

MARKET TRENDS

PENINSULA RETAIL

↓ VACANCY	↓ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
509 E 4th Ave	San Mateo	7,448	\$9,000,000	\$1,208	Windy Hill Property Ventures, Inc.	Bonroy Investments, LLC
570 Sylvan St	Brisbane/Daly City	5,000	\$5,183,200	\$1,037	570 Sylvan, LLC	Greg Doukas
300 El Camino Real	San Bruno/Millbrae	7,907	\$4,500,000	\$569	Realty Income Corporation	Salvation Army

TOP LEASE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Transaction Date	Tenant
1179 San Carlos Ave	San Carlos	3,000	September 2022	Reach and Teach
86-92 E 3rd Ave	San Mateo	2,500	July 2022	La Palomas
701-705 Laurel St	San Carlos	2,200	September 2022	Retail Therapy

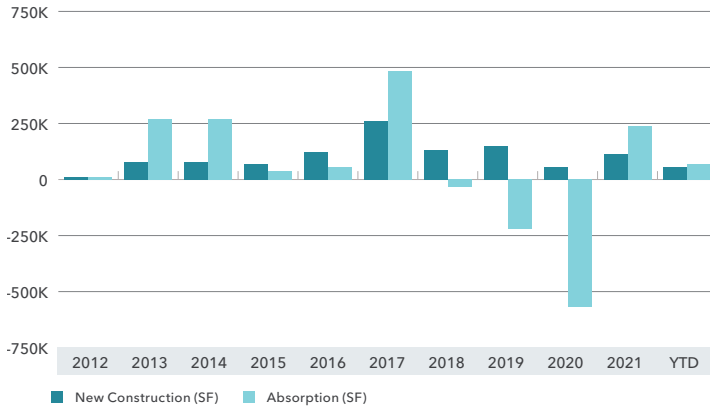
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Gateway at Millbrae Station	San Bruno/Millbrae	173,698	3Q 2023
190 El Camino Real	South San Francisco	72,500	1Q 2023
993 Laurel St	Belmont/San Carlos	17,847	3Q 2023

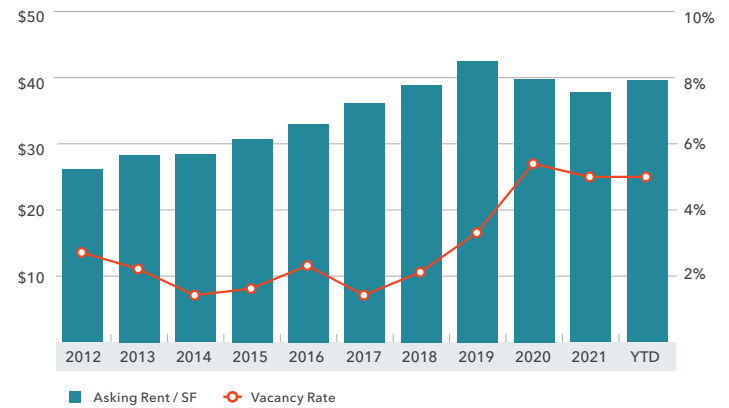
MARKET BREAKDOWN

	3Q22	2Q22	3Q21	Annual % Change
New Construction	47,480	8,400	533	N/A
Under Construction	279,045	326,525	201,311	38.61%
Vacancy Rate	5.0%	5.0%	5.3%	-5.66%
Average Asking Rents	\$39.55	\$37.38	\$38.18	3.59%
Average Sales Price / SF	\$576.73	\$443.39	\$548.12	5.22%
Cap Rates	4.0%	4.0%	4.4%	-9.09%
Net Absorption	53,952	1,141	22,841	N/A

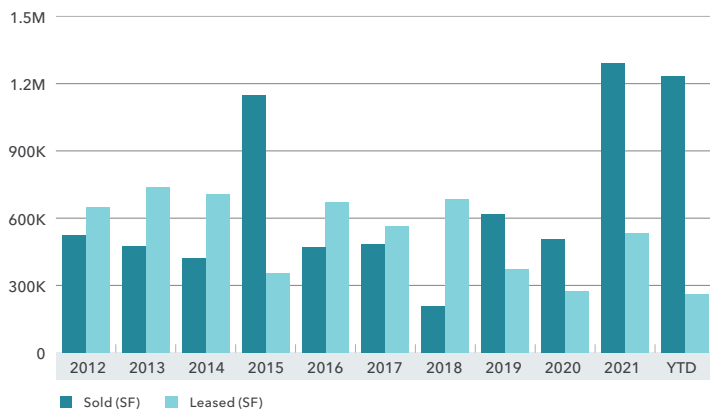
NEW CONSTRUCTION & ABSORPTION



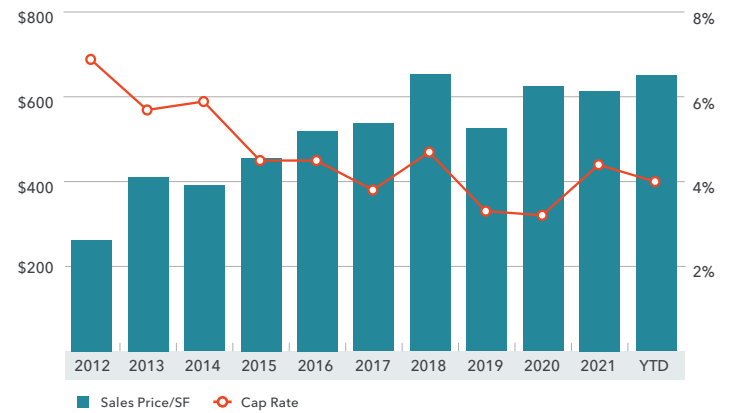
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<i>\$10.9B</i> TRANSACTION VOLUME ANNUALLY	<i>49.7M</i> ANNUAL SALES SF	<i>43.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>52M</i> MANAGEMENT PORTFOLIO SF	<i>875+</i> ASSETS UNDER MANAGEMENT	<i>270+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>47</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

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