LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
NEW YORK, NY

RETAIL MARKET OVERVIEW

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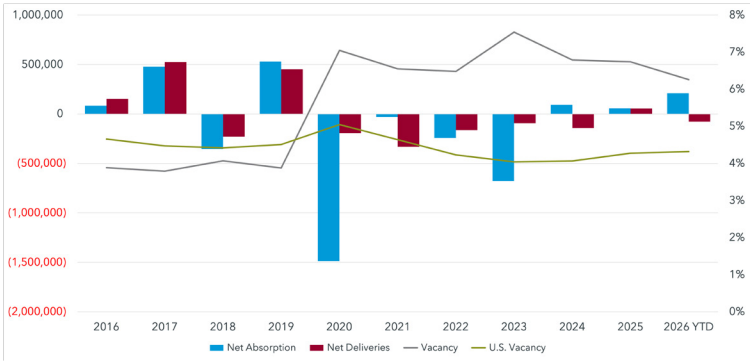
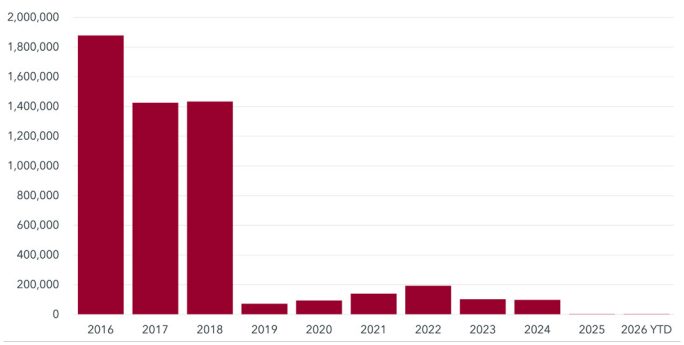
Retail fundamentals improved modestly in the third quarter of 2026. Vacancy declined to 6.29%, down 49 basis points year over year, and trailing 12-month net absorption rose to 150,389 square feet. Asking rents held steady at $138.29 per square foot, while pricing firmed to $1,403 per square foot with cap rates flat at 4.52%. New supply is nearly absent, with just 3,428 square feet under construction. The Glasshouses signed the largest lease, 70,000 square feet at 175 Greenwich Street, and Caprice Restaurants' $100.0 million purchase of 675 Hudson Street led sales.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	150,389	144,289	2,880	71,543	216,487
▼ Vacancy Rate	6.29%	6.38%	6.73%	6.74%	6.78%
▼ Avg NNN Asking Rate PSF	$138.29	$138.70	$138.20	$137.91	$137.72
▲ Sale Price PSF	$1,402.52	$1,399.44	$1,384.40	$1,382.38	$1,379.01
◄ ► Cap Rate	4.52%	4.52%	4.54%	4.52%	4.51%
◄ ► Under Construction SF	3,428	3,428	3,428	3,428	3,428
▼ Inventory SF	40,030,532	40,068,591	40,068,591	40,081,418	40,088,138

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
675 Hudson Street New York, NY	17,580 SF	$100,000,000 $5,688.28 PSF	Caprice Restaurants Aurora Capital Associates	Single-Tenant
317 Broadway New York, NY	7,692 SF	$14,000,000 $1,820.07 PSF	Shabse Fuchs United American Land Company	Single-Tenant
212 Bowery New York, NY	7,225 SF	$6,100,000 $844 PSF	Midas Equities Partners Ellio Nurieli	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
175 Greenwich Street New York, NY	70,000 SF	Unibail-Rodamco-West-field	The Glasshouses	Event
25 East 39th Street New York, NY	14,234 SF	Thor Equities	Century Cricket Centers	Fitness
360 Park Avenue South New York, NY	13,000 SF	BXP	Quality Branded	Restaurant

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