

MARKET TRENDS

ORANGE COUNTY *RETAIL*

↓	VACANCY	↑	UNEMPLOYMENT
↑	RENTAL RATES	↑	CONSTRUCTION DELIVERIES
Year-Over-Year Change			

TOP SALE TRANSACTIONS 4Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
South Coast Collection	Costa Mesa	292,000	\$110,000,000	\$377	CRC SOCO, LLC	SOCO Retail Fee Owner, LLC
Nohl Plaza	East Orange	103,639	\$25,300,000	\$244	Nohl Plaza Regency, LLC	Nohl Plaza, LLC
2406 Newport Blvd	Newport Beach	5,700	\$18,000,000	\$3,158	2406, LLC	James Boys, LLC

TOP LEASE TRANSACTIONS 4Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Anaheim Plaza	Anaheim	42,000	November 2023	Crunch Fuitness
The Commons at Aliso Viejo	Aliso Viejo	38,000	November 2023	Bowlero
Old Ranch Town Center	Seal Beach	27,000	October 2023	Crate & Barrel outlet

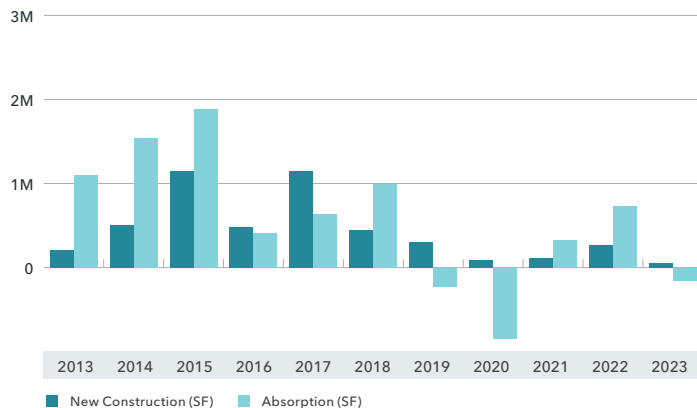
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery Date
8112-8116 Orangethorpe Ave	Buena Park/La Palma	30,000	2Q 2024
10000 Bolsa Ave	Westminster	29,519	2Q 2024
7901 Edinger Ave	Huntington Beach	8,500	1Q 2024

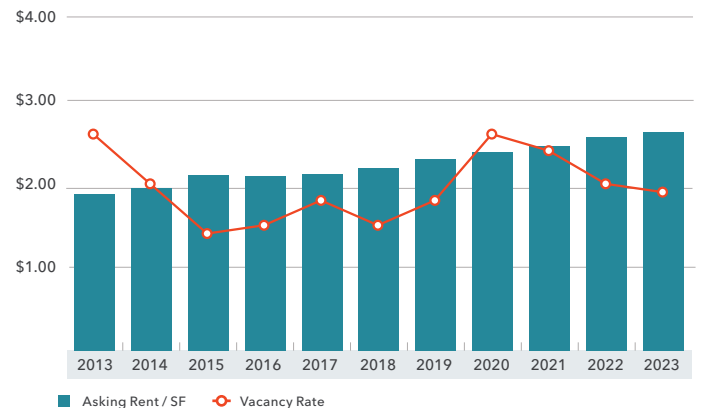
MARKET BREAKDOWN

	4Q23	3Q23	4Q22	% Change From A Year Ago
New Construction	3,400	11,200	103,348	-96.71%
Under Construction	95,570	98,970	98,733	-3.20%
Vacancy Rate	3.9%	4.1%	4.0%	-2.50%
Average Asking Rents	\$2.62	\$2.63	\$2.56	2.05%
Average Sales Price/SF	\$394	\$428	\$324	21.37%
Cap Rates	5.3%	5.1%	4.5%	17.78%
Net Absorption	257,283	(249,810)	68,623	N/A

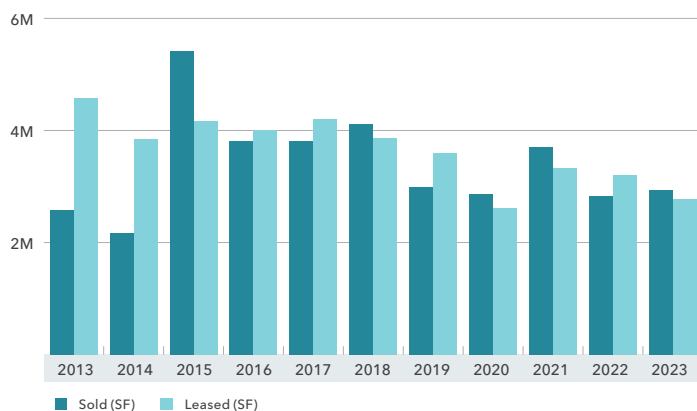
NEW CONSTRUCTION & ABSORPTION



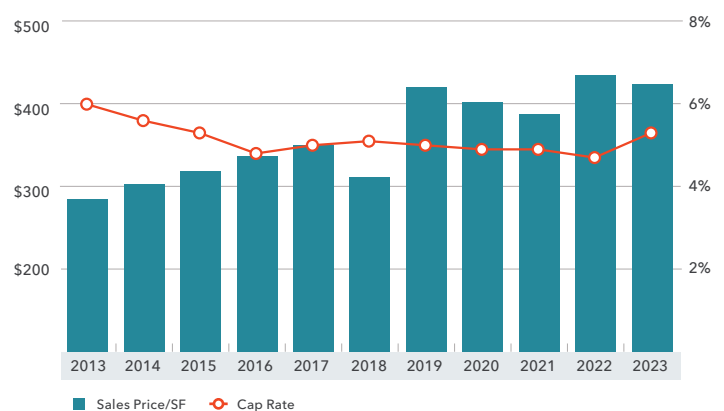
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES 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

\$12B

TRANSACTION VOLUME ANNUALLY

32.1M

ANNUAL SALES SF

41.2M

ANNUAL LEASING SF

ASSET SERVICES

53M

MANAGEMENT PORTFOLIO SF

771+

ASSETS UNDER MANAGEMENT

250+

ASSET SERVICES CLIENTS

VALUATION ADVISORY

2,800+

ASSIGNMENTS ANNUALLY

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS

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