

MARKET TRENDS | ORANGE COUNTY

RETAIL

2ND QUARTER
2022

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

Year-over-year change

TOP SALE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
7540 Orangethorpe Ave	Buena Park/La Palma	26,158	\$14,500,000	\$554	Superline Inc	Freddy Yang & Jeannie Liu Yang
1700-1724 N El Camino Real	San Clemente	12,600	\$13,615,500	\$1,081	Berke Bakay	STORE Capital Corporation
La Paz Village	Laguna Hills/Aliso Viejo	41,171	\$23,500,000	\$571	Cape Point Development	Southco Properties Lp
23000 Savi Ranch Pky	Placentia/Yorba Linda	46,449	\$10,750,000	\$231	The Savi Ranch Paige Group, LLC	Wellszone, LLC
1848 Newport Blvd	Costa Mesa	11,233	\$10,600,000	\$944	Wamco	REALM

TOP LEASE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Transaction Date	Tenant
17506-17570 Yorba Linda Blvd	Yorba Linda	35,000	May 2022	Target
1100-1170 S Harbor Blvd	Fullerton	30,000	April 2022	Ross Dress for Less
28051 Greenfield Dr	Laguna Niguel	15,000	April 2022	Faucets N Fixtures
2360-2394 W Lincoln Ave	Anaheim	12,000	May 2022	CSL Plasma
17251-17291 17th St	Tustin	6,000	May 2022	N10 Dance Studio

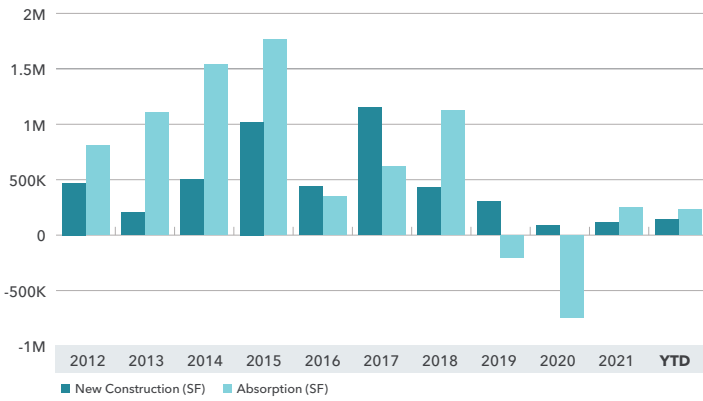
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
House of Imports	Buena Park/La Palma	81,949	4Q 2022
Audi Dealership North OC	Placentia/Yorba Linda	21,000	3Q 2022
Pavilion Plaza West- Building 200	Garden Grove	14,714	1Q 2023
22633 Oakcrest Cir	Placentia/Yorba Linda	12,594	3Q 2022
4747 Katella Ave	Cypress	6,565	3Q 2022

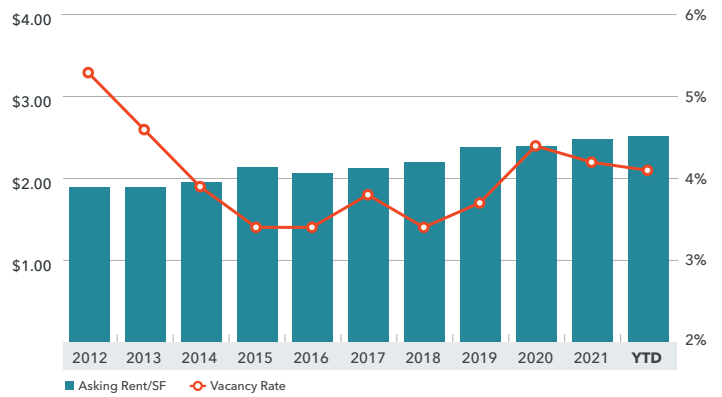
Market Breakdown

	2Q22	1Q22	2Q21	% Change From A Year Ago
New Construction	50,105	91,355	9,256	441.32%
Under Construction	110,642	151,278	150,699	-26.58%
Vacancy Rate	4.1%	4.3%	4.4%	-6.82%
Average Asking Rents	\$2.52	\$2.49	\$2.38	5.77%
Average Sales Price/SF	\$434.82	\$418.93	\$395.71	9.88%
Cap Rates	4.7%	4.4%	5.1%	-7.84%
Net Absorption	233,920	(5,280)	144,096	N/A

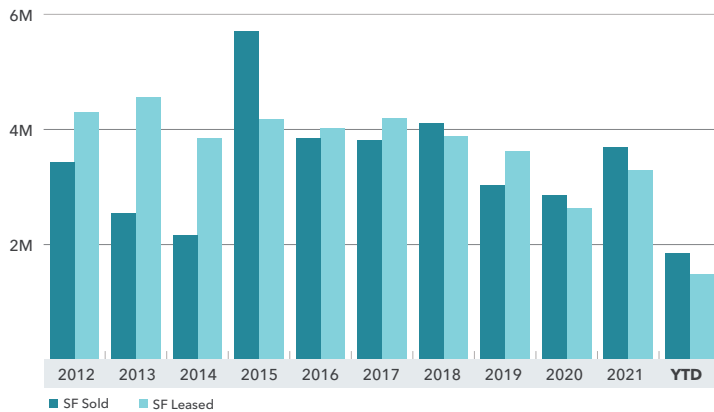
NEW RETAIL CONSTRUCTION & ABSORPTION



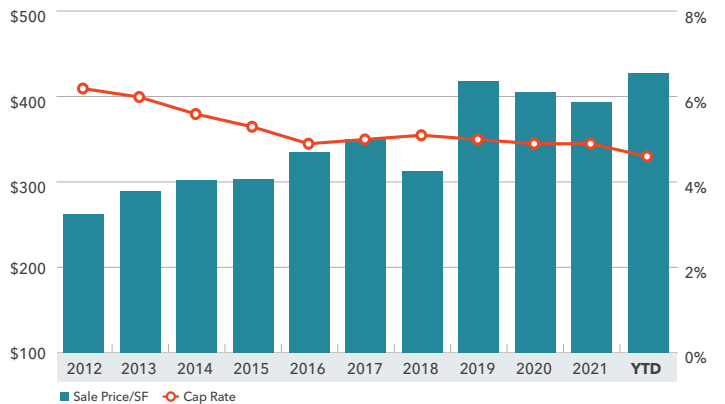
AVERAGE ASKING RENT/SF & VACANCY RATE



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

470+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

50/25 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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