

Retail Property Indicators[©] | Q1-2 2021 | Issue 33

Retail Property Indicators for Napier, Hastings and Havelock North

Refer to coinciding reports: *Macro, Office and Industrial* indicators.

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 +5%	3.75-5.5%	0 to 0.5%
Secondary	\$75 - \$180	-10 to +2.5%	5.5-8.0%	0.5 to 1.5%
Vacancy	Mainstreet Retail	7.0% surveyed by T&Co Mar 21 Micro-locality considerations and quality dependant		



Taradale Mainstreet | T&Co Photo

Refer to coinciding Turley & Co *Macro, Office and Industrial* reports www.turley.co.nz/news-2/current. And economic indicators www.turley.co.nz/indicators

Contact Turley & Co for property metrics 1984-2021 and for Registered Valuer/ Registered Property Consultant assistance www.turley.co.nz/tcl-people/our-people

Hawke's Bay Retail Property Highlights Q1-2 2021

- Investment yields/ cap rates for retail properties were by early 2020 historically low and lower now (relative values high), although may have peaked about February 2021
- Mainstreet retail occupancy unchanged Oct 19 to Mar 20 per Turley & Co's surveys www.turley.co.nz/2020/04/22/retail-focus-hawkes-bay-april-2020 and stable per Mar 21 survey (unpublished) – next survey Oct 21
- Notwithstanding COVID, retail spending is up 7% for Q2-21 on Q4-19
- Hastings' CBD is experiencing a renaissance and revival led by HDC <https://www.hastingsdc.govt.nz/hastings/projects/hastings-alive/city-centre-revitalisation/projects/>
- Toitoti Municipal Building retail units for lease being marketed by HDC <https://www.hastingsdc.govt.nz/hastings/projects/municipal-building/article/1964/-join-hawkes-bays-newest-retail-and-hospo-precinct>
- Napier's CBD overhaul and intensification 2013-17 tapered and occupancy has remained reasonably tight for prime sites
- Napier CBD civic plaza planning and spatial planning advancing
- Havelock North's retail heart remains particularly strong with added supply fully leased
- Stage 2 Joll Rd, Havelock North development underway adding further retail supply with offices above
- Large Format Retail equilibrium more recently, plus Kmart Napier opened Mar 21
- The Crossing trade retail development underway in Taradale Rd Napier

Turley & Co's *Macro* report collates Hawke's Bay retail developments www.turley.co.nz/news-2/current.



Napier CBD | T&Co Photo



Hastings CBD | T&Co Photo



Havelock North | T&Co Photo

Refer to more overleaf ...

More Information

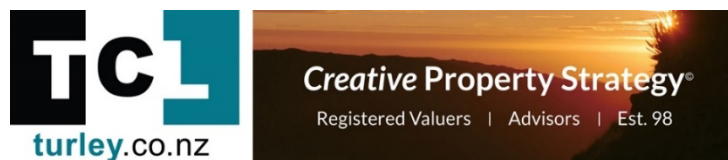
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