FROM STNL.COM

NATIONAL NET LEASE MONTHLY REPORT

AUGUST 2026 | NATIONWIDE

AUGUST 2026 - ACTIVITY

	2026	2025	%Change	#Change
PROPERTIES TAKEN TO MARKET IN MAY	757	809	-6.43%	-52
TOTAL LIST VALUE	$2.576 Billion	$2.974 Billion	-13.39%	($398,352,477)
AVERAGE LIST PRICE	$3,439,948	$3,353,418	2.58%	$86,530
AVERAGE LIST CAP	6.28%	6.27%	0.16%	0.01% bps

AUGUST 2026 - NOTES

Dutch Bros. Coffee broke into the **Top 5 Tenants** for the first time since recording.

6 CAP Market Share made up nearly **37% of the August listings**, the highest we've seen so far this year.

August marks the **first time since Nov-Dec** of 2024 that we have seen consecutive YoY decline in properties to market

2026 has so far seen a **22 bps** spread among avg monthly CAP rates, currently the **2nd lowest yearly** spread since 2021.

The **Top 10 States** in the month of August **account for 411 properties**, nearly 55% of the August market.

AUGUST 2026 - TOP TENANTS

DOLLAR GENERAL

62

LISTINGS

WALGREENS

25

LISTINGS

7-ELEVEN

23

LISTINGS

FAMILY DOLLAR

23

LISTINGS

DUTCH BROS. COFFE

20

LISTINGS

Information contained herein is self-sourced. Any use of this information without the express written consent of NNN Capital LLC is prohibited. NNN Capital LLC neither warrants or makes representation as to the reliability of the information and retains the right to adjust, correct or retract contained information for any and all future use. Content via NNN Capital LLC