



WESTSHORE RETAIL MARKET OVERVIEW

PRESENTED BY:
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Better never settles

RETAIL MARKET OVERVIEW

HIGHLIGHTS

35 Shopping Centers | 9.5 MSF Total Inventory

Strong Rent Growth: \$39.67 PSF NNN (+2.8% YoY)

Retail Sales Momentum: +3.6% Since Q1 2025

Tight Availability: Only 129,000 SF of Vacant Space

Limited New Supply: 50,000 SF Delivered in 2025

Minimal Pipeline: Just 3,000 SF Currently Under Construction

Record-Low Vacancy: 1.4% - Lowest in Tampa Bay

Healthy Tenant Performance: Lowest Rent-to-Sales Ratios in the Region

WESTSHORE DISTRICT



WESTSHORE	Q1 2006	Q1 2026	% CHANGE
GLA:	8.4 MSF	9.5 MSF	+13%
Under Construction:	41,800 SF	3,000 SF	-93%
Rental Rate:	\$23.75	\$39.67 PSF	+67%
Vacancy Rate:	3.5%	1.4%*	-60%
Cap Rate:	7.2%	6.5%	-70 BPS

MARKET FUNDAMENTALS

OCCUPANCY | RENTAL RATES | ABSORPTION

WESTSHORE RETAIL MARKET

- \$39.67 PSF Net
- 98.6% Occupancy (excludes Westshore Plaza)
- 12 Months Absorption: 47,000 SF
- Sales are 47% higher (Rents are 16% Higher)
- 6.50% Cap Rate. Average Sale Price: \$335 PSF

HILLSBOROUGH COUNTY

- \$34.20 PSF Net
- 95% Occupancy
- 12 Months Net Absorption: 57,200 SF

TAMPA BAY

- \$28.89 PSF Net
- 92% Occupancy
- 12 Months Net Negative Absorption: (273,000 SF)

LARGEST RETAIL LEASE

TriPointe Plaza



15,005 SF Leased to The Sapphire Lounge & Supper Club

AVAILABLE FOR LEASE

4239 West Kennedy Boulevard



4,600 SF. \$55 PSF + \$10 PSF for Common Area Expenses

LARGEST RETAIL SALE

International Plaza



SPG Purchased 12% from “Taubman Company” Value: \$900M

LARGEST RETAIL FOR SALE

1902 N. Dale Mabry Highway – Sunnyside MMD.



NNN Investment. 8,460 SF. \$6,822,000 (\$806 PSF) 7.00% Cap Rate

WESTSHORE PLAZA REDEVELOPMENT

Westshore 54



MIXED USE BREAKDOWN

RETAIL	901,881 SF
RESTAURANTS	133,119 SF
OFFICE	380,000 SF
MEDICAL	120,000 SF
RECREATION	77,357 SF
AUTOMOTIVE	10,994 SF
MULTIFAMILY	1,765 Units
HOTEL	240 Rooms

WESTSHORE RETAIL OVERVIEW

Summary



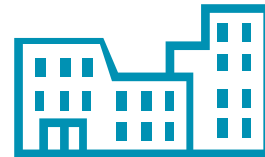
PREMIER RETAIL CORRIDOR RETAIL

One of the most desirable retail locations in Tampa Bay.



TIGHT SUPPLY FUNDAMENTALS

Nominal vacancy with limited availability of viable sites



STABILIZED, MATURE MARKET

Nominal New Construction



OUTPERFORMING METRICS

Above-average sales, rental rates, pricing, occupancy, and absorption



POSITIVE MARKET MOMENTUM

Strong trends across key performance indicators



THANK YOU!

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