

The Eureka Retail Velocity Index™

Dallas – Fort Worth Market | April 2026

7.1 / 10.0

▲ 1.2 MoM

* Strong acceleration from prior month

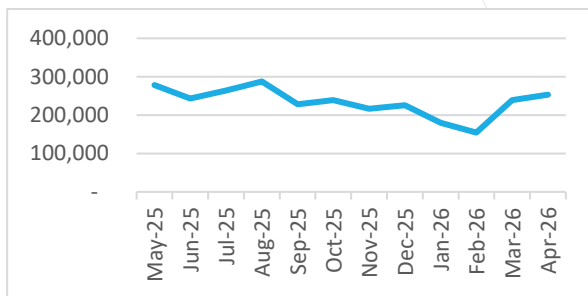
This Month: DFW retail leasing accelerated in April, boosted by several large-format and longer-term leases that lifted volume, average deal size, and lease term. While vacancy edged up to **5.1%**, rising rents and a higher NNN share signal continued landlord leverage in quality locations.

Total Leased SF: 253,000 SF ▲	Lease Term Months: 75.30 ▲	Market Vacancy: 5.1% ▲
Average Leased SF: 3,564 SF ▲	Months to Lease: 15.5 ▲	% of leases as NNN: 93.2% ▲
Average Rent (NNN): \$23.06 PSF ▲	Months Vacant: 16.1 ▲	

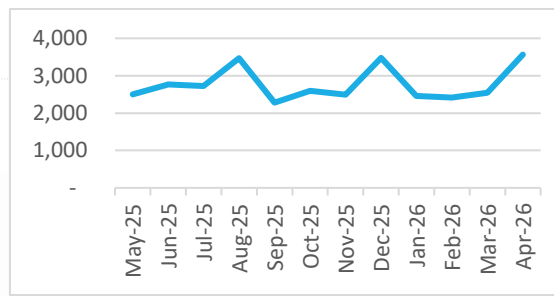
▲/▼ indicates month-over-month movement

Dallas – Fort Worth Market Trailing 12 Months:

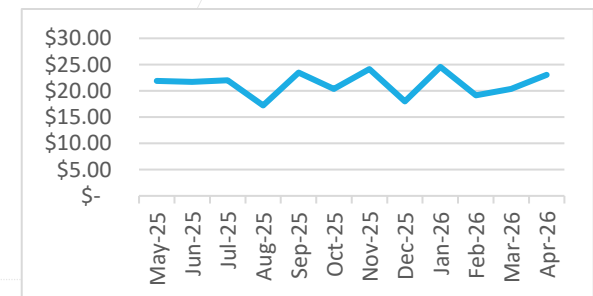
Total SF Leased T12



Average Leased SF T12



Average Price/SF T12



Landlord Insights

- Larger spaces can move with realistic pricing
- Defend rents in quality, well-located assets
- Don't overread velocity; vacancy still edged higher

Pricing Power Indicator™



Tenant Insights

- Act quickly on well-located second-gen space
- Larger spaces may offer selective negotiating room
- Expect firmer terms in stronger submarkets

Methodology

The **Eureka Retail Velocity Index™** is a proprietary monthly market intelligence product from **Eureka Business Group** tracking retail leasing activity, pricing momentum, vacancy compression, and negotiation leverage across the Dallas-Fort Worth market. The **Eureka Retail Velocity Index™** is designed to provide actionable market intelligence for landlords, tenants, and investors operating in the middle-market retail segment. The index benchmarks current performance against trailing 12-month market averages to assess directional momentum. The Velocity Score integrates leasing activity, pricing momentum, vacancy compression, and leasing efficiency. Scores range from 1.0-10.0.

Data is collected from EBG proprietary leasing data and other sources such as Costar® and CRExi®.

Deal Spotlight

April leasing activity was shaped by several larger transactions that materially boosted total volume. The standout lease was the **43,600 SF Spec's transaction at 9500 N Central Expressway & Walnut Hill in Dallas**, reported at **\$25.00 PSF NNN** on a **5-year term**, demonstrating that well-located large-format retail spaces can still attract committed tenants in strong infill corridors. The **14,713 SF Prison Island lease at 2505 E Grapevine Mills Circle in Grapevine**, reported at **\$15.00 PSF NNN**, further highlights continued demand from entertainment and experience-based retail users.

Smaller-shop activity also remained healthy, particularly among service-oriented tenants. The **2,497 SF Earth Nail Salon lease at 1637 Keller Parkway in Keller**, reported at **\$36.00 PSF NNN** on a **10-year term**, reflects continued long-term tenant commitment in growing suburban trade areas. Together, these deals show that April's momentum was driven by both large-space absorption and steady demand for quality retail locations across the metro.

90-Day Outlook

DFW retail leasing is expected to remain **active but uneven** over the next 90 days, with April's strong velocity carrying into Q2 while larger transactions continue to influence headline results. Vacancy remains near the 5% range, supporting healthy fundamentals, but the market is still selective: well-located centers, second-generation spaces, and strong suburban trade areas should continue to capture the bulk of tenant demand. **Asset quality will remain the key separator, with well-located centers outperforming broader market averages.**

Landlord leverage is likely to remain firm in quality assets, particularly where rents are supported by visibility, co-tenancy, and limited competing space. However, older centers and larger vacancies may still require realistic pricing, flexibility, or targeted concessions to maintain momentum. For tenants, the window for negotiation has not closed, but improving deal velocity means desirable spaces may require faster decisions and cleaner offers.

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