

## Net Lease Refinance Activity in 2026 is Characterized by a “Maturity Wave”

### March 31, 2026

Net lease refinance activity in 2026 is being shaped by a significant “maturity wave,” with approximately \$936 billion to \$1.8 trillion in commercial real estate (CRE) loans reaching their due dates. While the broader CRE market continues to face challenges from interest rates that remain elevated compared to the mid-2010s, the net lease sector is entering the year with renewed stability and increased transaction momentum. On March 18, 2026, Fed Chair Jerome Powell held the Federal Funds Rate steady at 3.50% to 3.75%. For more insight, watch the “Net Lease TV” episode featuring Christian Marabella, which covers Powell’s March 18 testimony. As of this writing, Brent crude is trading at \$104.70, down from \$109.93 on March 30. The 10-year Treasury yield, which had appeared correlated with oil prices, diverged on March 31, declining to 4.29% from 4.44% on March 26. Currently, we are seeing interest rates in the 5.00% to 6.25% range for high-credit, net lease transactions involving tenants such as Starbucks, 7-Eleven (with gas), Dollar General, Chick-fil-A, Chipotle, and Tractor Supply, among others. These rates typically apply to 5-, 7-, or 10-year fixed terms with 25- to 30-year amortizations.

### Christian Marabella To Attend ICSC in Las Vegas May 17th-20th, 2026

To schedule a meeting with Christian Marabella at the ICSC Convention in Las Vegas (May 17–20, 2026), visit the Marabella website. He will be available to discuss financing, acquisitions, or the sale of net lease properties.

### Featured Properties For Sale on Net Lease TV - Go To MCF Website To Watch at [www.marbellafinance.com](http://www.marbellafinance.com)

Visit [marbellafinance.com](http://marbellafinance.com) to watch Net Lease TV, featuring informative interviews with America's Top Net Lease Professionals and Investors.



Tenant - Whole Foods  
 Location - Pasadena, CA  
 Price - \$75,703,000  
 Cap Rate - 5.00%  
 Lease Term Remaining - 12.5 Years



Tenant - Starbucks  
 Location - Wildomar, CA  
 Price - \$3,500,000  
 Cap Rate - 5.00%  
 Lease Term Remaining - 10 Years



Tenant - Dollar General  
 Location - Sierra Vista, AZ  
 Price - \$2,475,000  
 Cap Rate - 6.50%  
 Lease Term Remaining - 13.1 Years

## Call Marabella Today To Discuss Financing Options For Your Net Lease Transaction! (760) 803-6464 - Christian S. Marabella

President, Marabella Commercial Finance, Inc.

### Marabella Recently Funded Net Lease Transactions

Tenant	Loan Amount	Amortization	Fixed Rate	Rate	Status
7-Eleven With Gas	\$2,550,000	30 Yrs.	5 Yrs.	5.81%	Funded
Dollar General	\$743,000	30 Yrs.	5 Yrs.	5.99%	Funded
Starbucks Acquisition Loan	\$1,495,000	25 Yrs.	5 Yrs.	6.25%	Funded
Starbucks Cash-Out Loan	\$1,450,000	20 Yrs.	7 Yrs.	6.05%	Funded

760-479-0800 OFFICE

[marbellafinance.com](http://marbellafinance.com) WEBSITE

760-803-6464 CELL PHONE

[nnn@marbellafinance.com](mailto:nnn@marbellafinance.com) EMAIL

