

MARKET TRENDS | **PORTLAND**

RETAIL

**2ND QUARTER
2021**

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

TOP SALE TRANSACTIONS FOR 2Q 2021

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
10800 SE 82nd Ave	Clackamas/Milwaukie	8,100	\$2,850,000	\$352	Oleg & Julia Lupekha	Stanton Furniture, Inc.
7461-7463 SW Barbur Blvd	Barbur Blvd/Capitol Hwy	8,990	\$2,600,000	\$289	Red Tail Acquisitions	The Carl Family Trust
17777 SW Pilkington Rd	Lake Oswego/West Linn	9,700	\$2,200,000	\$227	Buchanan Ray B	Anthony Dramov

TOP LEASE TRANSACTIONS FOR 2Q 2021

Property	Submarket	Square Feet	Date	Landlord	Tenant
Sunnybrook Center	Clackamas/Milwaukie	8,081	June 2021	Coffman Excavation	Hiep Hung Market
290-292 N Holly St	Canby	6,748	April 2021	City of Canby	Oregon City Brewing Company
Gresham Station Shopping Center	Gresham	6,500	April 2021	Harsch Investment Properties	Pet Supplies Plus

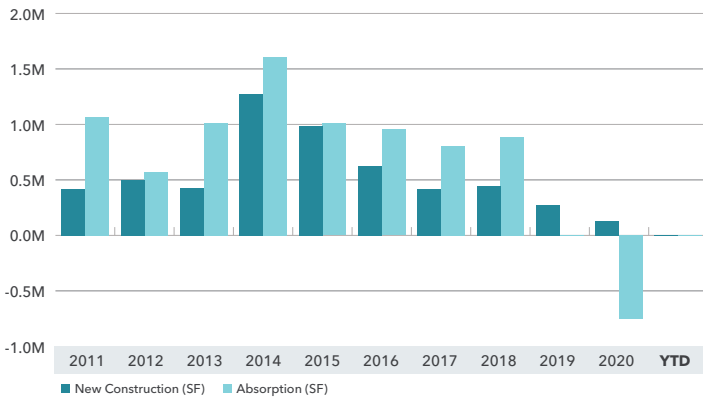
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
Happy Valley East	Clackamas/Milwaukie	227,734	4Q 2022
Life Time Beaverton	North Beaverton	140,000	1Q 2023
11859 NE Halsey St	Gateway	107,143	4Q 2021

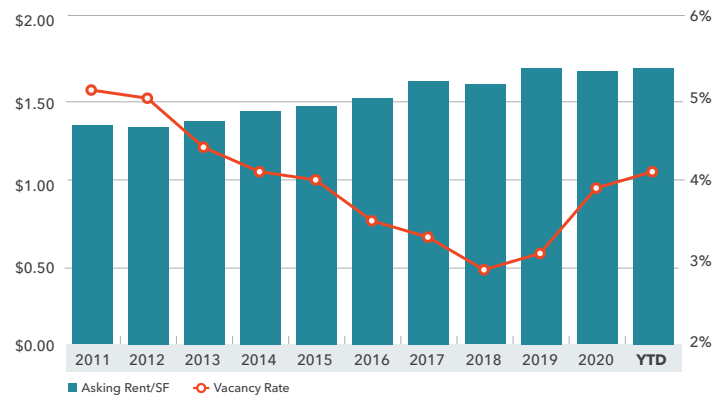
Market Breakdown

	2Q 2021	1Q 2021	2Q 2020	Annual % Change
New Construction	65,756	62,650	15,625	320.84%
Under Construction	623,687	459,348	317,225	96.61%
Vacancy Rate	4.1%	4.0%	3.5%	17.14%
Average Asking Rents	\$1.68	\$1.66	\$1.66	1.20%
Average Sales Price/SF	\$171.60	\$259.71	\$156.00	10.00%
Cap Rates	5.6%	6.5%	6.8%	-17.65%
Net Absorption	(39,566)	(101,688)	(283,489)	N/A

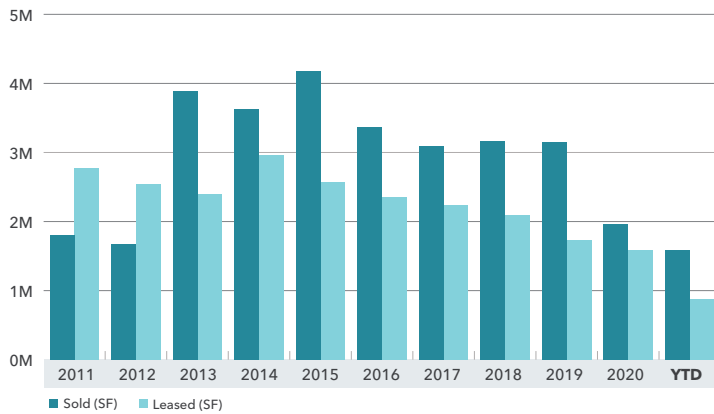
NEW RETAIL CONSTRUCTION & ABSORPTION



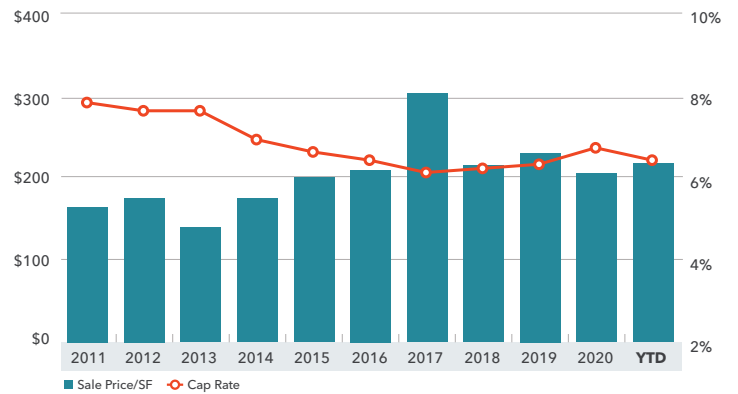
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

23M ANNUAL SALES SF **460+** NO. OF BROKERS
\$8B ANNUAL TRANSACTION VOLUME **42M** ANNUAL LEASING SF

VALUATION ADVISORY

1,800+ APPRAISALS ANNUALLY **40/19** TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

70M MANAGEMENT PORTFOLIO SF **\$12B** IN ASSETS UNDER MANAGEMENT

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