

MARKET TRENDS | PHOENIX

RETAIL

2ND QUARTER
2022

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

Year-over-year change

TOP SALE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
20300 N John Wayne Pky	Maricopa	75,000	\$34,000,000	\$453	R. K. Getty Corp.	Thompson Thrift
2048-2060 NE Baseline Rd	Mesa	101,000	\$30,300,000	\$300	Epic Real Estate Partners	ACF Property Management
7942-8290 W Bell Rd	Glendale	129,340	\$22,875,000	\$177	AZ Partners Retail Investment Group	ACF Property Management
28455 N Vistancia Blvd	Peoria	57,888	\$21,100,000	\$365	Landwin Management	100DBWKC, LLC
3831-3933 E Thunderbird Rd	North Scottsdale	98,599	\$18,500,000	\$188	Meruelo Group	Manatee Investments III, LLC

TOP LEASE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Date	Landlord	Tenant
9101 E Baseline Rd	Mesa	57,000	May 2022	Dominicks Finer Foods, LLC	EOS Fitness
9675 W Camelback Rd	Loop101/I-10	30,000	May 2022	Service Properties Trust	MIND 24/7
34750 N North Valley Pky	Anthem	20,000	April 2022	BCB Group Investments	Michael's
2756 S Market St	Gilbert	19,000	June 2022	TSM Ventures	East Valley Golf Carts
8880 E Via Linda Rd	Scottsdale	18,000	April 2022	Douglas Norberg	Dox To Theo 2, LLC

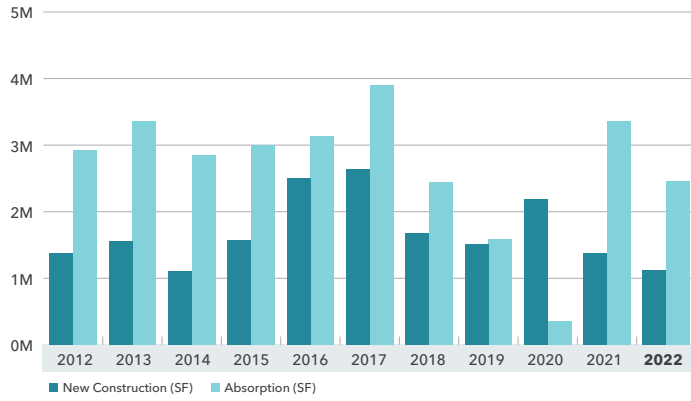
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
Village at Prasada	N Goodyear/Litchfield	700,000	4Q 2022
Marley Park Square	N Goodyear/Litchfield	162,582	1Q 2023
Jackrabbit Ranch Marketplace	N Goodyear/Litchfield	71,166	3Q 2022
SanTan Pavilions	Gilbert	50,000	4Q 2022
Higley Rd & Ray Rd NWC	Gilbert	50,000	3Q 2022

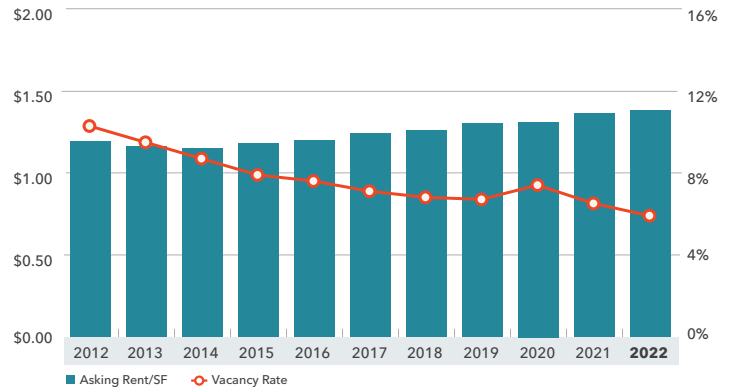
Market Breakdown

	2Q22	1Q22	2Q21	Annual % Change
New Construction	294,015	830,734	397,727	-26.08%
Under Construction	1,588,272	1,812,269	1,509,864	5.19%
Vacancy Rate	5.9%	6.2%	7.2%	-18.06%
Average Asking Rents (NNN)	\$1.38	\$1.39	\$1.33	3.95%
Average Sales Price/SF	\$216	\$252	\$228	-5.16%
Cap Rates	5.3%	5.7%	6.0%	-11.67%
Net Absorption	849,957	1,604,331	726,440	17.00%

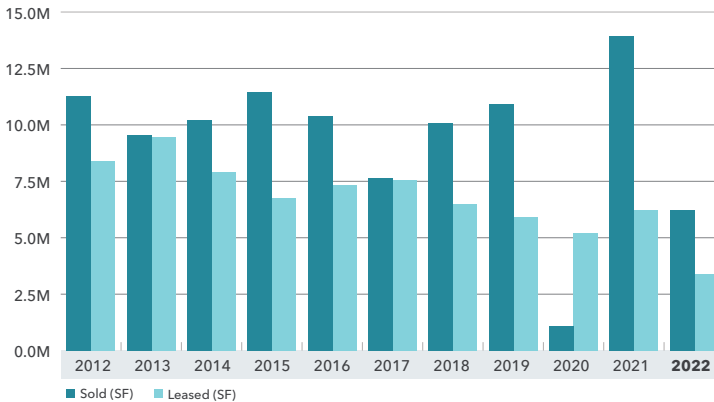
NEW RETAIL CONSTRUCTION & ABSORPTION



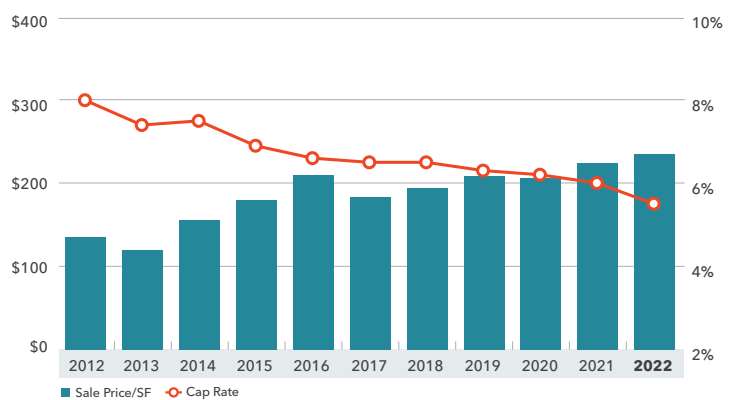
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

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 PAULSEN

Regional President, Brokerage
Southern California & Arizona
eric.paulsen@kidder.com
LIC N° 01001040

602.513.5200

KIDDER.COM

COMMERCIAL BROKERAGE

49.7M ANNUAL SALES SF

470+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

51/25 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.