



REAL ESTATE WEEKLY

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Recovery in store for city retail market as rents rise

The Real Estate Board of New York (REBNY) released the Spring 2010 Retail Report and the outlook is promising.

The local retail market has continued to show steady improvement with average asking rents for ground floor retail space in Manhattan's retail corridors increasing between 2 and 71% since fall 2009.

According to the spring 2010 report, retail rents were up in a number of Manhattan geographic areas surveyed, with increases of 3% in Midtown South and 16% in Upper Manhattan compared to spring 2009.

In Midtown on Broadway and 7th Avenue between 42nd and 47th streets, average asking rents increased 71% to \$1,400 psf and in the West Village on Bleecker Street between 7th Avenue South and Hudson Street, rents increased 30% to \$456 psf.

In SoHo on Broadway between Houston and Broome streets, rents increased 16% to \$563 psf.

"Asking rents are on the rise throughout Manhattan and the overall picture, nationally and locally is encouraging," said REBNY President Steven Spinola.

"Maintaining this pace will depend on sus-

taining this momentum and the prudent actions of government at all levels not to dampen this economic resurgence"

Report highlights show:

- Downtown average asking rents increased 7% compared to last year to \$101 psf, while West Side asking rents increased 10% to \$128 psf.

- Upper Manhattan, however, had the sharpest rise in asking rents compared to last year increasing 16% to \$60 psf.

- Declines in average asking rents were reported on the East Side (2%), and Midtown (11%).

Primary Retail Corridors:

- Compared to fall of 2009, asking retail rents for ground floor space on Broadway and 7th Avenue between 42nd and 47th streets increased 71% to \$1,400 psf from a high of \$821 psf.

- Average asking rents for that same space increased 49% from a high of \$941 psf last spring.

- Midtown asking rents on 5th Avenue 49th and 59th streets were up 41% on the year to \$2,300 psf from a high last year of \$1,631 psf.