

Retail Indicators[®] Report | Q1-2 2020 | Report 31

Retail Property Indicators for Napier, Hastings and Havelock North

Refer to separate same date reports: *Macro, Office and Industrial*.

Retail Category	Rental Range Gross TOC (\$/m ²)	Forecast Rental Growth Next 24 Months (%)	Yield Range (%)	Forecast Yield Change Next 24 Months (%)
Prime	\$180 - \$550	-5 to 0%	4.5-6.0%	0 to 0.5%
Secondary	\$75 - \$180	-15 to 0%	6.0-10.0%	0.5 to 2.0%
Vacancy	Mainstreet Retail	7.0% surveyed by TCL Mar 20 Micro-locality considerations and quality dependant		



Taradale Mainstreet | Photo TCL

Refer to Turley & Co *Macro, Office and Industrial* reports for these category indicators.

Contact Turley & Co for lease and investment sales details and cap rates data since 1984. And for Registered Valuer/ Registered Property Consultant valuation or property strategy assistance www.turley.co.nz/tcl-people/our-people

Hawke's Bay Retail Property Highlights Q1-2 2020

- Heretaunga Street East is experiencing revival assisted by hospitality occupiers www.turley.co.nz/2019/11/26/could-hastings-have-an-eat-street-heretaunga-st-east-is-showing-all-the-signs
- HDC has underway CBD works and design (CBD works budget \$4.5m plus potentially land acquisitions) – a master plan is progressing
- HDC hospitality street dining build outs are designed and underway
- CBD Napier's overhaul and intensification 2013-17 tapered and occupancy has remained reasonably tight for prime sites
- Havelock North's retail heart has been particularly strong with added supply leased (Village Exchange and Stage 1 Joll Rd)
- Large Format Retail oversupply eased substantially 2016/19
- New Large Format Retail developments include Kmart Napier underway at Prebensen Drive and the paused Rebel Sport and Briscoes at Munroe Street
- Investment yields/ cap rates for retail properties were by early 2020 historically low (relative values high)
- Mainstreet retail occupancy was unchanged Oct 19 to Mar 20 per Turley & Co's surveys www.turley.co.nz/2020/04/22/retail-focus-hawkes-bay-april-2020
- COVID-19 challenges obviously substantially impact retail property with challenges ahead

Refer to our Macro report for Hawke's Bay retail developments further reporting.



Napier CBD | Photo TCL



Hastings CBD | Photo TCL



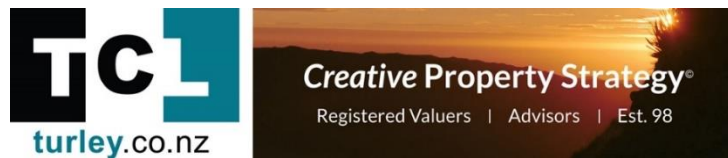
Havelock North | Photo TCL

More Information

- Turley & Co news and reports www.turley.co.nz/news-2/current
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- Articles www.turley.co.nz/articles
- Press www.turley.co.nz/press/latest
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Contact Team Turley www.turley.co.nz/tcl-people/our-people for specific commercial-industrial property and development land information, and further metrics (rents, yields, land values transactions, etc), and Hawke's Bay developments tracking 2015-20.

Our People www.turley.co.nz/tcl-people/our-people



Tim Whittaker Te Mata Peak Millennium Sunrise

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