

MARKET TRENDS

LOS ANGELES

RETAIL

↑ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS 2Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
South Bay Village	Torrance	104,906	\$42,500,000	\$405	Ashley Furniture Industries	Charing Cross Partners, LP
205 N Citrus Ave	Eastern SGV	40,359	\$38,000,000	\$942	Covina-Valley USD	Sage Automotive Group
3820-3840 Martin Luther King Jr Blvd	Mid-Cities	31,436	\$19,290,000	\$614	AltaMed Health Services	Gardenia19, LP

SIGNIFICANT LEASE TRANSACTIONS 2Q 2024

Property	Submarket	SF	Transaction Date	Tenant
De Soto Market Square	Canoga Park	28,000	April 2024	Dollar Tree
Via Campo Plaza	Montebello	25,000	April 2024	Dollar Tree
Paddison Square	Norwalk	25,000	April 2024	Dollar Tree

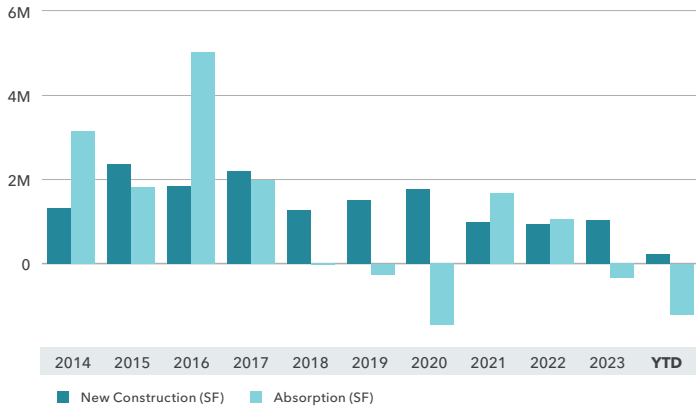
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Carson Outlets	Torrance	400,000	4Q 2024
Ports O' Call Village	Beach Cities/Palos Verdes	375,000	2Q 2025
Rowland Town Center	Eastern SGV	92,550	1Q 2025

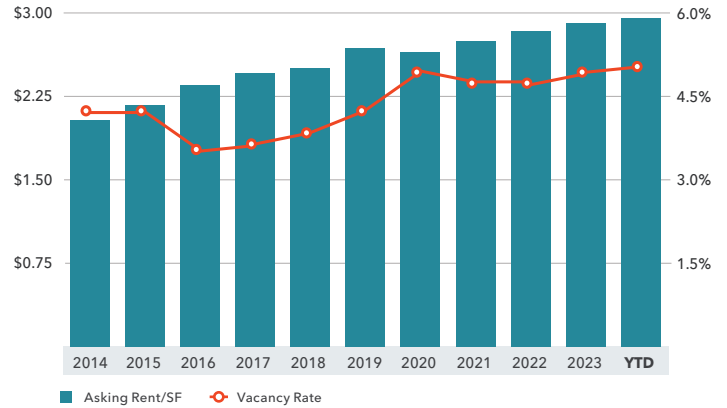
MARKET BREAKDOWN

	2Q24	1Q24	2Q23	YOY Change
Vacancy Rate	5.1%	5.0%	5.0%	10 bps
Average Asking Rents	\$2.95	\$2.96	\$2.86	3.24%
Under Construction	1,411,524	1,400,346	2,298,291	-38.58%
Average Sales Price	\$416	\$412	\$470	-11.48%
Average Cap Rate	5.9%	5.3%	4.9%	100 bps
	2Q24	2024 YTD	2023 YTD	YOY Change
Construction Deliveries	92,738	222,930	447,354	-50.17%
Net Absorption	(707,381)	(1,212,043)	(972,572)	-24.62%

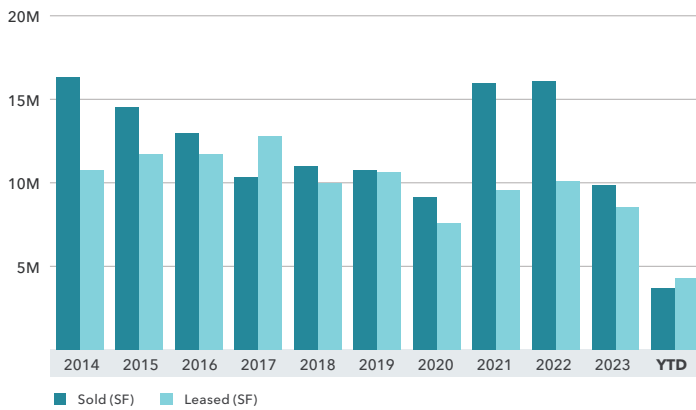
NEW CONSTRUCTION & ABSORPTION



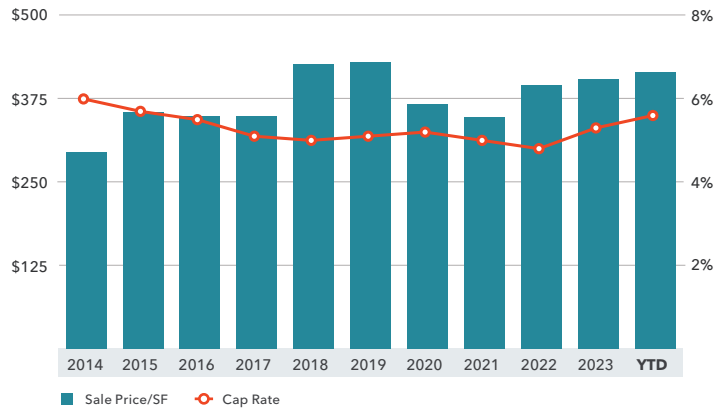
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest independent commercial real estate firm on the West Coast, with over 900 real estate professionals and staff in 19 offices across Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

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COMMERCIAL BROKERAGE	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>27</i> WITH MAI DESIGNATIONS

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