

MARKET TRENDS | **PENINSULA**

RETAIL

**3RD QUARTER
2020**

▲ **VACANCY** | ▲ **UNEMPLOYMENT** | ▼ **RENTAL RATE** | ◀▶ **CONSTRUCTION DELIVERIES**

Year-over-year change

TOP SALE TRANSACTIONS FOR 3Q 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Five Points Center	Redwood City	37,399	\$21,250,000	\$568.20	Valera Fooksman & Maria Rutenburg	Wasserman Holdings
775 Serramonte Blvd	Brisbane/Daly City	38,087	\$18,190,000	\$477.59	Dan Broderick	NorthPoint Development
803 Old County Rd	Belmont/San Carlos	7,650	\$10,000,000	\$1,307.19	The Sobrato Organization	Kevin & Melissa Riches
1200-1250 El Camino Real	Belmont/San Carlos	8,014	\$9,550,000	\$1,191.66	Christopher Callegari	1200 ECR Belmont
2406 El Camino Real	Redwood City	12,000	\$6,150,000	\$512.50	Frank, Rimerman & Co.	Society of St. Vincent de Paul

TOP LEASE TRANSACTIONS FOR 3Q 2020

Property	Submarket	Square Feet	Date	Landlord
1500 Collins Ave	Brisbane/Daly City	16,000	August 2020	Thomas Price
Serra Center	Brisbane/Daly City	2,780	July 2020	Commercial Real Estate Service
Serra Center	Brisbane/Daly City	2,772	July 2020	Commercial Real Estate Service
1319-1325 Howard Ave	Burlingame	2,700	September 2020	Green Banker
6255-6259 Mission St	Brisbane/Daly City	2,650	July 2020	Joseph Coffey

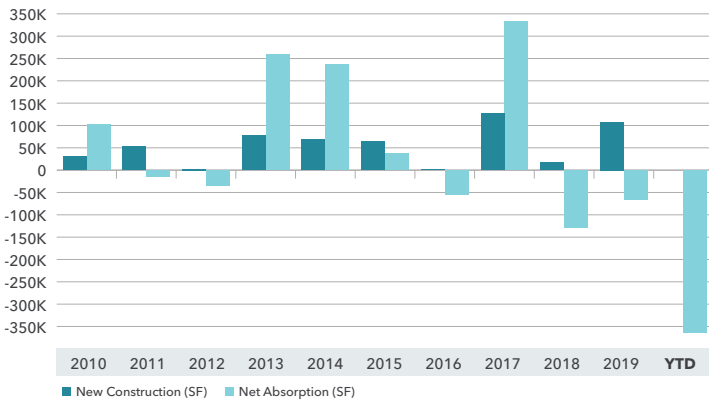
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Owner	Delivery Date
200 Linden Ave	South San Francisco	6,203	Omni Investment Group	November 2020

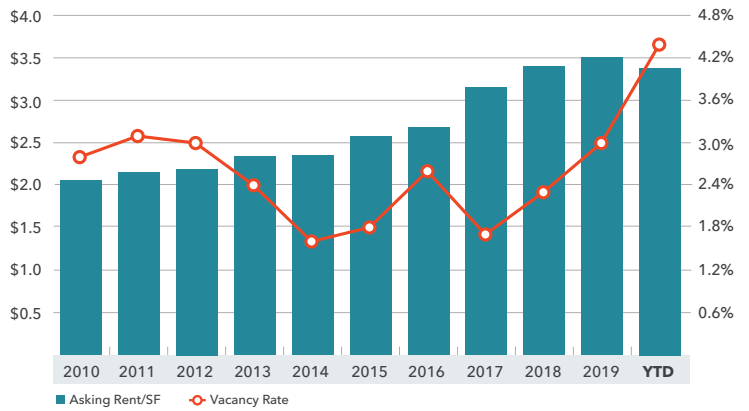
Market Breakdown

	3Q 2020	2Q 2020	3Q 2019	Annual % Change
New Construction	0	0	0	0
Under Construction	6,203	6,203	97,688	-93.65%
Vacancy Rate	4.4%	3.8%	2.6%	69.23%
Average Asking Rents	\$3.36	\$3.34	\$3.60	-6.67%
Average Sales Price/SF	\$325.13	\$730.90	\$891.40	-63.53%
Net Absorption	(162,791)	19,147	18,836	N/A

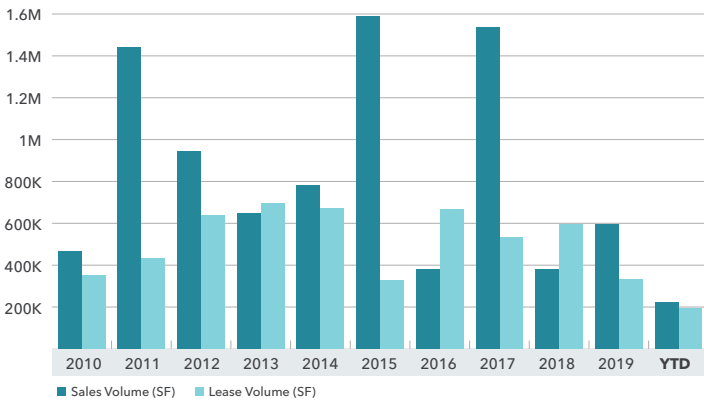
NEW CONSTRUCTION & NET ABSORPTION



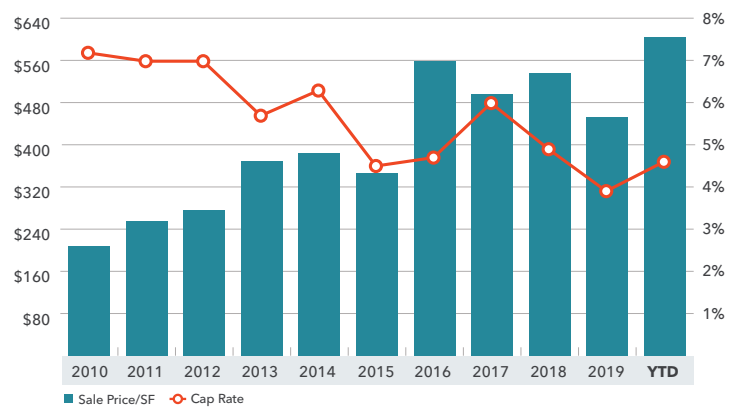
AVERAGE ASKING RENT/SF & VACANCY RATE



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

27M	ANNUAL SALES SF	450+	NO. OF BROKERS
\$9.6B	ANNUAL TRANSACTION VOLUME	42M	ANNUAL LEASING SF

VALUATION ADVISORY

1,680+	APPRAISALS ANNUALLY	37/23	TOTAL NO. APPRAISERS/MAI'S
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PROPERTY MANAGEMENT

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