



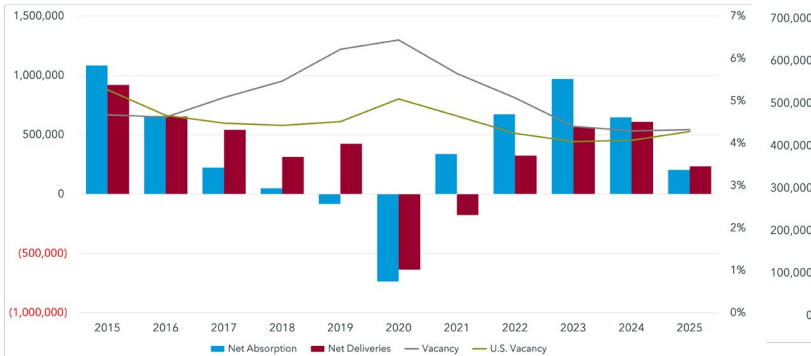
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Principal*

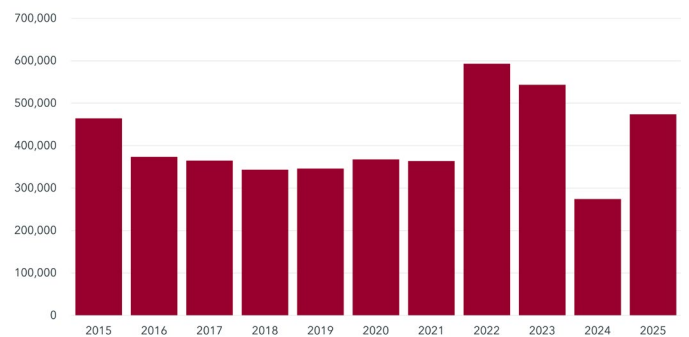
One takeaway for Omaha's retail market as we end 2025 is that rents have increased by over 5% over last year, which significantly surpasses the 2% national average. In addition, sales volume grew by 73% in the last 12 months after seeing a robust transaction year for the market. Notably, Village Pointe Shopping Center, an outdoor lifestyle center traded for \$153M. In addition several neighborhood shopping centers sold in 2025. The top lease transaction for the quarter was The Rush Market who leased 28,000 SF on W Maple and will relocate from Oak View Mall.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	204,225	390,717	484,109	584,494	646,666
▼ Vacancy Rate	4.3%	4.5%	4.6%	4.5%	4.3%
▲ Avg NNN Asking Rate PSF	\$18.68	\$18.49	\$18.28	\$17.95	\$17.67
▲ Sale Price PSF	\$165.00	\$162.00	\$160.00	\$157.00	\$156.00
▼ Cap Rate	7.9%	8.0%	8.0%	8.0%	8.0%
▲ Under Construction SF	474,039	428,920	265,905	310,996	274,353
▲ Inventory SF	65,340,757	65,323,432	65,298,857	65,258,918	65,106,686

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Village Pointe-17305 Davenport St. Omaha, NE	480,465 SF	\$153,300,000 \$319.00 PSF	Federal Realty Investment Trust RED Development	Multi-Tenant
Oak Plaza - 3003-3015 S. 83rd Ave. Omaha, NE	36,333 SF	\$3,100,000 \$85.00 PSF	MPI/Oak Plaza, Inc.	Multi-Tenant
7503-7519 Pacific Street Omaha, NE	25,860 SF	\$3,055,000 \$118.00 PSF	Tyler Owen Lisa Lewis	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14949 Evans Plaza Omaha, NE	28,000 SF	NRE Management Corp.	Rush Market	Furniture
40 Arena Way Council Bluffs, IA	17,500 SF	Georgi Ivanov	Aale Medical & Gym	Medical & Fitness
3002 S. 24th Street, (Renewal) Omaha, NE	10,629 SF	Jeff Royal	Metro Community College	Educational Services

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