

MARKET TRENDS

LOS ANGELES RETAIL



SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Huntington Oaks Shopping Ctr	Western SGV	271,022	\$79,400,000	\$293	Pcg Huntington Oaks, LLC	Huntington Oaks Delaware Partners, LLC
11069 Sepulveda Blvd	Eastern SFV	63,292	\$22,700,000	\$359	Nw Land, LLC	Hamer Re Leasing, LP
Crawfords Center	Mid-Cities	45,018	\$12,400,000	\$275	Rosecrans Plaza, LLC	Crawfords Plaza, LLC

SIGNIFICANT LEASE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Transaction Date	Tenant
West Harbor	Beach Cities/Palos Verdes	50,000	October 2024	The King of Padel
410-424 E Dixon St	Downey/Paramount	43,000	November 2024	AAA Plating and Inspection
955-961 Sepulveda Blvd	Torrance	26,000	November 2024	Burlington

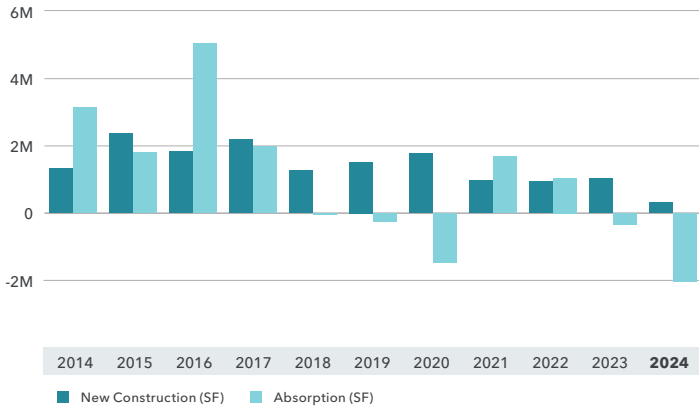
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Carson Outlets	Torrance	400,000	1Q 2026
West Harbor	Beach Cities/Palos Verdes	256,020	3Q 2025
Rowland Town Center	Eastern SGV	92,550	1Q 2025

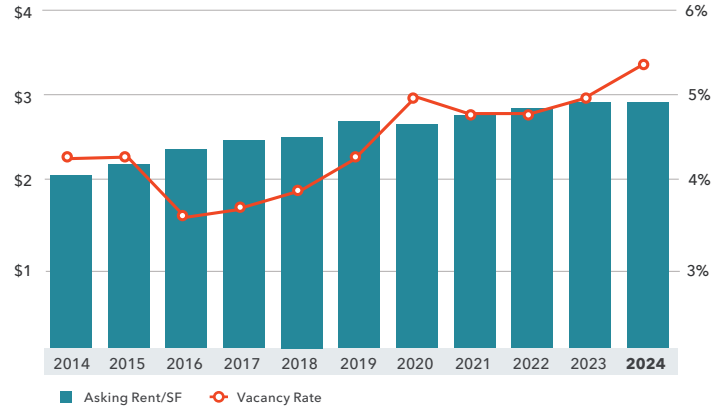
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	5.4%	5.4%	5.0%	40 bps
Average Asking Rents	\$2.91	\$2.96	\$2.91	0.00%
Under Construction (SF)	1,357,669	1,341,733	2,180,923	-37.75%
Average Sales Price	\$399	\$430	\$421	-5.28%
Average Cap Rate	6.1%	5.6%	5.3%	80 bps
	4Q24	2024	2023	YOY Change
Construction Deliveries (SF)	41,614	318,695	1,043,157	-69.45%
Net Absorption	75,493	(2,039,691)	(339,998)	-499.91%

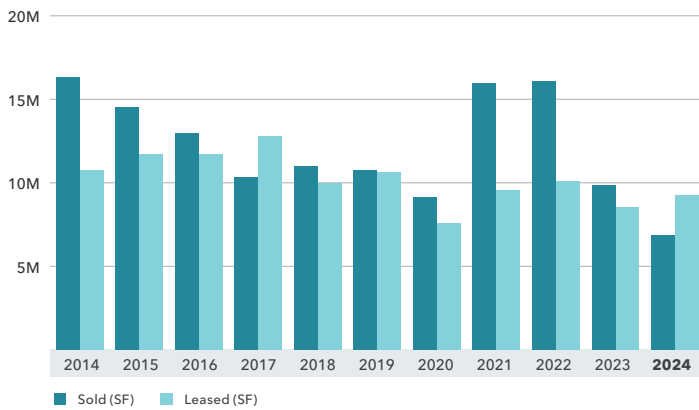
NEW CONSTRUCTION & ABSORPTION



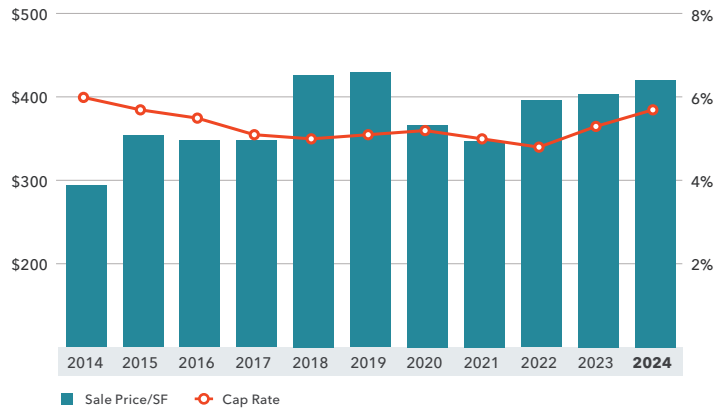
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE 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>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>57M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</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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