

MARKET TRENDS

LOS ANGELES

RETAIL



VACANCY



UNEMPLOYMENT



RENTAL
RATES



CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Harbor Village Shopping Center	Beach Cities/Palos Verdes	39,301	\$16,750,000	\$426	Morvary, LLC	Paragon Commercial Group
600 E Colorado Blvd	Pasadena	14,831	\$11,500,000	\$775	Unified Investments IV, LLC	Continental Development Group, LLC
26 E Colorado Blvd	Pasadena	12,630	\$10,600,000	\$839	Xin Jing Da, LLC	Huikang Realty & Investment, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Transaction Date	Tenant
Amargosa Commons	Palmdale	27,000	July 2024	Bob's Discount Furniture
Grand Covina Plaza	Covina	24,000	August 2024	Carro USA
Crenshaw Plaza Center	Inglewood/South LA	20,000	August 2024	Planet Fitness

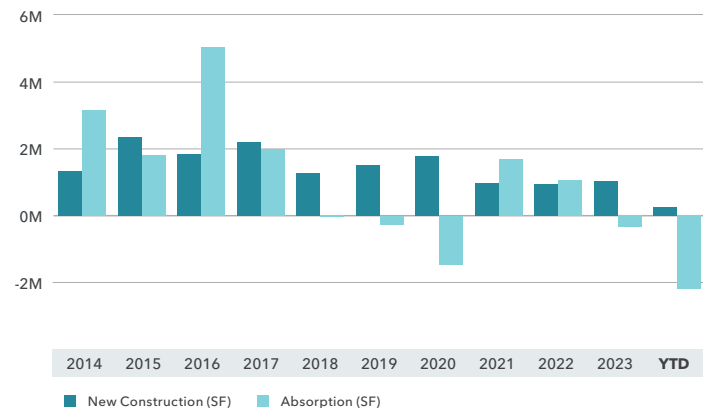
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Carson Outlets	Torrance	400,000	1Q 2026
Ports O' Call Village	Beach Cities/Palos Verdes	375,000	1Q 2025
Rowland Town Center	Eastern SGV	92,550	1Q 2025

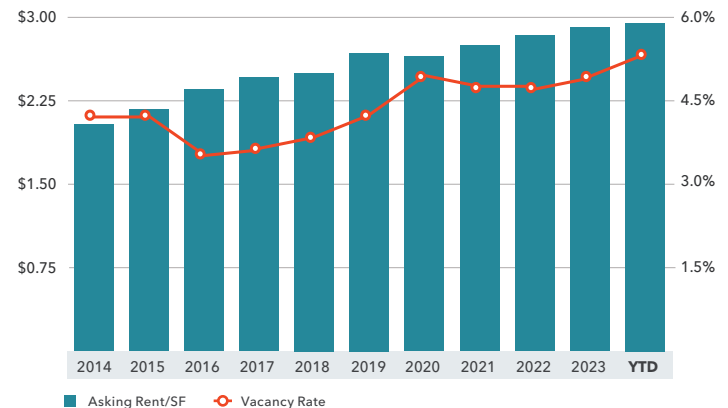
MARKET BREAKDOWN

	3Q24	2Q24	3Q23	YOY Change
Vacancy Rate	5.4%	5.2%	5.0%	40 bps
Average Asking Rents	\$2.96	\$2.95	\$2.86	3.65%
Under Construction	1,414,431	1,350,835	2,284,851	-38.10%
Average Sales Price	\$430	\$433	\$378	13.79%
Average Cap Rate	5.6%	5.9%	5.5%	10 bps
	2Q24	2024 YTD	2023 YTD	YOY Change
Construction Deliveries	14,518	247,322	883,705	-72.01%
Net Absorption	(886,671)	(2,188,641)	(822,647)	-166.05%

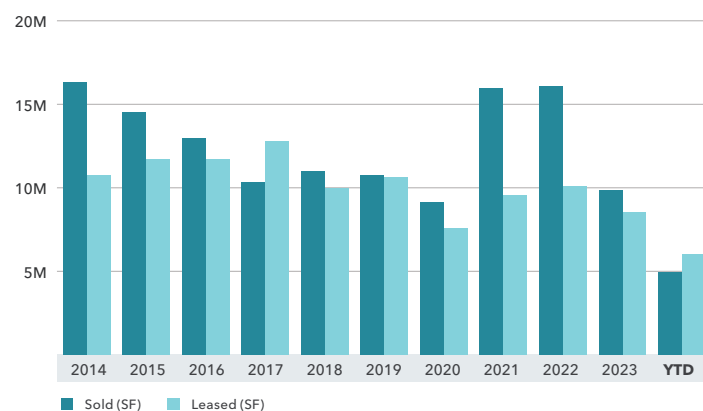
NEW CONSTRUCTION & ABSORPTION



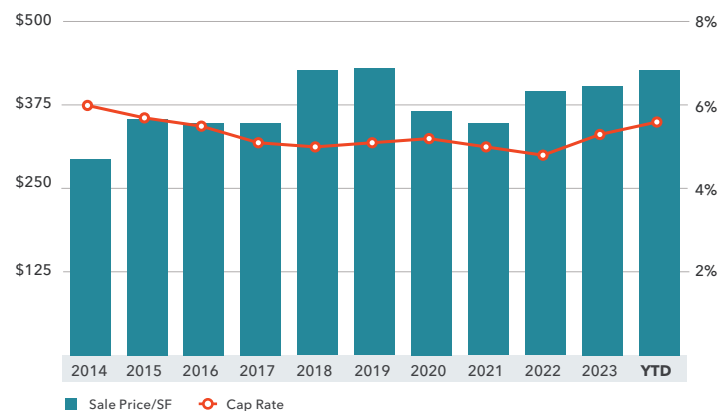
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in 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

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

31.7M

ANNUAL SALES SF

42.4M

ANNUAL LEASING SF

ASSET SERVICES

55M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

260+

CLIENTS SERVED

VALUATION ADVISORY

2,600+

3-YEAR AVERAGE ASSIGNMENTS

43

TOTAL APPRAISERS

27

WITH MAI DESIGNATIONS

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