



MARKET TRENDS | PORTLAND

RETAIL

3RD QUARTER
2020

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

TOP SALE TRANSACTIONS FOR 3Q 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
16199 Boones Ferry Rd, Lake Oswego	Kruse Way	39,928	\$16,772,000	\$420.06	Benderson Development Co., Inc.	Spirit Realty Capital, Inc.
700 SE 122nd Ave, Portland	Mall 205	75,050	\$5,835,000	\$77.75	Gee Real Estate Holdings	Treo Holdings llc
7296 NW Imbrie Dr, Hillsboro	Sunset Corridor/Hillsboro	9,166	\$4,575,000	\$499.13	Pshreh Llc	Timeless Education Academy Llc

TOP LEASE TRANSACTIONS FOR 3Q 2020

Property	Submarket	Square Feet	Date	Landlord	Tenant
11808 NE Fourth Plain Blvd, Vancouver	Orchards	25,000	Aug-20	Hurley Development	Undisclosed
12215 SE Powell Blvd, Portland	Mall 205	13,490	Jul-20	Ben Hamadani	Undisclosed
2800 NW Town Center Dr, Hillsboro	Sunset Corridor/Hillsboro	12,127	Aug-20	Hardy Gruen	Undisclosed

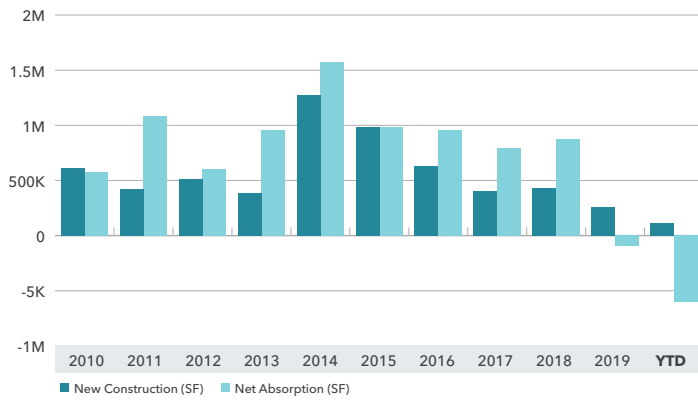
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Owner	Delivery Date
I-84 & 181st Ave, Portland	East Columbia Corridor	33,563	Lynne I Angel Family Trust LP	4Q 2020
4015 Mercantile Dr, Lake Oswego	Kruse Way	26,190	Providence Health & Services	2Q 2021
SW Barnes Rd & NW 118th Ave, Portland	North Beaverton	21,272	Timberland Acquisition LLC	2Q 2021

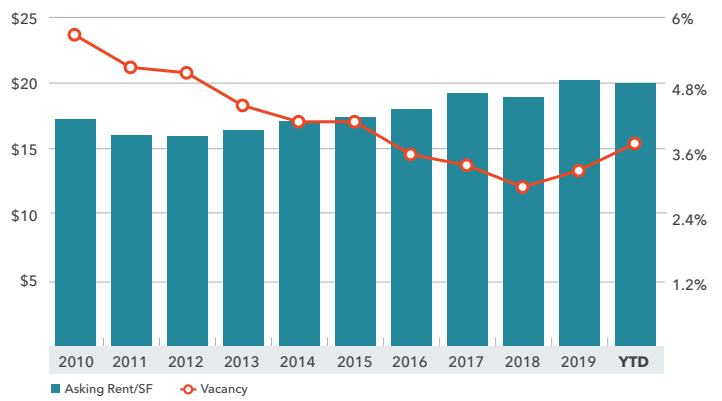
Market Breakdown

	3Q 2020	2Q 2020	3Q 2019	Annual % Change
New Construction	4,000	18,592	18,160	-77.97%
Under Construction	223,461	227,461	395,327	-43.47%
Vacancy Rate	3.7%	3.6%	3.1%	19.35%
Average Asking Rents	\$19.99	\$20.00	\$19.61	1.94%
Average Sales Price/SF	\$217.80	\$160.79	\$207.98	4.72%
Cap Rates	5.6%	8.6%	6.3%	-11.11%
Net Absorption	(234,354)	(280,122)	(109,903)	N/A

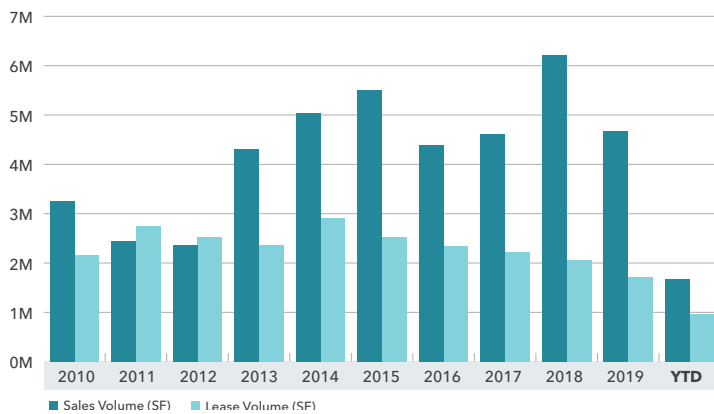
NEW CONSTRUCTION & NET ABSORPTION



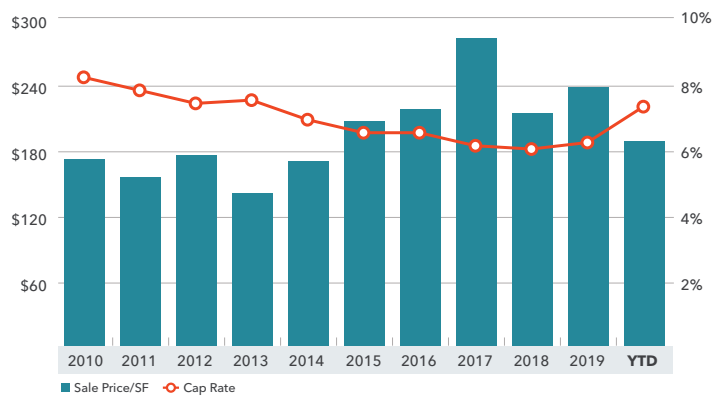
AVERAGE ASKING RENT/SF & VACANCY RATE



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 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

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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