

MARKET TRENDS

ORANGE COUNTY RETAIL

↑ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 3Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Kaleidoscope	Mission Viejo	247,888	\$33,500,000	\$135	Continuum Analytics	Crown Valley Holdings, LLC
200 N Via Cortez	Anaheim Hills	31,990	\$22,475,000	\$703	Gordon Anaheim Holdings, LLC	Ellas Properties Inc.
La Palma Collection	Buena Park/La Palma	23,882	\$13,000,000	\$544	La Palma Collection, LLC	DMI Real Estate Group, LLC

TOP LEASE TRANSACTIONS 3Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Plaza El Toro	Lake Forest/Foothill Ranch	24,000	July 2023	Aldi
4343 Macarthur Blvd	Newport Beach	19,000	August 2023	Home Consignment
La Palma Collection	Buena Park/La Palma	13,000	July 2023	Dollar Tree

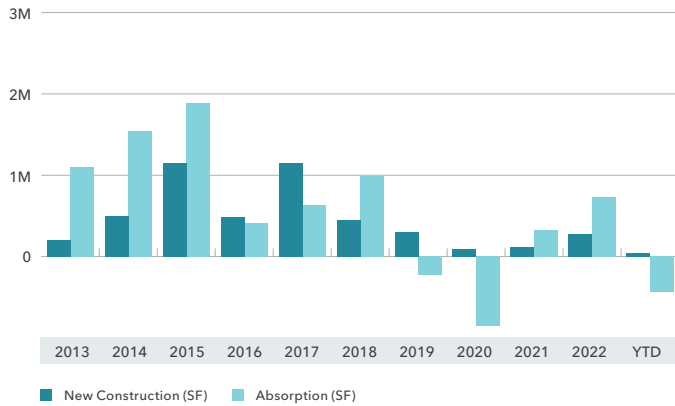
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery Date
25865 Stonehill Dr	San Juan Cap/S Clemente/Dana Pt/Cap Bch	40,000	4Q 2023
8112-8116 Orangethorpe Ave	Buena Park/La Palma	30,000	2Q 2024
10000 Bolsa Ave	Westminster	29,519	2Q 2024

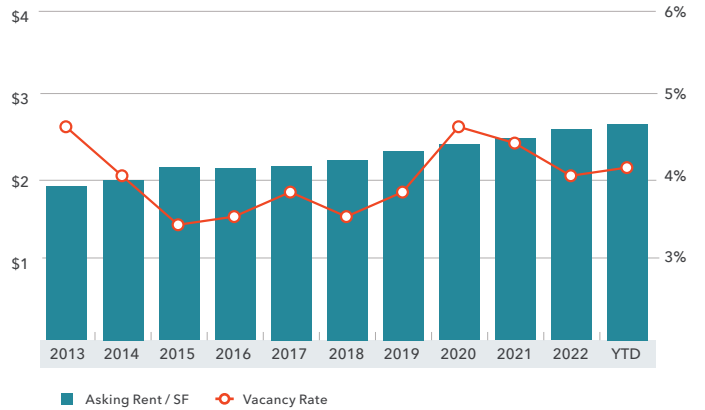
MARKET BREAKDOWN

	3Q23	2Q23	3Q22	% Change From A Year Ago
New Construction	11,200	27,262	16,452	-31.92%
Under Construction	125,797	107,478	191,285	-34.24%
Vacancy Rate	4.1%	4.0%	4.0%	2.50%
Average Asking Rents	\$2.63	\$2.64	\$2.56	2.74%
Average Sales Price/SF	\$458	\$453	\$459	-0.34%
Cap Rates	5.0%	5.4%	4.8%	4.17%
Net Absorption	(297,069)	9,704	434,541	N/A

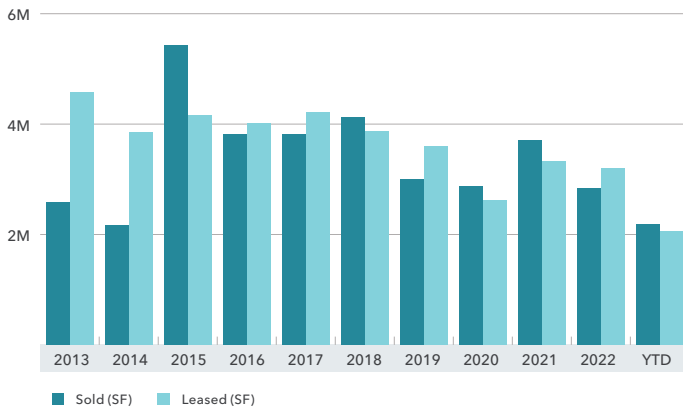
NEW CONSTRUCTION & ABSORPTION



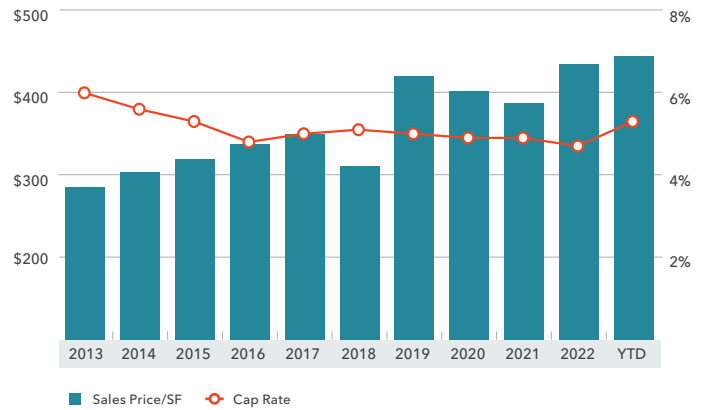
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt equity finance services for all property types.

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

GARY BARAGONA
Vice President of Research
415.229.8925
gary.baragona@kidder.com

ERIC PAULSEN
Regional President, Brokerage
Southern California & Arizona
949.557.5000
eric.paulsen@kidder.com
LIC N° 01001040

COMMERCIAL BROKERAGE	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>32.1M</i> ANNUAL SALES SF	<i>41.2M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,800+</i> ASSIGNMENTS ANNUALLY	<i>41</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.