

## MARKET TRENDS | **PORTLAND**

# RETAIL

**4TH QUARTER  
2021**

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

Year-over-year change

### TOP SALE TRANSACTIONS FOR 2021

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
8840 SW Canyon Rd	Sylvan/Hillsdale	51,817	\$21,000,000	\$405	Holman Enterprises	Kuni/Bullock Marital Trust
10174-10176 SE 82nd Ave	Clackamas/Milwaukie	74,263	\$15,150,000	\$204	Watumull Properties	Westwood Development
9009 SW Hall Blvd	Tigard	50,808	\$9,635,000	\$190	John Niemeyer	U.S. Micro PC
5240 SE 82nd Ave	Clackamas/Milwaukie	44,000	\$9,100,000	\$207	Bradshaw Barbara	William Gander
3600 SW Hall Blvd	North Beaverton	24,775	\$8,240,000	\$333	Bradshaw Barbara	William Gander

### TOP LEASE TRANSACTIONS FOR 2021

Property	Submarket	Square Feet	Date	Landlord	Tenant
11941 N Jantzen Dr	Hayden Island/Swan Island	54,000	March 2021	Watumull Properties Corporation	Floor & Décor
10174-10176 SE 82nd Ave	Clackamas/Milwaukie	40,000	May 2021	82nd & Orchards, LLC	JoAnn Fabrics
2913-3009 NE 72nd Dr	St Johns/Central Vancouver	30,000	April 2021	Fourth Plain Portland Shopping Center, LLC	O'Reilly Auto Parts
9600 SE 82nd Ave	Clackamas/Milwaukie	29,000	September 2021	Gryphon Investors	Home Goods
10400 NE Fourth Plain Blvd	Orchards	26,000	February 2021	Plumden, LLC	Kaspar Sandblasting

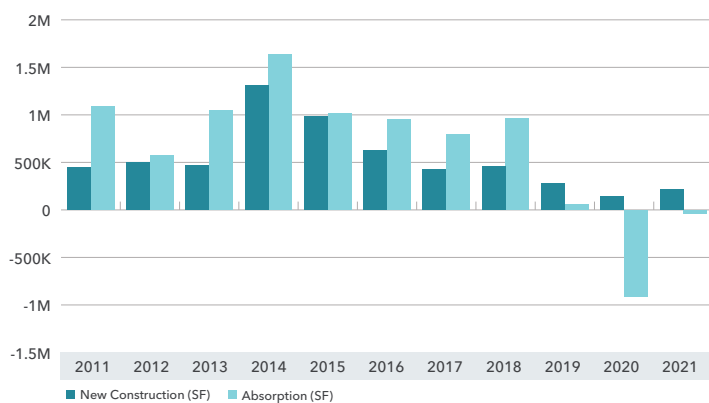
### TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
SW Cedar Hills Blvd	North Beaverton	140,000	1Q 2023
Happy Valley Crossroads East	Clackamas/Milwaukie	61,998	4Q 2022
11941 N Jantzen Dr	Hayden Island/Swan Island	54,562	2Q 2022
Milltowne I	North Beaverton	50,500	1Q 2022
13645 NW Cornell Rd	North Beaverton	30,000	3Q 2022

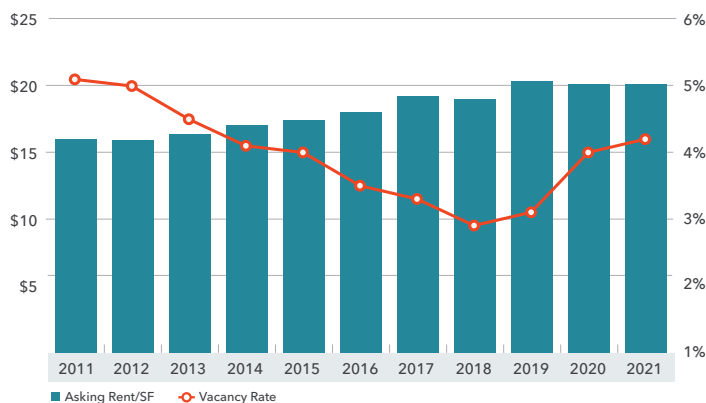
## Market Breakdown

	4Q 2021	3Q 2021	4Q 2020	Annual % Change
New Construction	81,545	7,778	12,000	<b>579.54%</b>
Under Construction	394,453	453,798	409,953	<b>-3.78%</b>
Vacancy Rate	4.2%	4.1%	4.0%	<b>5.00%</b>
Average Asking Rents	\$20.04	\$20.04	\$20.05	<b>-0.05%</b>
Average Sales Price/SF	\$268.15	\$232.62	\$236.84	<b>13.22%</b>
Cap Rates	5.9%	6.0%	6.2%	<b>-4.84%</b>
Net Absorption	(52,975)	267,773	(194,881)	<b>N/A</b>

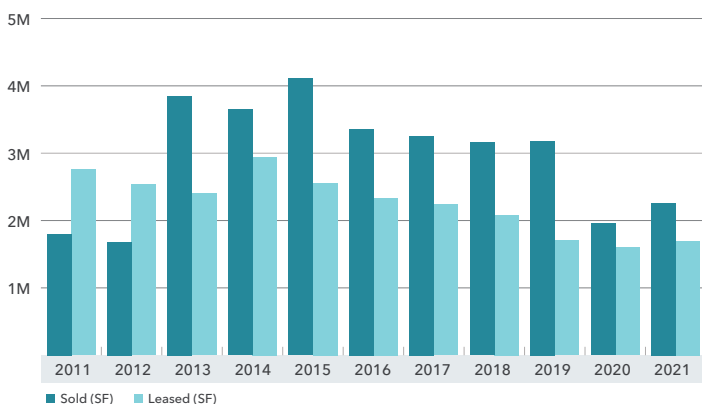
## NEW RETAIL CONSTRUCTION & ABSORPTION



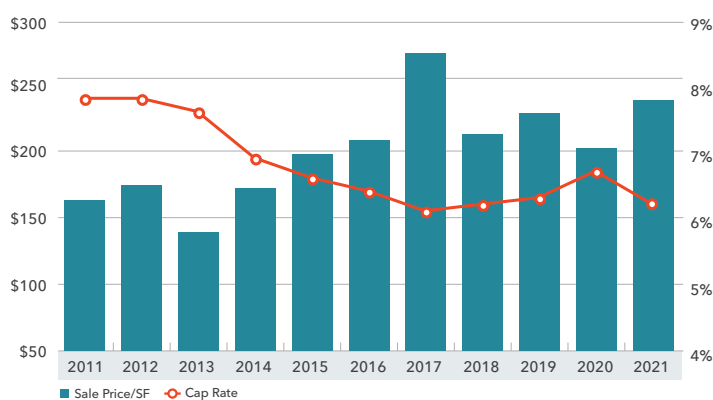
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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

**45/23**

TOTAL NO.  
APPRAISERS/MAI'S

## ASSET SERVICES

**64M**

MANAGEMENT  
PORTFOLIO SF

**\$11B**

IN ASSETS UNDER  
MANAGEMENT

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