

FIGURES | ROTORUA | JUNE 2025

Commercial office

The overall office market remains subdued, with limited activity across most segments. Prime office space with on-site parking and strong accessibility continues to perform well, reflected in a low vacancy rate of 1.7%. In contrast, secondary and lower-grade stock struggles due to weak demand. The investment market remains static, with vendors holding firm on pricing and purchasers staying cautious, resulting in minimal transactional movement.

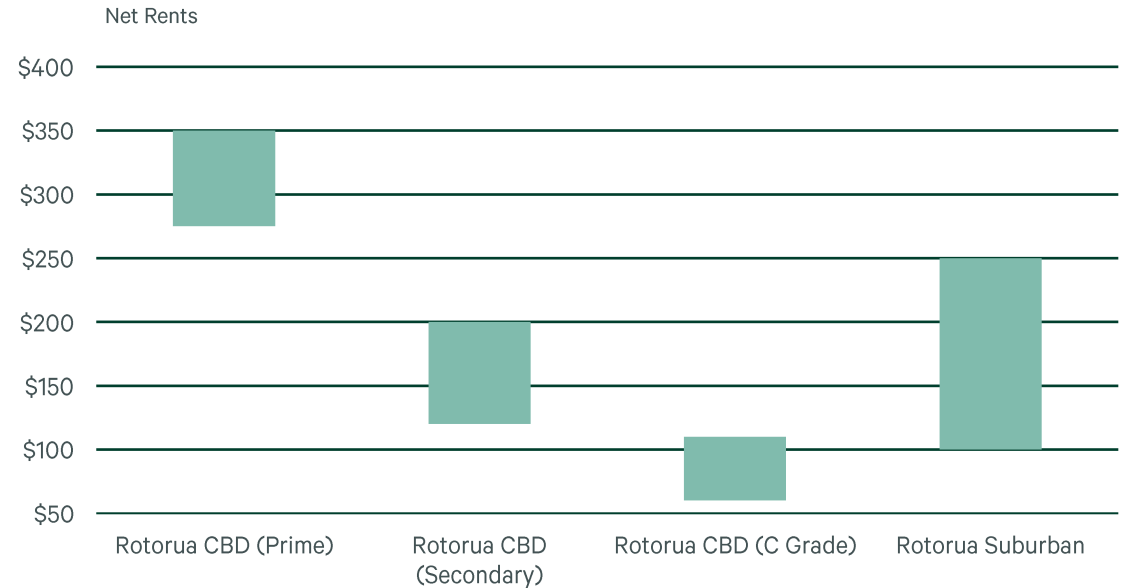
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
CBD (Prime)	▲ Improving	Limited
CBD (Secondary)	▶ Static	Over supplied
CBD (C Grade)	▶ Static	Over supplied
Suburban	▶ Static	Limited



INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▶ Static	Average
CBD (Secondary)	▶ Static	Weak
CBD (C Grade)	▶ Static	Weak
Suburban	▶ Static	Average

FIGURES | ROTORUA | JUNE 2025

Industrial

The industrial market is robust due to limited availability of vacant land near the CBD. A low vacancy rate (approximately 5.0%) and limited available space to lease has contributed to stable rental prices. However, a weak forestry sector and overall economic challenges are affecting industrial confidence. The sales market is seeing a strengthening of yields, driven mainly by owner-occupiers.

NET YIELDS

▲ 5.75-7.0%

Prime (Main Roads)

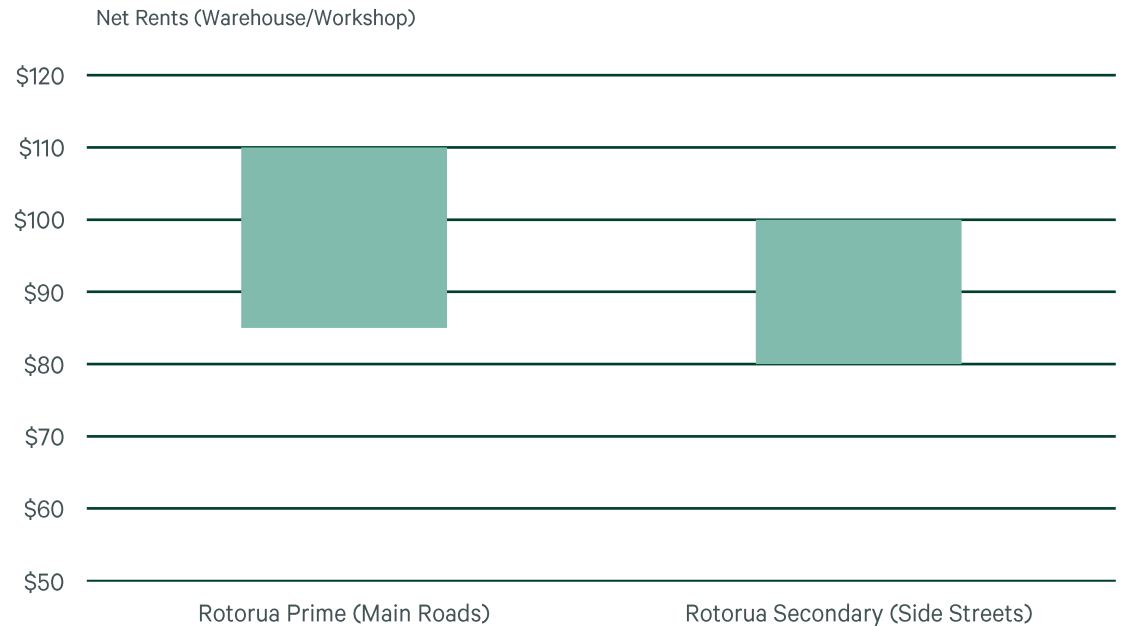
▲ 6.0-7.5%

Secondary (Side Streets)

Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
Prime (Main Roads)	▶ Static	Limited
Secondary (Side Streets)	▲ Improving	Limited



INVESTOR MARKET

	Market direction	Demand
Prime (Main Roads)	▲ Improving	Average
Secondary (Side Streets)	▲ Improving	Average

Retail

The Rotorua retail market remains oversupplied, with subdued activity overall. Vacancy in the CBD has slightly improved, but Rotorua Central Mall has seen rising vacancies after Torpedo 7 and two smaller retailers exited. Developer interest—particularly for residential conversion—has been emerging due to lower price points. The investment market remains quiet, with a gap between vendor expectations and purchaser caution continuing to restrict sales activity.

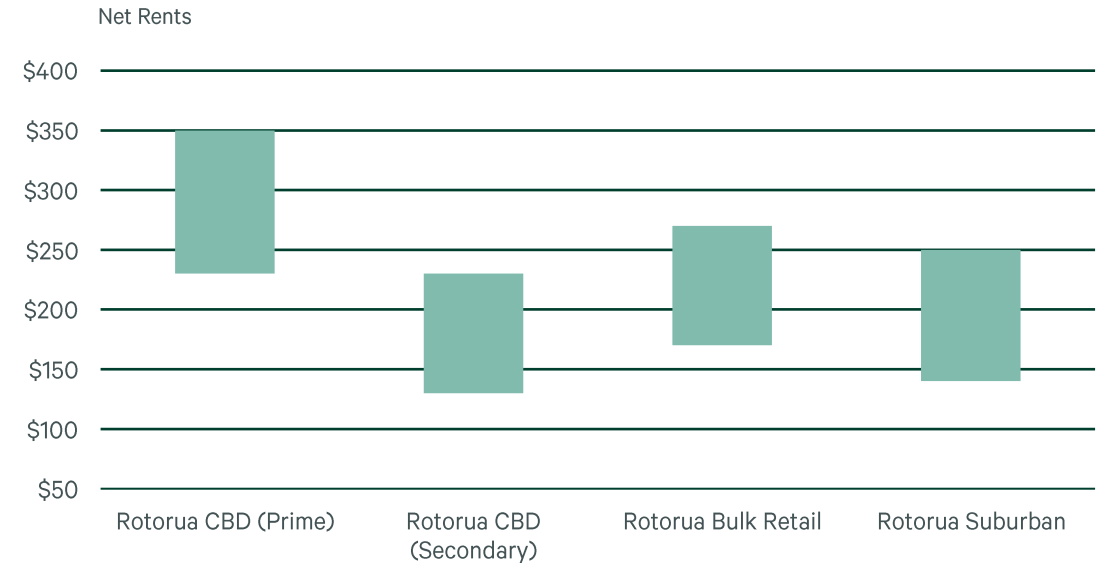
NET YIELDS



Note: Arrows indicate change from previous report.

OCCUPIER MARKET

	Market direction	Supply
CBD (Prime)	▶ Static	Moderate
CBD (Secondary)	▶ Static	Over supplied
Bulk Retail	No trend apparent	Moderate
Suburban	▶ Static	Limited



INVESTOR MARKET

	Market direction	Demand
CBD (Prime)	▶ Static	Average
CBD (Secondary)	▶ Static	Weak
Bulk Retail	No trend apparent	Average
Suburban	▶ Static	Average