

MARKET TRENDS | PENINSULA

RETAIL

4TH QUARTER
2020

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

Year-over-year change

TOP SALE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
2270 Bridgepoint Pkwy	San Mateo	47,579	\$22,657,000	\$476	Realty Income Corporation	Hill Street Properties
Five Points Center	Redwood City	37,399	\$21,250,000	\$568	Valera Fooksman & Maria Rutenburg	Wasserman Holdings
775 Serramonte Blvd	Brisbane/Daly City	38,087	\$18,190,000	\$478	Dan Broderick	NorthPoint Development
803 Old County Rd	Belmont/San Carlos	7,650	\$10,000,000	\$1,307	The Sobrato Organization	Kevin & Melissa Riches
1200-1250 El Camino Real	Belmont/San Carlos	8,014	\$9,500,000	\$1,192	Christopher Callegari	1200 ECR Belmont

TOP LEASE TRANSACTIONS FOR 2020

Property	Submarket	Square Feet	Date	Landlord	Tenant
1500 Collins Ave	Brisbane/Daly City	16,000	August 2020	Thomas Price	Undisclosed
101 Oyster Point Blvd	South San Francisco	15,870	February 2020	Healthpeak Properties, Inc.	Undisclosed
100 El Camino Real	Belmont	12,402	September 2020	Lundy Bay Property LLC	Planet Granite
200-242 Walnut St	Redwood City	11,633	February 2020	Friedman Properties, L.P.	Planet Fitness
101 Colma Blvd	Brisbane/Daly City	7,500	June 2020	Kimco Realty Corporation	Spirit of Halloween

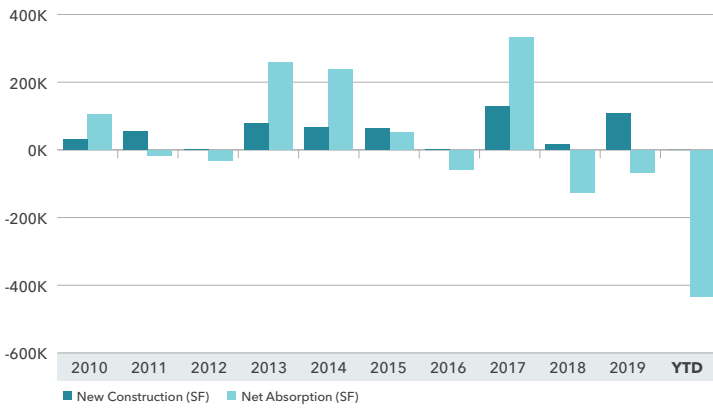
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Owner	Delivery Date
925 Main St	Redwood City	8,412	Tim & Denise Rust	November 2021
200 Linden Ave	South San Francisco	6,203	Omni Investment Group	March 2021

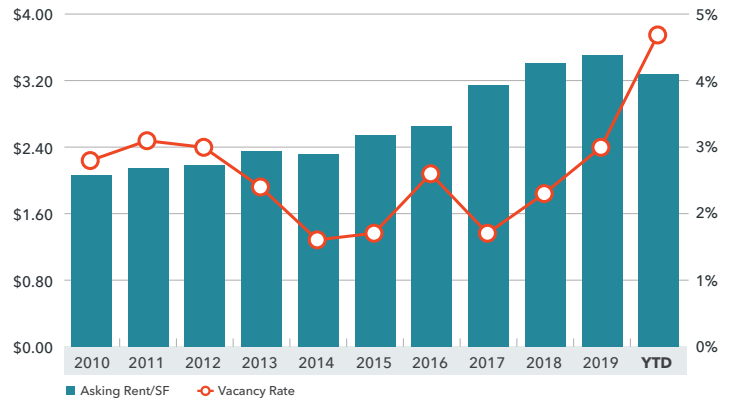
Market Breakdown

	4Q 2020	3Q 2020	4Q 2019	Annual % Change
New Construction	0	0	91,485	-100.00%
Under Construction	6,203	6,203	6,203	0.00%
Vacancy Rate	4.7%	4.4%	3.0%	56.67%
Average Asking Rents	\$3.28	\$3.33	\$3.51	-6.55%
Average Sales Price/SF	\$824	\$499	\$553	48.98%
Average Cap Rates	3.4%	0.0%	3.0%	13.33%
Net Absorption	(69,956)	(161,713)	(19,734)	N/A

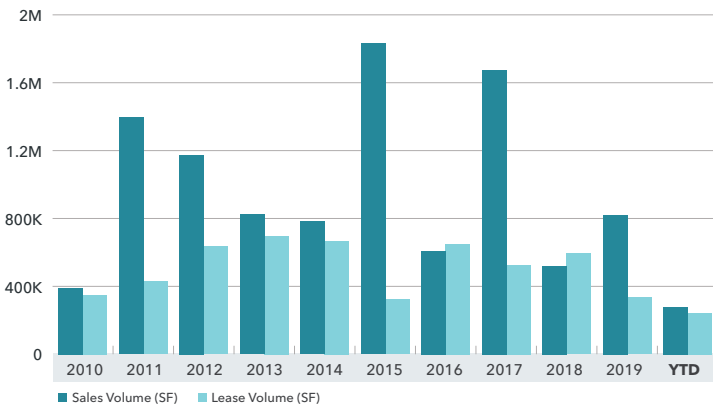
NEW CONSTRUCTION & NET ABSORPTION



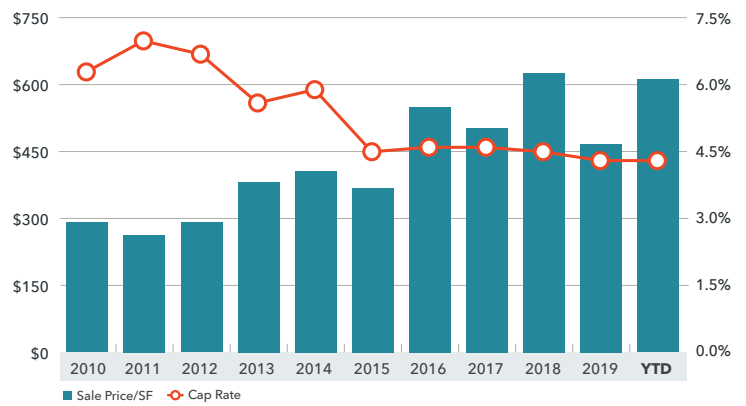
AVERAGE ASKING RENT/SF & VACANCY RATE



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.

GARY BARAGONA
 Director of Research
 415.229.8925
gary.baragona@kidder.com

ERIC LUHRS
 Regional President, Brokerage
 Northern California/Nevada
 650.769.3600
eric.luhrs@kidder.com

Designated Broker
 Mark Read | LIC N° 00572743

KIDDER.COM

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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