

MARKET TRENDS | **PORTLAND**

# RETAIL

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

**2ND QUARTER  
2020**

**TOP SALE TRANSACTIONS FOR 2Q 2020**

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
2002 Washington St, Oregon City	Oregon City	113,032	\$4,797,000	\$42.44	Site Analysts, Inc.	Bradley K & Nancy J Miller
1715 NE 33rd Ave, Portland	NE Close-In	2,145	\$4,597,000	\$2,143.12	Cahan Properties, Inc.	C. E. John Company, Inc.
1829 NW 25th Ave, Portland	NW Close-In	12,000	\$3,500,000	\$291.67	Mina Morva Schnitzer	David Haleston

**TOP LEASE TRANSACTIONS FOR 2Q 2020**

Property	Submarket	Square Feet	Date	Landlord	Tenant
10329-10355 SW Cascade Blvd, Tigard	217 Corridor/Beaverton	24,482	May 2020	Deering Management Group, Inc.	Ashley HomeStore
29040 SW Town Center Loop E, Wilsonville	Wilsonville	21,000	June 2020	Douglas E & Ruthann Seely	Undisclosed
8905-9125 SW Cascade Ave, Beaverton	217 Corridor/Beaverton	17,406	May 2020	Harsch Investment Properties	Old Navy

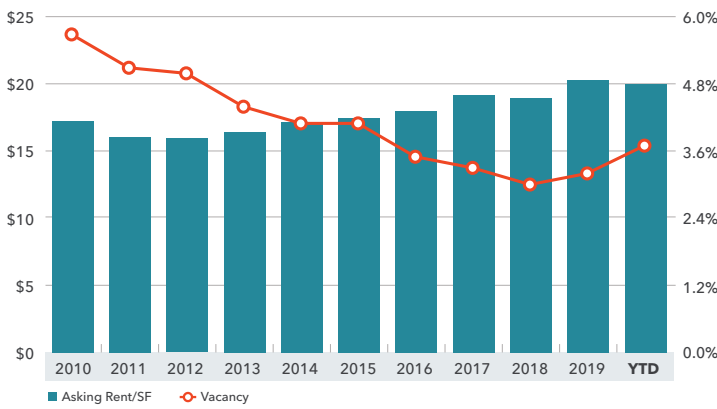
**TOP UNDER CONSTRUCTION**

Property	Submarket	Square Feet	Owner	Delivery Date
17321 SE Sunnyside Rd, Damascus	Clackamas/Milwaukie	61,000	Gramor Development	Q3 2020
I-84 & 181st Ave, Portland	East Columbia Corridor	33,563	Lynne I Angel Family Trust LP	Q4 2020
4015 Mercantile Dr, Lake Oswego	Kruse Way	26,190	Providence Health & Services	Q2 2021

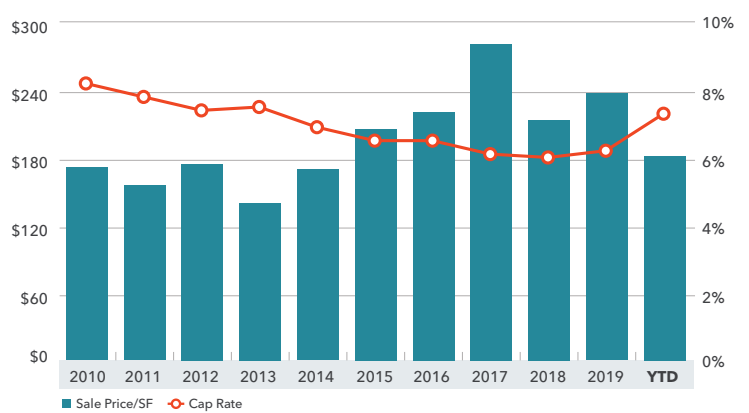
## Market Breakdown

	2Q 2020	1Q 2020	2Q 2019	Annual % Change
New Construction	18,700	90,418	46,324	<b>-59.63%</b>
Under Construction	294,620	258,485	365,445	<b>-19.38%</b>
Vacancy Rate	3.7%	3.4%	3.0%	<b>23.33%</b>
Average Asking Rents	\$20.09	\$20.08	\$19.23	<b>4.47%</b>
Average Sales Price/SF	\$162.12	\$192.92	\$207.18	<b>-21.75%</b>
Cap Rates	9.3%	6.0%	6.8%	<b>36.76%</b>
Net Absorption	(313,387)	(91,928)	(47,330)	<b>N/A</b>

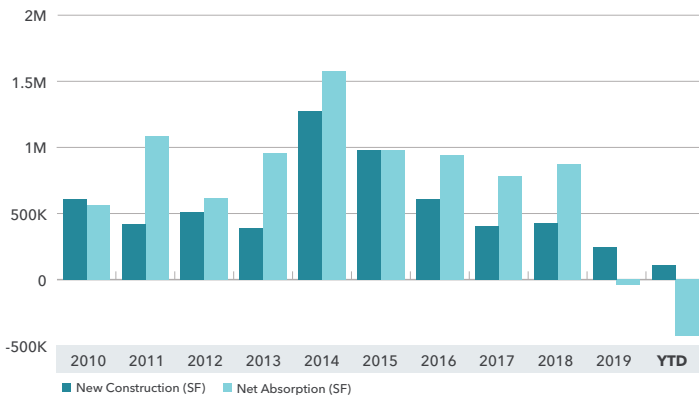
### AVERAGE ASKING RENT/SF & VACANCY RATE



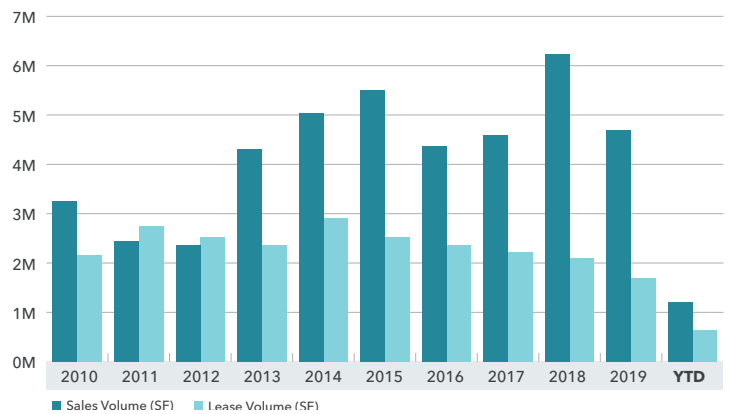
### AVERAGE SALES PRICE/SF & CAP RATES



### NEW CONSTRUCTION & NET ABSORPTION



### SALE VOLUME & LEASE VOLUME



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 22 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.

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#### COMMERCIAL BROKERAGE

<b>27M</b>	ANNUAL SALES SF	<b>440+</b>	NO. OF BROKERS
<b>\$9.6B</b>	ANNUAL TRANSACTION VOLUME	<b>42M</b>	ANNUAL LEASING SF

#### VALUATION ADVISORY

<b>1,680+</b>	APPRAISALS ANNUALLY	<b>38/24</b>	TOTAL NO. APPRAISERS/MAI'S
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#### PROPERTY MANAGEMENT

<b>70M+</b>	MANAGEMENT PORTFOLIO SF	<b>\$12B+</b>	IN ASSETS UNDER MANAGEMENT
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