

June 2018

Market Scoop

Retail's Top Movers

Retail Tenants with Highest Transaction Count Year-to-Date

While single-tenant retail sales volumes for the first half of 2018 are expected to fall behind H1 2017 totals, the market is still seeing billions of dollars of real estate trade hands. In the last six months, dollar stores and drugstores continued to dominate the retail landscape as the most often traded asset types.

In H1 2018, Dollar General and Family Dollar, two giants within the discount retailer sector, saw a combined 200 locations trade. The dominant drugstore brands of Walgreens and CVS Pharmacy reported more than 100 properties trading so far this year. Honorable mentions go to Starbucks, which saw 40 locations trade in H1 2018, along with other quick service restaurants including Arby's (20), Burger King (36), KFC (23), and Taco Bell (20).

DOLLAR GENERAL

157

Transactions

7.15%
Avg Cap Rate

\$213.3M
Total Sale Volume

Walgreens

59

Transactions

6.51%
Avg Cap Rate

\$363.5M
Total Sale Volume

CVS
pharmacy

44

Transactions

6.85%
Avg Cap Rate

\$228.4M
Total Sale Volume

FAMILY
DOLLAR

43

Transactions

7.12%
Avg Cap Rate

\$66.2M
Total Sale Volume



40

Transactions

4.97%
Avg Cap Rate

\$84.2M
Total Sale Volume

Source: Stan Johnson Company Research

Methodology: Analysis includes single-tenant retail sold transactions with reported price and cap rates only; portfolio transactions have been excluded; information deemed reliable but is not guaranteed, and is subject to change