66th & O, a 214,000 SF center traded for \$18.5M.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	251,763	194,680	112,630	(44,310)	(68,208)
◀ ▶ Vacancy Rate	2.1%	2.1%	2.1%	2.8%	3.0%
▲ Avg NNN Asking Rate PSF	\$14.95	\$14.92	\$14.94	\$14.89	\$14.84
▲ Sale Price PSF	\$141.00	\$140.00	\$140.00	\$140.00	\$139.00
◀ ▶ Cap Rate	8.0%	8.0%	8.0%	8.0%	7.9%
▼ Under Construction SF	69,488	111,571	72,571	61,838	73,924
▲ Inventory SF	21,189,915	21,151,549	21,140,549	21,142,549	21,137,154

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
East Park Plaza - 110-300 N. 66th St. Lincoln, NE	214,029 SF	\$18,500,000 \$86.00 PSF	Broad Reach Starwood Capital Group	Multi-Tenant
4333 S. 70th Street Lincoln, NE	17,566 SF	\$1,200,000 \$68.00 PSF	Atran Equities LLC James Hruska Trust	Multi-Tenant
1132-1136 P Street Lincoln, NE	10,672 SF	\$1,150,000 \$108.00 PSF	Foundry Community Foundation CWC Enterprises	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2600 S. 48th Street, #13 Lincoln, NE	65,037 SF	Kroenke Group	SkyZone	Amusement & Recreation
2950C Pine Lake Road Lincoln, NE	7,500 SF	RED Development	Firebird's	Restaurant
2325 S. 24th Street Lincoln, NE	4,288 SF	The Wardens & Vestrymen of St Matthews Church	Sprouts Child Development	Educational Services



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