

MARKET TRENDS | ORANGE COUNTY

RETAIL

1ST QUARTER
2022

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

Year-over-year change

TOP SALE TRANSACTIONS FOR Q1 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
21 Auto Center Dr	Irvine Spectrum	48,000	\$34,133,000	\$711	Simpson Automotive	Markim Properties, LLC
1600 W Lincoln Ave	North/East Anaheim	39,727	\$21,350,000	\$537	MBK Real Estate Companies	KNT I Enterprises, LLC
2600 E Coast Hwy	Newport Beach	21,000	\$19,000,000	\$905	Space Investment Partners	Black Equities Group, LLC
855 Paseo Westpark	Irvine/Tustin Legacy	9,783	\$6,300,000	\$644	Paseo Westpark LLC	Scott A Ford Trust
222-224 5th St	Huntington Beach	5,745	\$5,540,000	\$964	Las Brisasd 3665, LLC	Acero Associates, LLC

TOP LEASE TRANSACTIONS FOR Q1 2022

Property	Submarket	Square Feet	Transaction Date	Landlord	Tenant
24801-24901 Alicia Pky	Laguna Hills	50,000	February 2022	Milan Capital Management	National Supermarket Chain
23783-23811 El Toro Rd	Lake Forest	14,000	January 2022	La Caze Development	Island Pacific
9852 Chapman Ave	Garden Grove	10,500	March 2022	Sterling Organization	Ultra Beauty Supply
540 N Euclid St	Anaheim	10,000	January 2022	Tuon Quoc Living Trust	In-N-Out Burgers
21791 Lake Forest Dr	Lake Forest	9,500	March 2022	Blackstone Real Estate	Kindercare

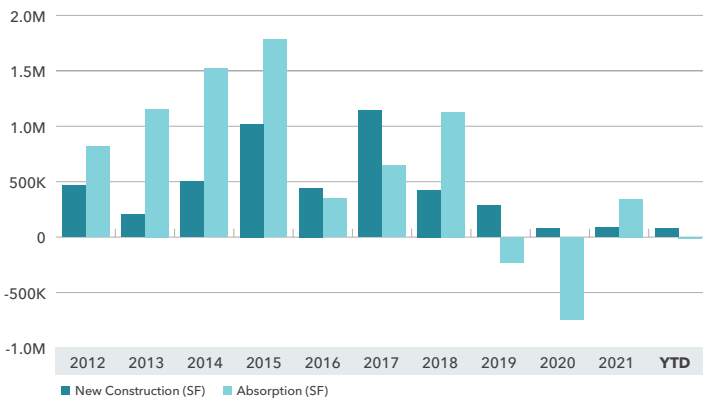
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
6900 Auto Center Dr	Buena Park/La Palma	81,949	4Q 2022
1275 E Yorba Linda Blvd	Placentia/Yorba Linda	21,000	2Q 2022
9852 Chapman Ave	Garden Grove	14,714	1Q 2023
22633 Oakcrest Cir	Placentia/Yorba Linda	12,594	3Q 2022
4747 Katella Ave	Cypress	6,565	3Q 2022

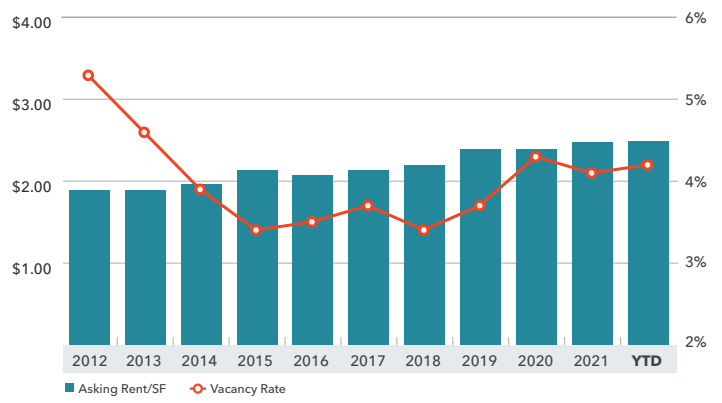
Market Breakdown

	1Q22	4Q21	1Q21	% Change From A Year Ago
New Construction	77,349	15,932	62,993	22.79%
Under Construction	152,958	215,593	39,447	287.76%
Vacancy Rate	4.2%	4.1%	4.5%	-6.67%
Average Asking Rents	\$2.48	\$2.47	\$2.35	5.53%
Average Sales Price/SF	\$456.09	\$500.18	\$370.78	23.01%
Cap Rates	4.3%	4.6%	4.8%	-10.42%
Net Absorption	(16,130)	199,920	(135,953)	N/A

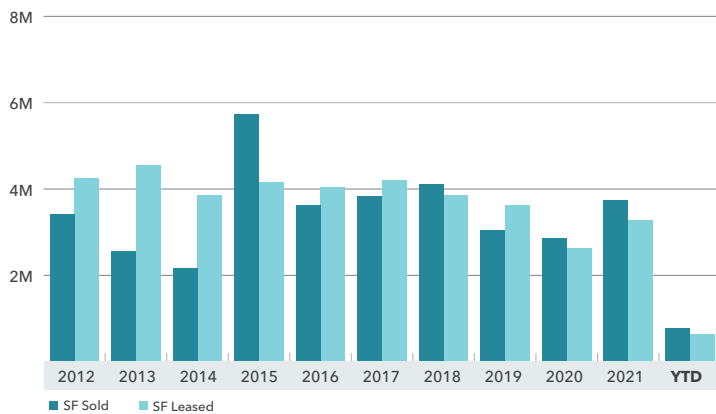
NEW RETAIL CONSTRUCTION & ABSORPTION



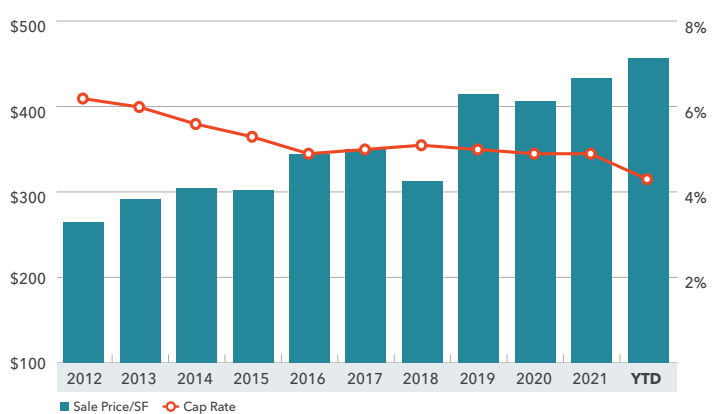
AVERAGE ASKING RENT/SF & VACANCY RATE



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

49.7M ANNUAL SALES SF

460+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

51/24 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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