

MARKET TRENDS

LOS ANGELES

RETAIL

↑ VACANCY ↑ UNEMPLOYMENT
 ↑ RENTAL RATES ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 2Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Malibu Village	Malibu	50,628	\$81,500,000	\$1,610	GKT Malibu Village LLC	Jamestown Premier Malibu Village
South Hills Plaza	Eastern SGV	126,164	\$35,898,000	\$285	Property Ventures Of Marin	LTG South Hills LLC
Beverly Hills Plaza	Beverly Hills	29,000	\$20,100,000	\$693	L&R Group Of Companies Carolwood Equities	Weiss Development

TOP LEASE TRANSACTIONS 2Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Huntington Oaks Shopping Center	Western SGV	30,000	June 2023	Crunch Fitness
Peninsula Center	Palos Verdes	18,858	May 2023	Fitness 19
550 S Grand Ave	Eastern SGV	14,392	May 2023	Walgreens

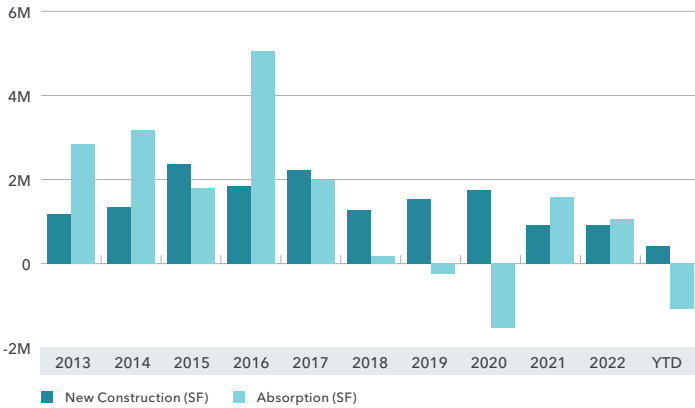
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Carson Outlets	Torrance	400,000	3Q 2024
635 W Washington Blvd	Downtown Los Angeles	227,169	3Q 2023
3332 S Figueroa St	Koreatown	169,442	3Q 2023

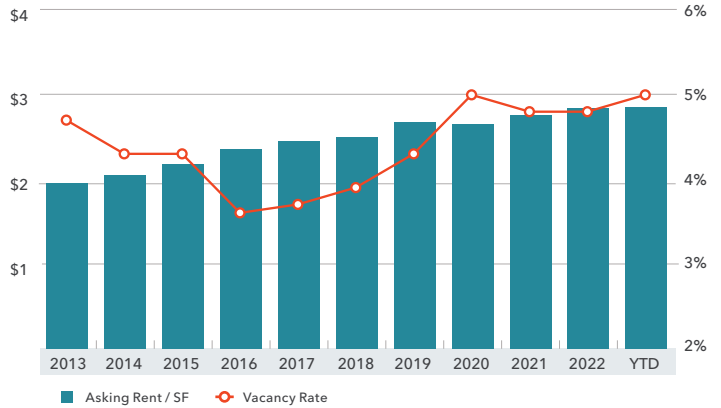
MARKET BREAKDOWN

	2Q23	1Q23	2Q22	Annual % Change
New Construction	330,306	90,244	187,012	76.62%
Under Construction	1,798,224	2,021,800	1,884,904	-4.60%
Vacancy Rate	5.0%	5.0%	4.9%	2.04%
Average Asking Rents	\$2.85	\$2.83	\$2.84	0.44%
Average Sales Price / SF	\$445	\$347	\$434	2.54%
Cap Rates	4.9%	5.5%	5.0%	-2.00%
Net Absorption	(333,053)	(744,177)	44,290	N/A

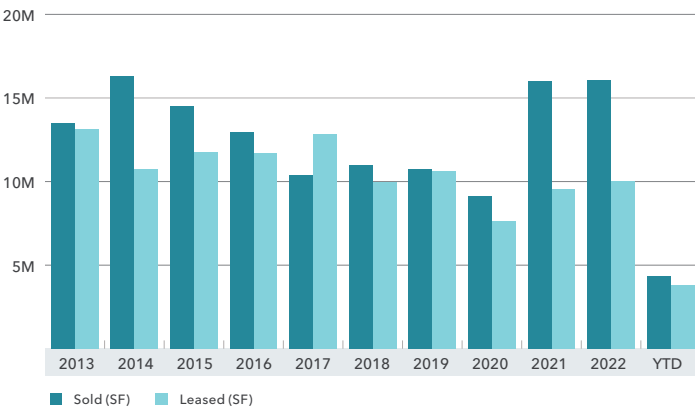
NEW CONSTRUCTION & ABSORPTION



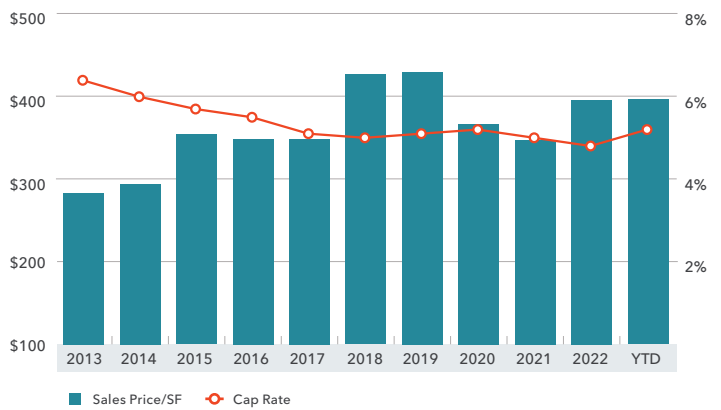
AVERAGE ASKING RENT/SF & VACANCY RATE



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.

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COMMERCIAL BROKERAGE	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>31.2M</i> ANNUAL SALES SF	<i>42.1M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>46</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

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