

2023
Q1



Bronx RETAIL LEASING

Q1 | MARKET REPORT | 2023

Q1 Takeaways

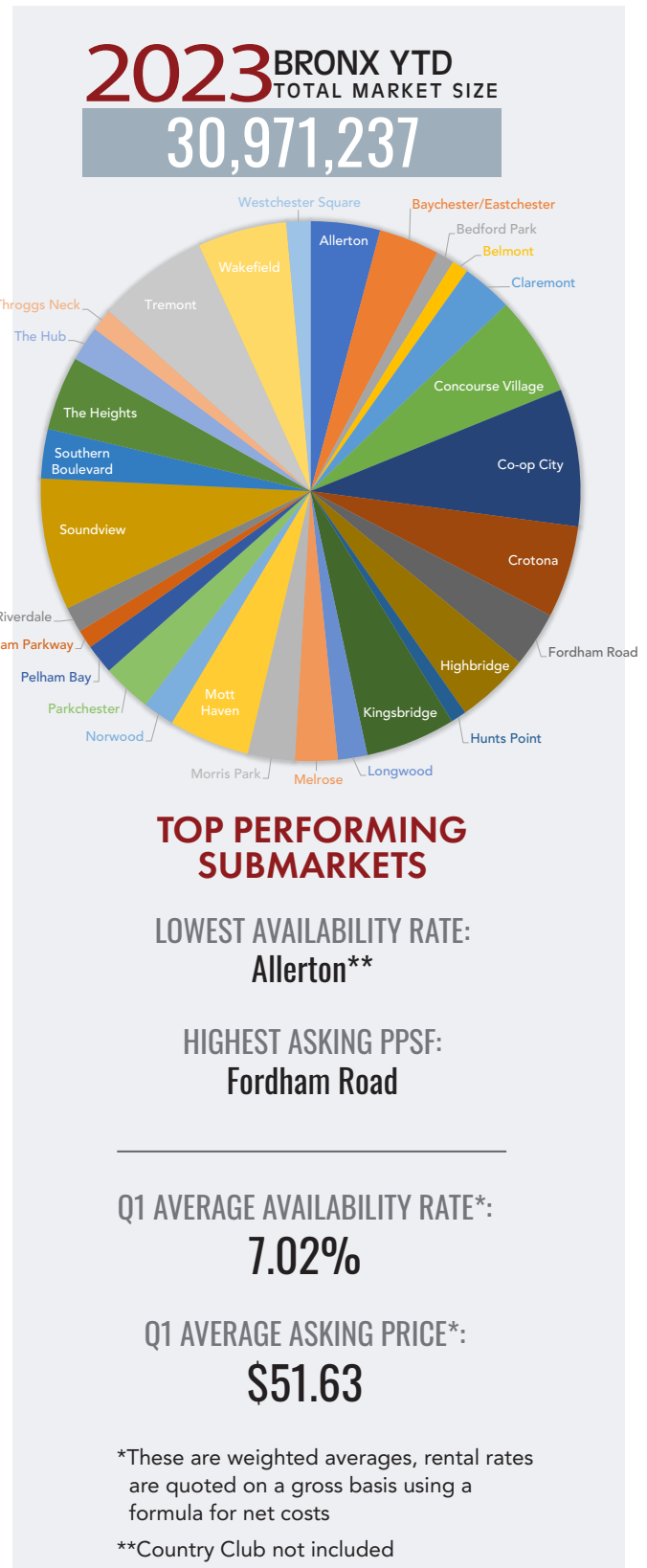
- Alternative users such as charter schools, daycare centers and physical therapy offices continue to lease ground level retail space in the market.
- Availability rates decreased slightly, but are up year over year.
- Future fallout expected from Party City's bankruptcy with four significant locations in The Bronx.

SUMMARY

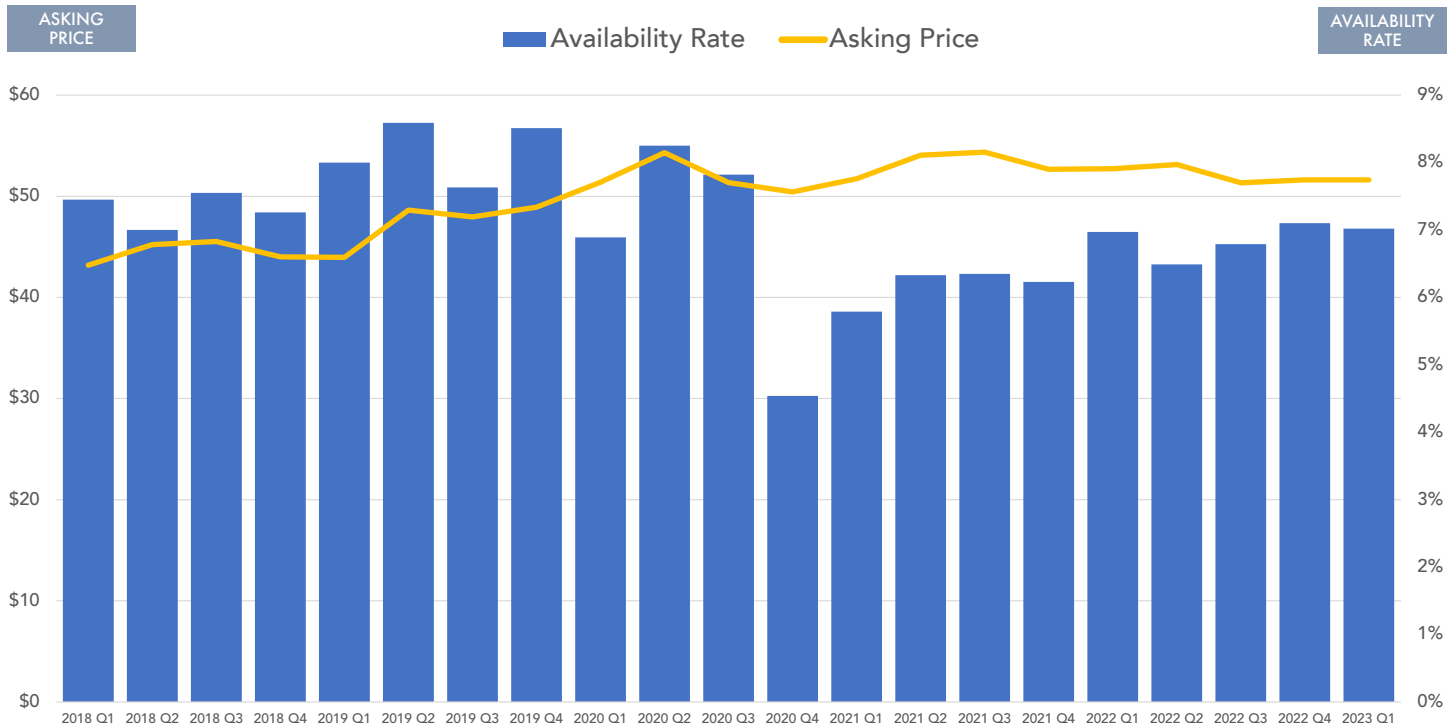
After significant national retail activity during the fourth quarter of last year, Q1's velocity was primarily driven by alternative uses such as daycare, medical and educational. The availability rate did decrease slightly from 7.10% to 7.02% putting it very much in-line with national averages. Asking prices stayed almost exactly flat quarter over quarter.

While small deal velocity remains active, mid-size to larger users continue to exit the market leaving space behind that requires landlords to make decisions about spending money to divide those spaces. In the first quarter alone, buildings in prime locations like The Hub and Fordham Road added space with 8,000 square feet coming available at 2817 Third Avenue in The Hub and 8500 square feet available at 58 East Fordham Road adding to the large space on the second floor of that building that had been on the market after it was vacated by Lucille Roberts. The owners of 650 East Tremont Avenue also put the 12,000 square foot former Walgreens on the market directly. In City Island, 15,000 square feet was listed at 101 City Island Avenue, a former restaurant and catering hall. While small tenant demand remains very active, large and mid size tenants continue to be a rarity begging the question of who will fill these units as well as the four large party city locations that may be left behind post-bankruptcy.

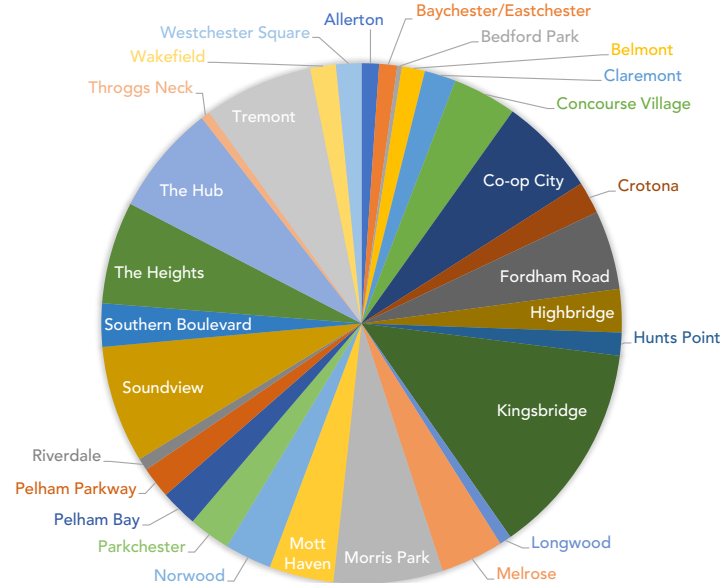
After a strong end to the year with great national activity we expect small tenants and specialized users such as medical and educational to drive demand for the balance of 2023.



AVAILABILITY RATE AND ASKING PRICE TRENDS



TOTAL AVAILABILITY BY SQUARE FEET



HIGHEST AVAILABILITY RATE:
The Hub

LOWEST AVAILABILITY RATE:
Allerton

HIGHEST ASKING PPSF:
Fordham Road

LOWEST ASKING PPSF:
Allerton

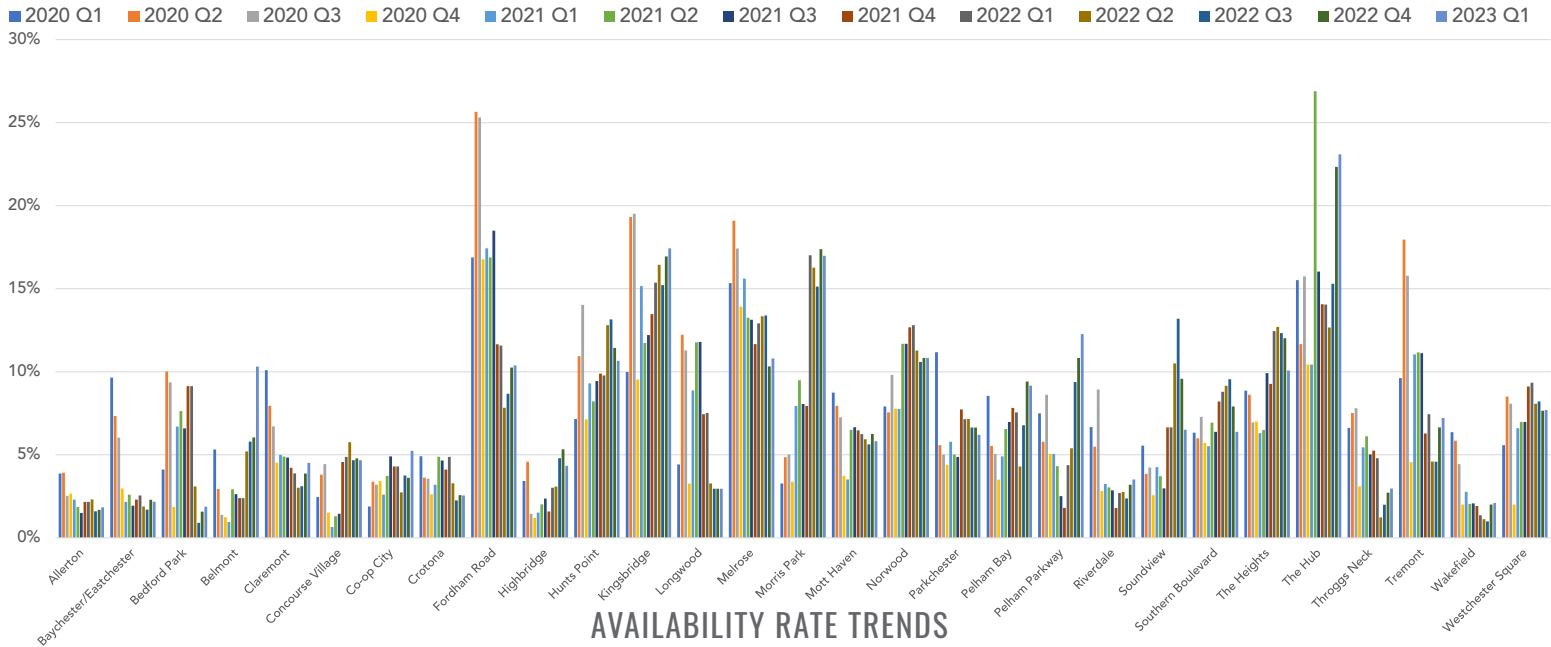
MOST AVAILABLE SF:
Kingsbridge

LEAST AVAILABLE SF:
Bedford Park

Rental rates are quoted on a gross basis using a formula for net costs*

SUBMARKET AVAILABILITY RATE and ASKING PRICE 2020-2023 QTR OVER QTR

2020 to 2023 AVAILABILITY RATE BY SUBMARKET



AVAILABILITY RATE TRENDS



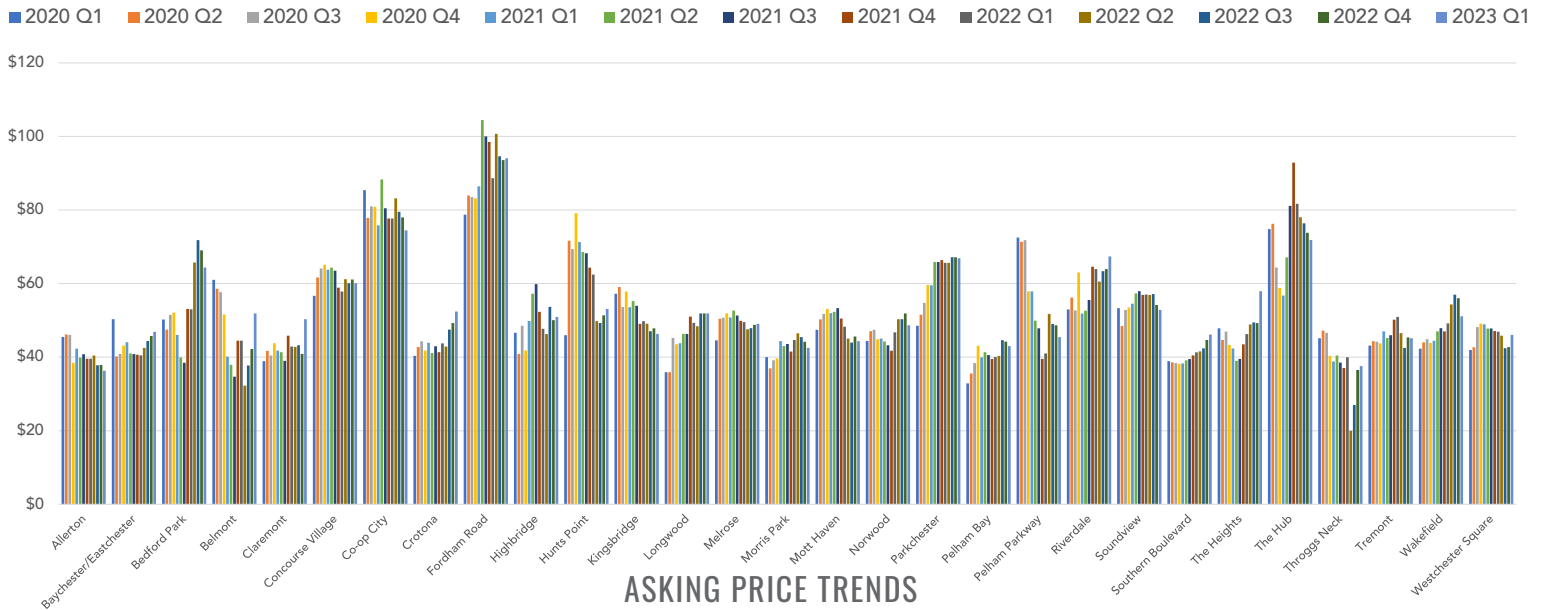
QUARTER
OVER
QUARTER
DECREASE

7.02%
Q1 BRONX
OVERALL
AVAILABILITY
RATE



YEAR
OVER
YEAR
INCREASE

2020 to 2023 ASKING PRICE BY SUBMARKET



ASKING PRICE TRENDS



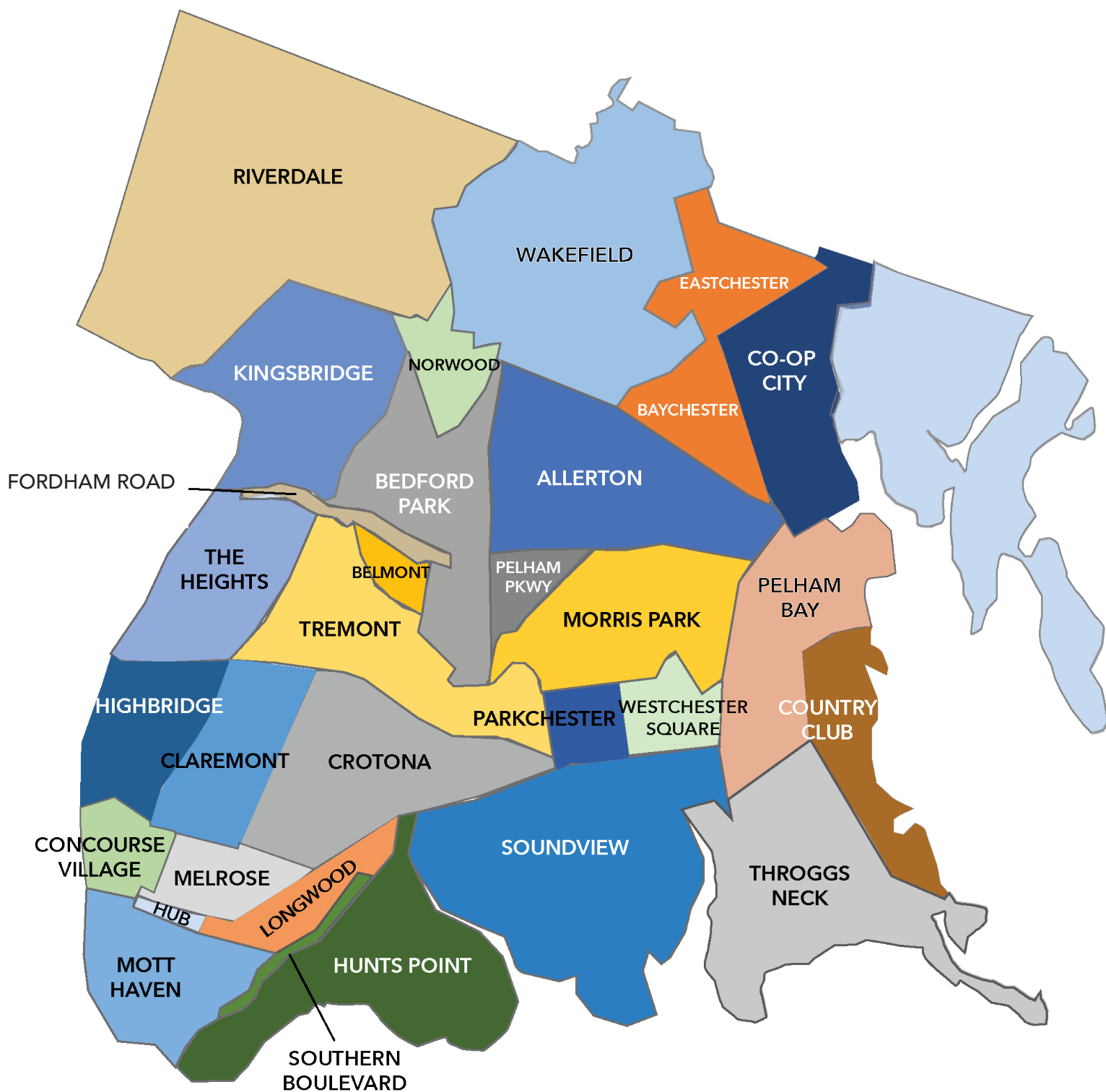
QUARTER
OVER
QUARTER
INCREASE

\$51.63
Q1 BRONX
AVERAGE ASKING
PRICE



YEAR
OVER
YEAR
DECREASE

Rental rates are quoted on a gross basis using a formula for net costs*





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