

MARKET TRENDS

LOS ANGELES

RETAIL

↑ VACANCY ↓ UNEMPLOYMENT
↑ RENTAL RATES ↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Westfield Santa Anita	Western SGV	1,475,732	\$537,500,000	\$364	JVP Investment	Unibail-Rodamco-Westfield
Plaza Mexico	Mid-Cities	404,695	\$164,625,000	\$407	SVAP III Plaza Mexico, LLC	Plamex Investment, LLC
Koreatown Plaza	Koreatown	200,719	\$91,000,000	\$453	INI Investment Corp	Korean Shopping Center, Inc.
47th Street Pavillion	Antelope Valley	275,307	\$56,750,000	\$206	Hastings Ranch Shopping Center LP	MGP X Properties, LLC
Fox Hills Plaza	Culver City	64,610	\$56,000,000	\$867	Bristol Parkway Propco, LLC	MCS Fox Hills Plaza, LLC

TOP LEASE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Transaction Date	Tenant
Value Square	Eastern SFV	107,000	July 2022	Target
Granada Village	Western SFV	32,000	August 2022	Burlington Coat Factory
The Pike Outlets	Downtown Long Beach	30,000	September 2022	Gold's Gym

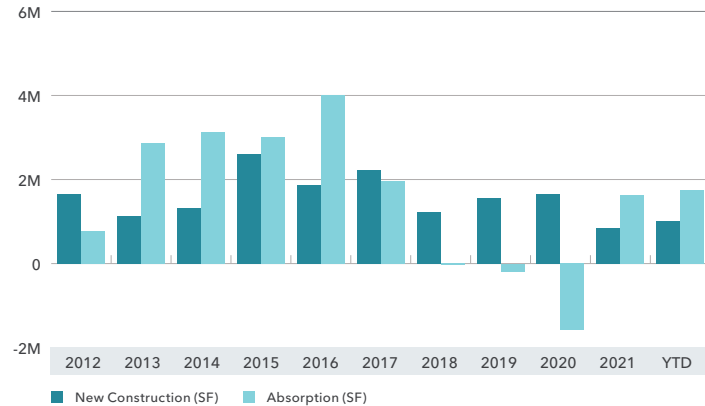
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Hollywood Park	Inglewood/South LA	272,976	4Q 2022
635 W Washington Blvd	Downtown Los Angeles	227,169	3Q 2023
3332 S Figueroa St	Koreatown	169,442	3Q 2023
20501 Ventura Blvd	Woodland Hills/Warner Ctr	133,117	1Q 2023
Cross Creek Ranch	Pacific Palisades/Malibu	68,760	4Q 2023

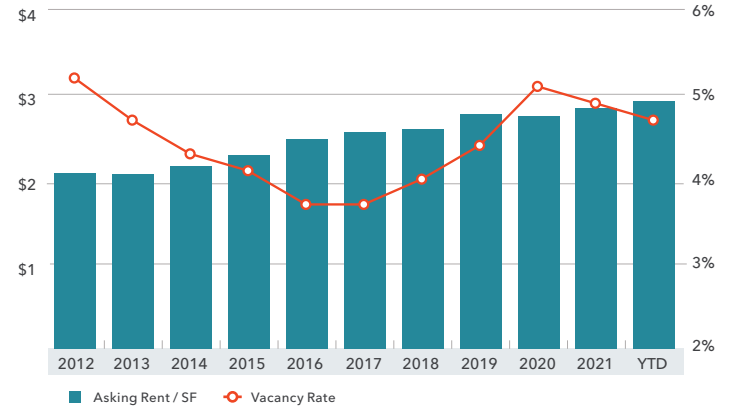
MARKET BREAKDOWN

	3Q22	2Q22	3Q21	Annual % Change
New Construction	488,030	185,062	79,063	517.27%
Under Construction	1,244,616	1,732,646	2,082,558	-40.24%
Vacancy Rate	4.7%	4.9%	4.9%	-4.08%
Average Asking Rents	\$2.92	\$2.90	\$2.79	4.56%
Average Sales Price / SF	\$346.77	\$443.32	\$361.77	-4.15%
Cap Rates	4.2%	5.0%	4.9%	-14.29%
Net Absorption	1,478,635	195,521	1,313,306	N/A

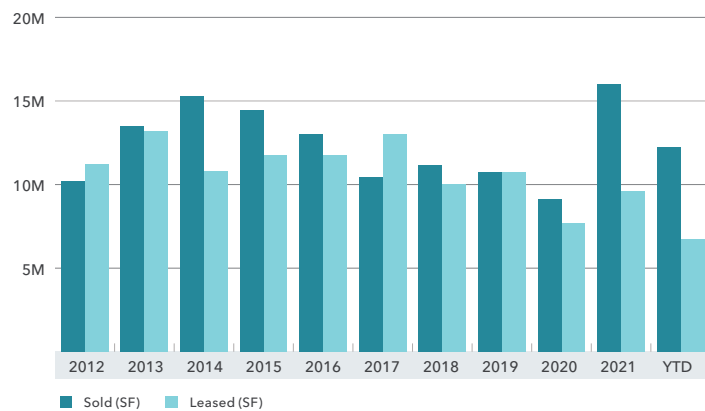
NEW CONSTRUCTION & ABSORPTION



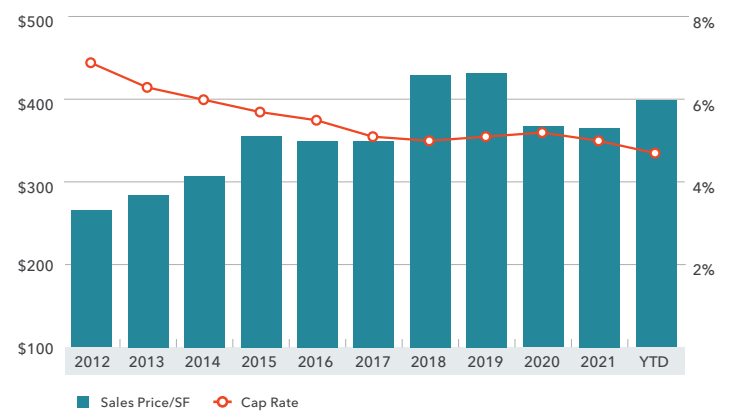
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Data Source: CoStar



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

GARY BARAGONA
 Director of Research
 415.229.8925
 gary.baragona@kidder.com

JIM KRUSE
 Regional President, Brokerage
 Greater Los Angeles
 213.225.7249
 jim.kruse@kidder.com
 LIC N° 00678735

COMMERCIAL BROKERAGE	<i>\$10.9B</i> TRANSACTION VOLUME ANNUALLY	<i>49.7M</i> ANNUAL SALES SF	<i>43.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>52M</i> MANAGEMENT PORTFOLIO SF	<i>875+</i> ASSETS UNDER MANAGEMENT	<i>270+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>47</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

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