

MARKET TRENDS | ORANGE COUNTY

RETAIL

1ST QUARTER
2021

▲ VACANCY | ▲ UNEMPLOYMENT | ▼ RENTAL RATE | ▼ CONSTRUCTION DELIVERIES

TOP SALE TRANSACTIONS FOR 1Q 2021

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
14314-14390 Brookhurst St	Garden Grove	44,644	\$21,700,000	\$486	An Tan Dao & Loan Thi Nguyen	J & G Fields Family Properties
14122-14220 Brookhurst St	Garden Grove	41,358	\$15,500,000	\$375	Tron D Do	J & G Fields Family Properties
23121-23141 Orange Ave	Lake Forest/Foothill Ranch/RSM	45,697	\$13,300,000	\$291	Christopher L Hull	Bruno & Vincenza Mancinelli
7050 Katella Ave	Los Alamitos/Stanton	30,476	\$11,300,000	\$371	Wah Ting International Properties	Altemus Company
3430 W Lincoln Ave	North/East Anaheim	26,414	\$5,820,000	\$220	Cameron Brock	Man W Lee

TOP LEASE TRANSACTIONS FOR 1Q 2021

Property	Submarket	Square Feet	Transaction Date	Landlord	Tenant
2050-2080 W La Habra Blvd	La Habra	12,000	February 2021	Donald S Ellis	Dollar Tree
122 S Euclid St	Anaheim	11,263	March 2021	Sands Morris Harold	iHome Furniture
23602-23624 El Toro Rd	Lake Forest	11,000	March 2021	Schottenstein Property Group	Five Below
13200-13370 Jamboree Rd	Tustin	10,465	January 2021	The Irvine Company	JEI Learning Center
20461-20539 Yorba Linda Blvd	Yorba Linda	7,991	February 2021	Shapell Industries	Pet Supplies Plus

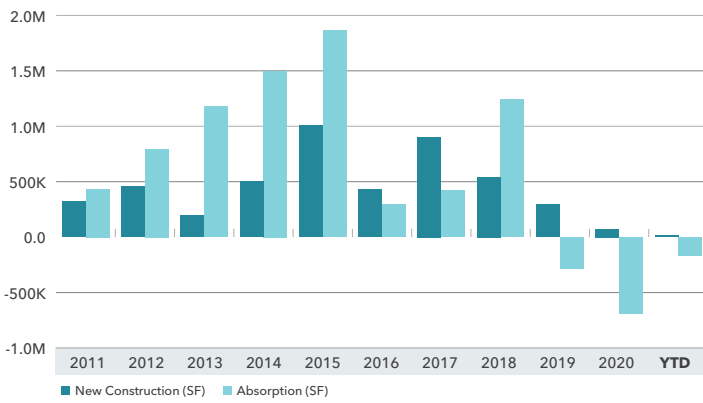
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date	Owner
First Harbor Plaza	Santa Ana	52,568	August 2021	Primior Management
4933 Katella Ave	Cypress	13,752	July 2021	Christo D Bardis
Anaheim Corner Development	North/East Anaheim	10,031	June 2021	Magdy S Tawil
Portola Retail Center	Lake Forest/Foothill Ranch/RSM	10,000	December 2021	Landsea Homes

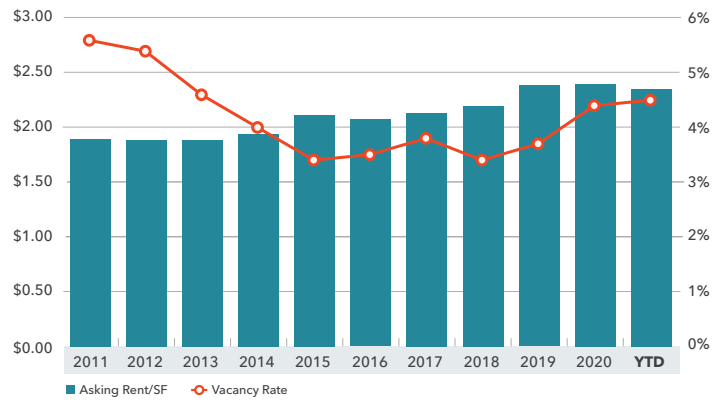
Market Breakdown

	1Q21	4Q20	1Q20	% Change From A Year Ago
New Construction	12,993	22,778	29,667	-56.20%
Under Construction	94,946	107,044	98,098	-3.21%
Vacancy Rate	4.5%	4.4%	3.8%	18.42%
Average Asking Rents	\$2.35	\$2.39	\$2.39	-1.67%
Average Sales Price/SF	\$366.02	\$456.17	\$423.74	-13.62%
Cap Rates	5.0%	4.6%	4.5%	11.11%
Net Absorption	(170,260)	(90,541)	404	N/A

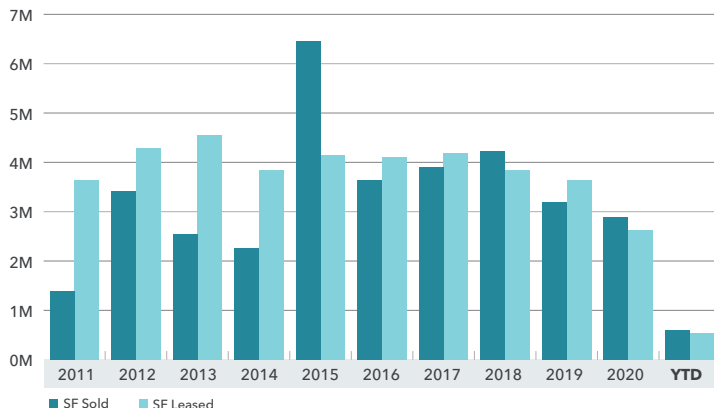
NEW RETAIL CONSTRUCTION & ABSORPTION



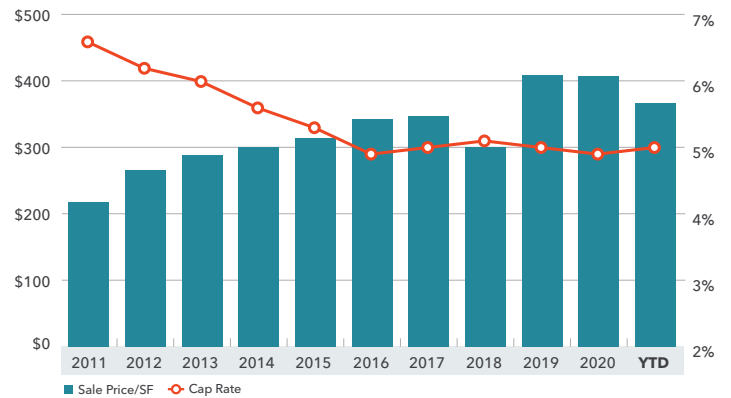
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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

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COMMERCIAL BROKERAGE

23M ANNUAL SALES SF **460+** NO. OF BROKERS
\$8B ANNUAL TRANSACTION VOLUME **42M** ANNUAL LEASING SF

VALUATION ADVISORY

1,800+ APPRAISALS ANNUALLY **40/19** TOTAL NO. APPRAISERS/MAI'S

PROPERTY MANAGEMENT

70M+ MANAGEMENT PORTFOLIO SF **\$12B** IN ASSETS UNDER MANAGEMENT

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