

## MARKET TRENDS

# PENINSULA RETAIL

↑ VACANCY	↑ UNEMPLOYMENT
↓ RENTAL RATES	↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

### TOP SALE TRANSACTIONS 1Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
2180 S El Camino Real	San Mateo	6,682	\$3,175,000	\$475	CSA Investment Group LLC	Ta El Camino LLC
45 Visitacion Ave	Brisbane	1,800	\$1,100,000	\$611	Njr Investments LLC	Julies Deli LLC

### TOP LEASE TRANSACTIONS 1Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Bridgepointe Shopping Center	San Mateo	35,000	March 2023	Nordstrom Rack
1075 Old County Rd	Belmont/San Carlos	3,600	February 2023	MPWD
337-343 Primrose Rd	Burlingame	3,500	March 2023	Wine Shop

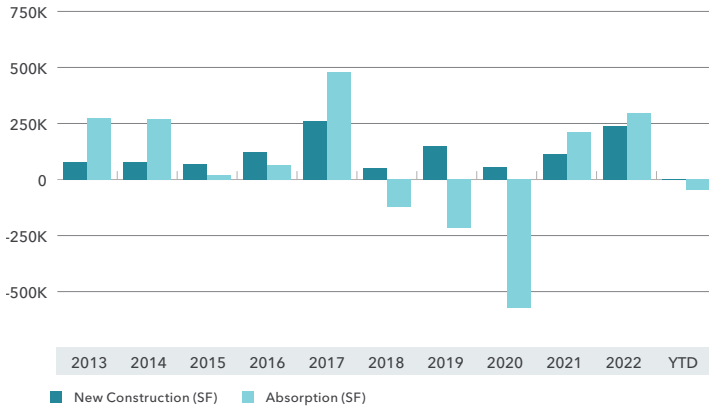
### TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
190 El Camino Real	South San Francisco	72,500	2Q 2024
2201 Bay Rd	Redwood City	15,000	2Q 2023
115 El Camino Real	Menlo Park	5,000	2Q 2023

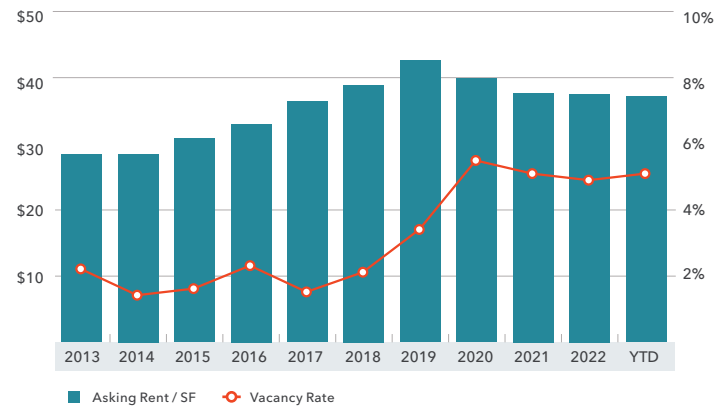
### MARKET BREAKDOWN

	1Q23	1Q22	1Q22	Annual % Change
New Construction	2,170	7,835	0	-
Under Construction	92,500	94,670	229,578	<b>-59.71%</b>
Vacancy Rate	5.1%	4.9%	5.0%	<b>2.00%</b>
Average Asking Rents	\$37.13	\$37.55	\$37.17	<b>-0.11%</b>
Average Sales Price / SF	\$544.30	\$753.45	\$233.24	<b>133.36%</b>
Cap Rates	0.0%	4.4%	4.1%	<b>-100.00%</b>
Net Absorption	(45,180)	57,139	28,544	<b>-258.28%</b>

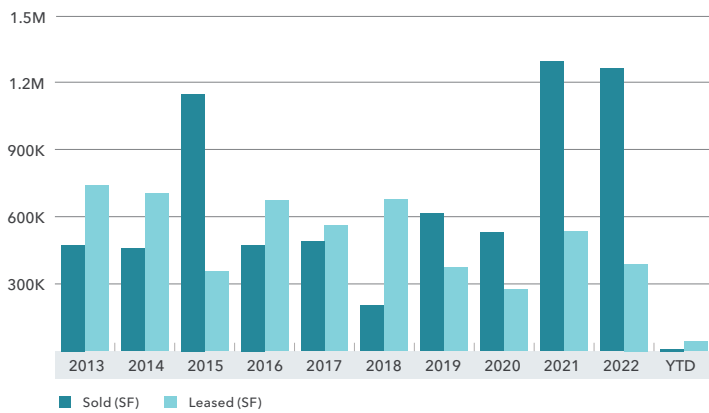
NEW CONSTRUCTION & ABSORPTION



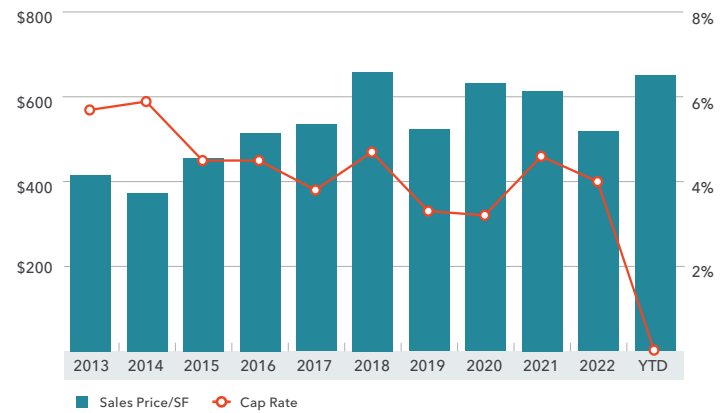
AVERAGE ASKING RENT/SF & VACANCY RATE



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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<b>COMMERCIAL BROKERAGE</b>	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>32.1M</i> ANNUAL SALES SF	<i>41.2M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
<b>VALUATION ADVISORY</b>	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>46</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

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