

# 2024 YEAR-END INVESTMENT MARKET REPORT



After a slow 2023 the investment property market has started to recover as Buyers and Sellers adjust to the new interest rate environment.

## NOTABLE TRANSACTIONS IN 2024 INCLUDE:

PROPERTY	ADDRESS	PRICE	SALE DATE	YEAR BUILT	SIZE (SF)	PRICE PER SF	CAP RATE
<b>SINGLE TENANT RETAIL</b>							
Top Golf	908 N 102nd Street	\$7,669,655	1/4/2024	2020	24,496	\$313.10	6.09%
HyVee Fast and Fresh	20310 Vinton Street	\$4,763,313	2/21/2024	2023	10,462	\$455.30	5.76%
<b>RETAIL SHOPPING CENTERS</b>							
Cornhusker Pointe	848 Cornhusker Road	\$5,310,000	3/28/2024	2019	14,000	\$379.29	7.50%
Davenport Square	11313 Davenport St	\$3,030,000	4/30/2024	1985	22,735	\$133.27	
Standing Stone Plaza	11773 S Highway 6, Gretna	\$2,640,000	5/1/2024	2008	13,680	\$192.98	7.50%
Emporium Shopping Center	1505 Galvin Rd, Bellevue	\$1,581,500	5/3/2024	1975	6,784	\$233.12	7.70%
Candlewood Hills	12424 W Dodge Rd	\$4,700,000	6/27/2024	2018	11,700	\$401.71	7.30%
Stockyards Plaza	3575 L Street	\$1,775,000	8/27/2024	1989/2010	7,000	\$253.57	7.00%
Brookside Plaza	13760 Millard Ave	\$1,550,000	8/30/2024	1990	11,232	\$138.00	
180th Plaza	18111 Q Street	\$2,530,000	9/30/2024	2010	13,196	\$191.72	
The Shoppes at Elk Creek	3830 N 167 Court	\$1,950,000	10/10/2024	2007	6,189	\$315.08	6.50%
Fort Street Plaza	10615 Fort Street	\$1,750,000	10/14/2024	2001	9,145	\$191.36	7.89%
Val Verde Place	9631-9647 Giles Rd	\$6,435,000	11/20/2024	2000	48,712	\$132.10	7.60%
Maplewood Square	2650-2820 N 90th	\$4,350,000	11/25/2024	1970/2016	141,987	\$30.64	
Grover Plaza	5025 Grover Street	\$4,975,000	12/6/2024	1966	58,101	\$85.63	8.06%
<b>INDUSTRIAL</b>							
Acietta Building	2906 21st Avenue, Council Bluffs	\$7,550,000	1/18/2024	2004	65,625	\$115.05	
Graphic Packaging	4200 S 121st Plaza	\$22,800,000	3/6/2024	1996	423,905	\$53.79	7.60%

*\*continued on next page*

PROPERTY	ADDRESS	PRICE	SALE DATE	YEAR BUILT	SIZE (SF)	PRICE PER SF	CAP RATE
River Road Logistics	2421 River Rd	\$33,000,000	8/19/2024	2023	302,230	\$109.19	
Miller Building	4651 F Street	\$21,300,000	10/9/2024	1969	180,440	\$118.04	
Syngenta Portfolio	601 Dryers Rd	\$120,851,731	10/20/2024		484,100	\$249.64	
<b>OFFICE</b>							
Gallup Building	1001 Gallup Dr	\$130,000,000	3/28/2024	2002	293,495	\$442.94	8.00%
Nebraska Orthopedic Hospital	2808 S 143rd PL	\$39,500,000	9/27/2024	2004	72,865	\$542.10	6.20%
Moba Office Building	4141 N 156th	\$5,250,000	11/25/2024	2010	31,162	\$168.47	7.19%

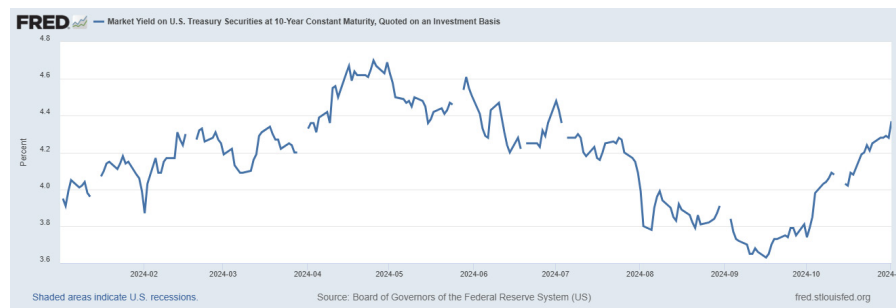
Excluding multi family, transaction volume for 2024 was \$565 million vs. \$216 million for the same period in 2023. Much of the difference was the large deals mentioned above, which were noticeably absent in 2023.

2024 saw 13 unanchored retail shopping centers trade. Demand for these properties is high and pricing is strong. Demand for single tenant retail was muted and cap rates up slightly. 16 single tenant net lease properties traded in 2024.

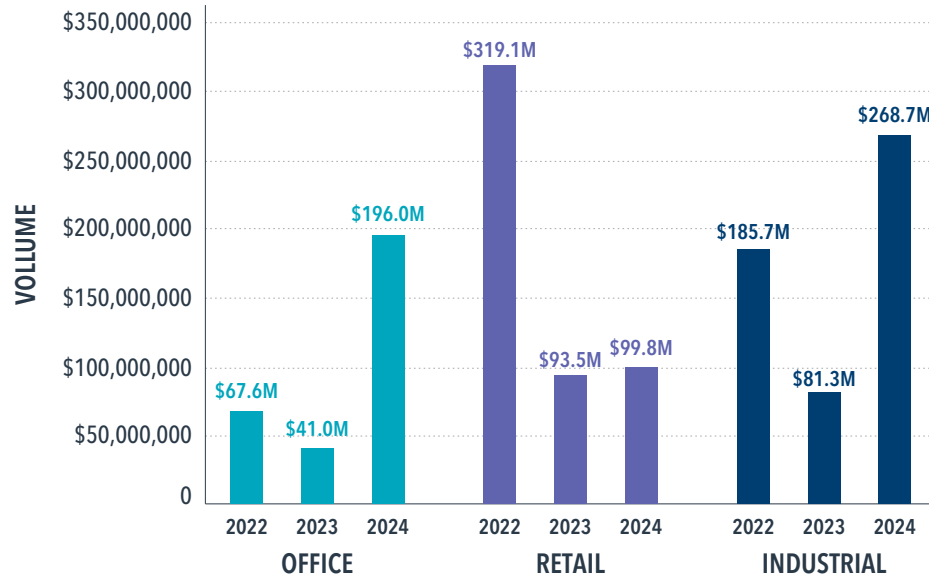
The benchmark 10 year treasury rate varied wildly in 2024, from a low of 3.65% to a high of 4.7%. The 10 year treasury is not tied to the fed funds short term rate and is the benchmark interest rate for many commercial loans. Current borrowing costs are generally from the mid 6% to low 7% range depending on the product type and lending source.

There is substantial capital in the market. Assuming interest rates don't spike we would expect the recovery in investment sales to continue in 2025.

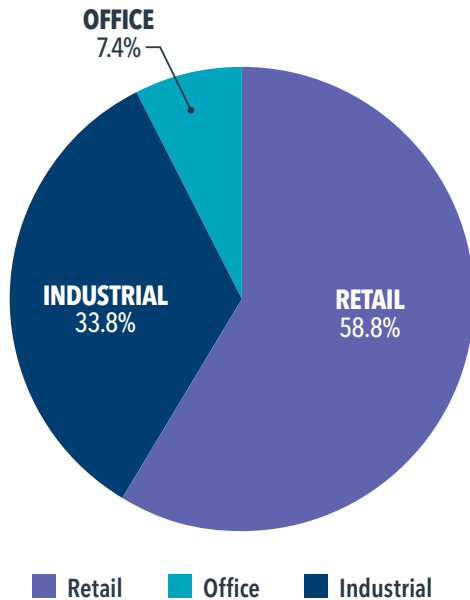
## 2024 10-YEAR TREASURY RATE



## TOTAL SALES VOLUME BY PRODUCT TYPE 2022-2024



## TOTAL SALES VOLUME BY PRODUCT TYPE 2024



PROPERTY TYPE	VOLUME	# OF PROPERTIES
Retail	\$99.8M	40
Industrial	\$268.7M	23
Office	\$196.0M	5
<b>TOTAL</b>	<b>\$564.5M</b>	<b>68</b>

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