



CITYWIDE
DEPARTMENT STORE GUIDELINES

2026/2027

	MANHATTAN	BRONX	BROOKLYN	QUEENS	STATEN ISLAND
GROSS SALES*	360-575	155-260	220-335	220-335	220-335
CAP RATE**	22.50-21.00%	23.00-22.00%	23.00-21.00%	23.00-21.00%	23.00-21.00%

* GROSS SALES ARE EXPRESSED PER SQUARE FOOT

** THE ABOVE CAP RATES (*EXCLUSIVE OF TAX RATE*) ARE USED FOR CAPITALIZATION OF POST TAX NET INCOME

From Department Stores annual reports, digital sales increased over 15%, in-stores sales dropped by 3-8% compared with 2024.