



MARKET TRENDS | PORTLAND

RETAIL

1ST QUARTER
2022

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

Year-over-year change

TOP SALE TRANSACTIONS FOR Q1 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
19003 Beaver Creek Rd	Oregon City	86,292	\$15,100,000	\$175	Winkler Development	Deacon Development Group
1236 NW Flanders St	CBD	30,000	\$14,200,000	\$473	Matthew Newstrom	Donald L Singer
18055 NE San Rafael St	East Columbia Corridor	34,859	\$6,300,000	\$181	Adventure Holding, LLC	MMI YAMHAM, LLC
4605 NE Fremont St	Gateway	13,692	\$4,800,000	\$351	Fremont View, LLC	Fremont Commons, LLC
10306 SE Main St	Clackamas/Milwaukie	19,061	\$3,800,000	\$199	Pahlisch Homes	Marilyn Oetken Revocable Living Trust

TOP LEASE TRANSACTIONS FOR Q1 2022

Property	Submarket	Square Feet	Date	Landlord	Tenant
15575 SW Sequoia Pky	Tigard	22,000	February 2022	PacTrust	Gold's Gym
355-393 NE 223rd Ave	Gresham	18,500	February 2022	Seven Hills Properties	Rock Haven
11240-11300 NE Evergreen Pky	Beaverton	6,200	January 2022	SITE Centers Corp	Leisure Pool Supply
11365 SW Scholls Ferry Rd	Beaverton	5,300	March 2022	Stanley G & Leonna M Gray	D1 Fitness

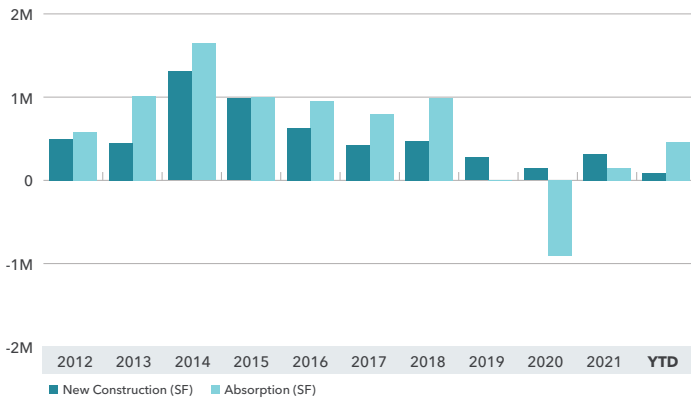
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
SW Cedar Hills Blvd	North Beaverton	140,000	1Q 2023
11941 N Jantzen Dr	Hayden Island/Swan Island	54,562	2Q 2022
17321 Se Sunnyside Rd	Clackamas/Milwaukie	51,717	2Q 2022
12505 NW Cornell RD	North Beaverton	50,500	2Q 2022
13909 NE 10th Ave	Hazel Dell/Salmon Creek	41,500	1Q 2023

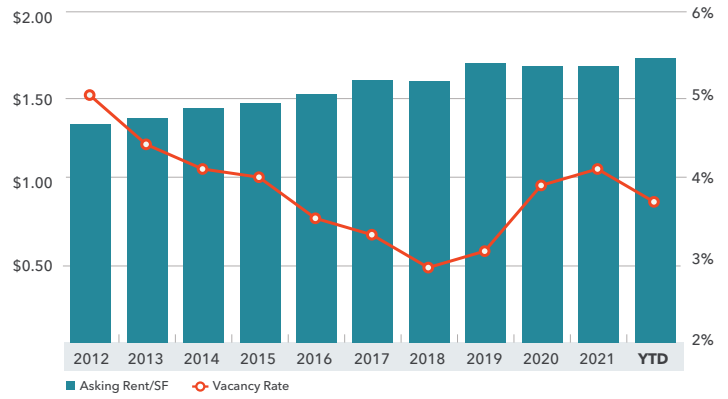
Market Breakdown

	1Q22	4Q21	1Q21	Annual % Change
New Construction	9,261	93,769	79,375	-88.33%
Under Construction	442,288	404,329	440,676	0.37%
Vacancy Rate	3.7%	4.1%	4.2%	-11.90%
Average Asking Rents	\$1.72	\$1.67	\$1.67	2.99%
Average Sales Price/SF	\$228.38	\$239.79	\$230.68	-1.00%
Cap Rates	6.0%	5.4%	6.5%	-7.69%
Net Absorption	501,220	60,935	(171,831)	N/A

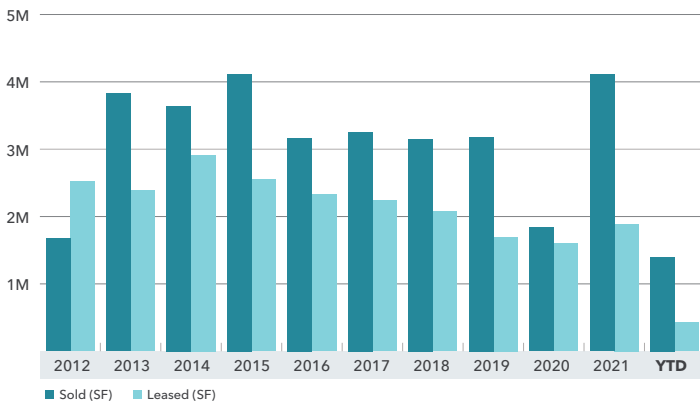
NEW RETAIL CONSTRUCTION & ABSORPTION



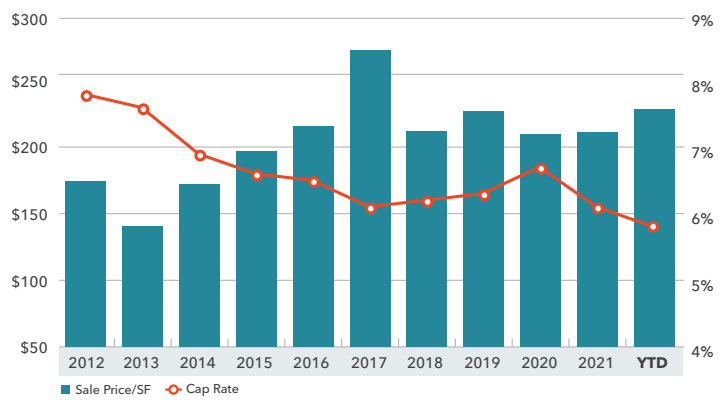
AVERAGE ASKING RENT/SF & VACANCY RATE



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

49.7M ANNUAL SALES SF

460+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

51/24 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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