

MARKET TRENDS | PORTLAND

RETAIL

2ND QUARTER
2022

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

Year-over-year change

TOP SALE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
8800 NE Vancouver Mall Dr	Vancouver Mall	67,800	\$27,600,000	\$407	Allen Properties	Rhino Investments
19003 Beavercreek Rd	Oregon City	86,292	\$15,100,000	\$175	Winkler Development	Deacon Development
1236 NW Flanders St	CBD	30,000	\$14,200,000	\$473	Newjee, LLC	Pearl Partners, LLC
10317-10465 SE 82nd Ave	Clackamas/Milwaukie	48,154	\$13,700,019	\$285	Familee Realty, LLC	CCA Acquisition
870 E Berkley St	Clackamas/Milwaukie	69,903	\$9,900,000	\$142	TMCV Real Estate, LLC	George Latus

TOP LEASE TRANSACTIONS FOR Q2 2022

Property	Submarket	Square Feet	Date	Landlord	Tenant
2483-2501 SW Cherry Park Rd	Troutdale	55,000	April 2022	CBREI	MUV Fintess
975 SE 11th Ave	Buckman	26,000	May 2022	Killian Pacific, Loca LLC	HopScotch
10950 SE Division St	Mall 205	8,500	May 2022	Anne Barbey	David Douglass School District
27-101 S State St	Lake Oswego	7,500	May 2022	Asana Partners	Pipster Prep
3700-3850 SW Hall St	Beaverton	6,000	August 2022	Biggi Investment Company	Johns Marketplace

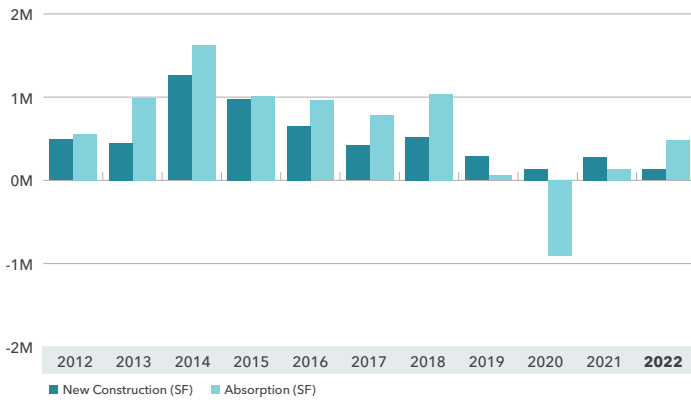
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
SW Cedar Hills Blvd	North Beaverton	140,000	1Q 2023
18604-18688 SE Stark St	East Columbia Corridor	88,108	2Q 2023
Happy Valley Crossroads East	Clackamas/Milwaukie	42,615	4Q 2022
Skyview Station	Hazel Dell/Salmon Creek	41,500	1Q 2023
Sunset Mall	North Beaverton	30,000	3Q 2022

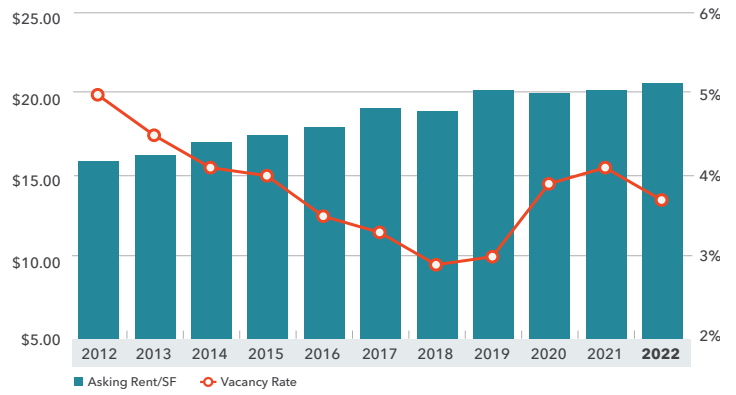
Market Breakdown

	2Q22	1Q22	2Q21	Annual % Change
New Construction	98,972	35,561	68,921	43.60%
Under Construction	430,165	441,029	408,797	5.23%
Vacancy Rate	3.7%	3.7%	4.3%	-13.95%
Average Asking Rents	\$20.55	\$20.61	\$20.12	2.14%
Average Sales Price/SF	\$231.91	\$200.00	\$145.42	59.48%
Cap Rates	6.6%	6.0%	5.5%	20.00%
Net Absorption	(34,700)	517,477	(53,746)	N/A

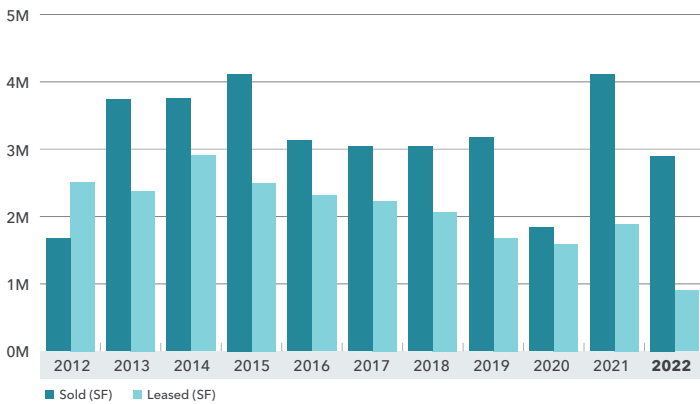
NEW RETAIL CONSTRUCTION & ABSORPTION



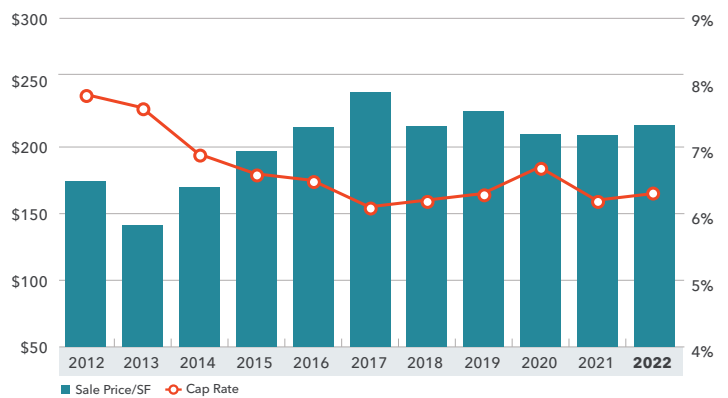
AVERAGE ASKING RENT/SF & VACANCY RATE



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 **470+** NO. OF BROKERS
\$10.9B ANNUAL TRANSACTION VOLUME **43.7M** ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY **51/25** TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF **\$11B** IN ASSETS UNDER MANAGEMENT

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