

# MARKET TRENDS | RETAIL

# LOS ANGELES

2ND QUARTER  
2019

◀ VACANCY | ▼ UNEMPLOYMENT | ▲ RENTAL RATE | ▼ CONSTRUCTION DELIVERIES

## TOP SALE TRANSACTIONS FOR 2Q 2019

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
465-577 S Arroyo Pkwy	Pasadena/Arcadia/Monrovia	126,844	\$105,000,000	\$827.79	Kutzer Company	Marc Ittah
6100 Canoga Ave	Woodland Hills/Warner Ctr	113,996	\$35,000,000	\$307.03	BLT Enterprises	Fry's Electronics, Inc.
22020 Recreation	Torrance	72,000	\$29,000,000	\$402.78	TADG Real Estate Group LLC	Car Pros Automotive Group, Inc.
812 S Brand Blvd	Glendale	68,122	\$18,085,955	\$265.49	Peninsula Property Holdings LLC	UCN Partners LP
Castaia Village Shopping Ctr	Santa Clarita Valley	124,724	\$10,000,000	\$80.18	Stratton International, Inc.	Interra Properties LLC

## TOP LEASE TRANSACTION FOR 2Q 2019

Property	Address	Square Feet	Date	Landlord	Tenant
1950 Foothill Blvd	Eastern SGV	57,850	May 2019	Realty Income Corporation	Regal Cinemas
2nd & PCH	Long Beach: Downtown	45,000	May 2019	PCH Properties	Whole Foods
Antelope Valley Plaza	Antelope Valley	32,000	May 2019	Pac West Management, Inc.	ASAP Furniture
6840-6854 La Tijera Blvd	LAX	31,970	April 2019	Red Mountain Retail Group, Inc.	Marshalls
The Shops at The Sportsman Lodge	Studio/Universal Cities	30,000	June 2019	Sportsmens Lodge Owner LLC	Equinox

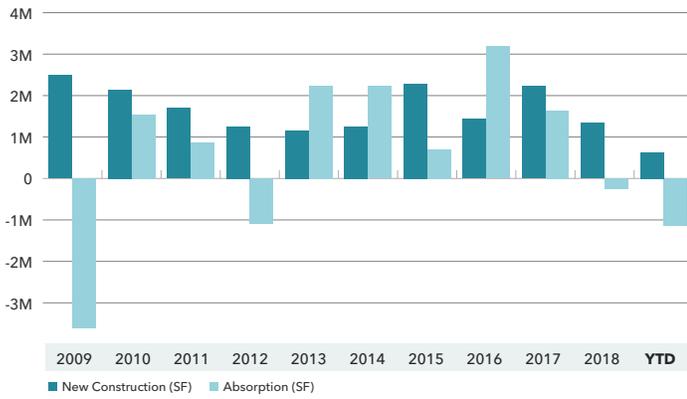
## TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
Broadway Trade Center	801 S Broadway	Downtown Los Angeles	345,000	Waterbridge Capital LLC	February 2020
2nd & PCH	6200 E 2nd St	Long Beach: Downtown	255,000	PCH Properties	August 2019
W Sunset Blvd & Western	5520 W Sunset Blvd	Hollywood/Silver Lake	194,749	Jordan M Chin	December 2019
The Collection at Oceanwide Plaza	1110 S Figueroa St	Downtown Los Angeles	153,192	Oceanwide Holdings Co. Ltd.	November 2019
NoHo West Retail H-South	6150 Laurel Canyon Blvd	North Hollywood	122,316	Merlone Geier Management, Inc.	February 2020

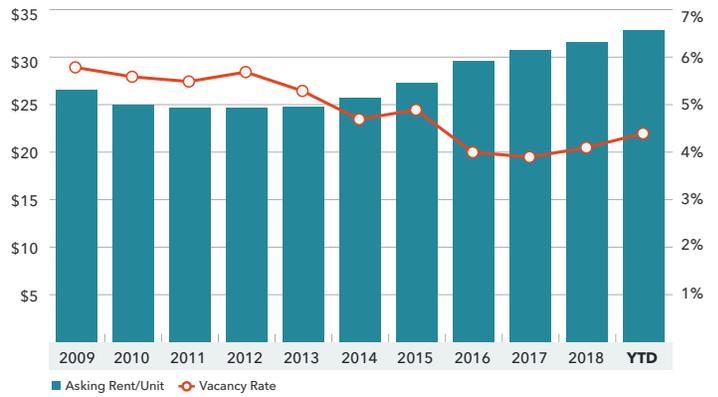
## Market Breakdown

	2Q 2019	1Q 2019	2Q 2018	Annual % Change
New Construction	449,744	181,879	489,051	-8.04%
Under Construction	2,301,250	2,723,794	2,893,315	-20.46%
Vacancy Rate	4.4%	4.3%	4.1%	7.32%
Average Asking Rents (NNN)	\$32.76	\$32.40	\$30.96	5.81%
Average Sales Price/SF	\$427.72	\$391.23	\$385.75	10.88%
Cap Rates	5.06%	4.60%	5.02%	0.80%
Net Absorption	-200,586	-941,057	-7,547	N/A

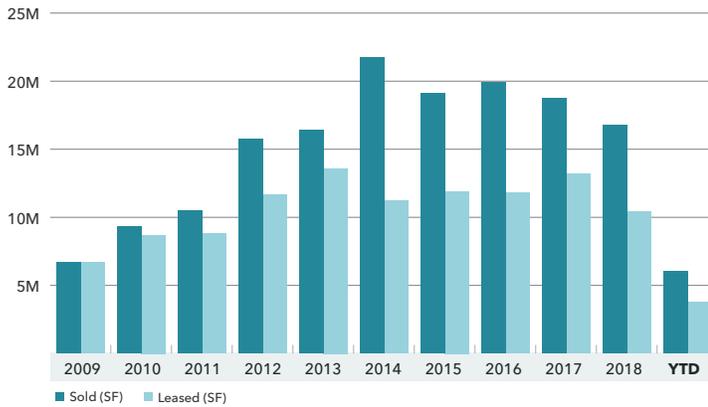
## NEW RETAIL CONSTRUCTION & ABSORPTION



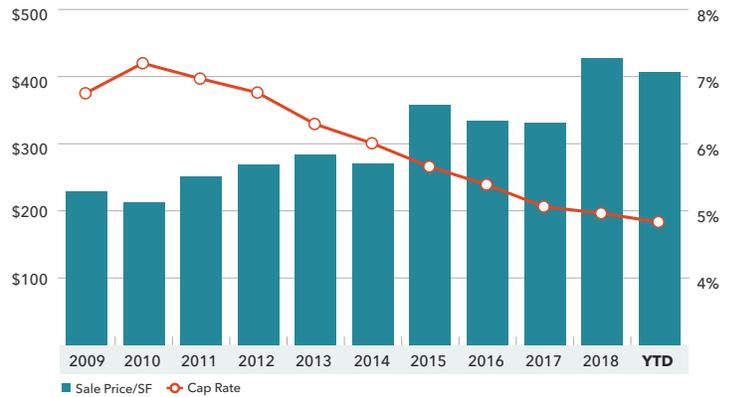
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME



## AVERAGE SALES PRICE/SF & CAP RATES



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The information in this report was composed by the Kidder Mathews Research Group.

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### COMMERCIAL BROKERAGE

**20M** ANNUAL SALES SF

**400+** NO. OF BROKERS

**\$9B** ANNUAL TRANSACTION VOLUME

**40M** ANNUAL LEASING SF

### VALUATION ADVISORY

**1,600+** APPRAISALS ANNUALLY

**36/23** TOTAL NO. APPRAISERS/MAI'S

### PROPERTY MANAGEMENT

**55M+** MANAGEMENT PORTFOLIO SF

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