

MARKET TRENDS

PORTLAND RETAIL

↑ VACANCY ↓ UNEMPLOYMENT
 ↑ RENTAL RATES ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 3Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
11800 SE 82nd Ave	Clackamas/Milwaukie	146,888	\$6,000,000	\$41	Transnational Investments	Seritage Growth Properties
Ridgefield Pioneer Village	Clark County Outlying	11,800	\$5,800,000	\$492	iCap Enterprises, Inc.	Pioneer Village Holdings, LLC
12405 SE 82nd Ave	Clackamas/Milwaukie	15,855	\$5,000,000	\$315	Dpi Group, LLC	MCCLP-Portland, LLC

TOP LEASE TRANSACTIONS 3Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Walker Center	Beaverton	40,000	August-23	REI
Cascade Boulevard Center	Tigard	25,000	August-23	Motos America
Aloha Market Center	Sunset Corridor	22,000	July-23	Planet Fitness

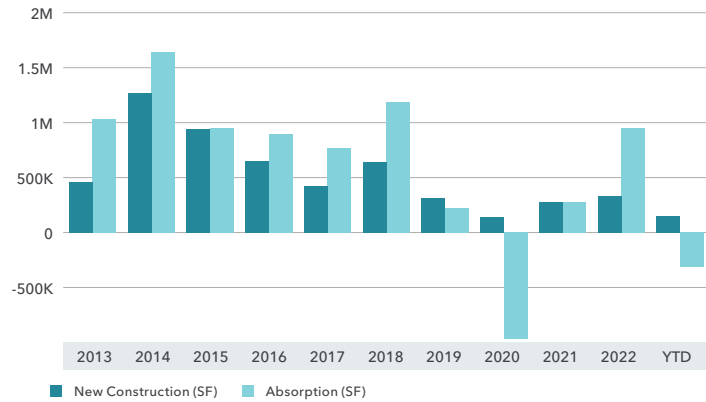
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Skyview Station	Hazel Dell/Salmon Creek	130,250	4Q 2023
Reed's Crossing Town Center	Westside Outlying	102,450	1Q 2024
Renaissance Boardwalk	St Johns/Central Vancouver	50,000	4Q 2023

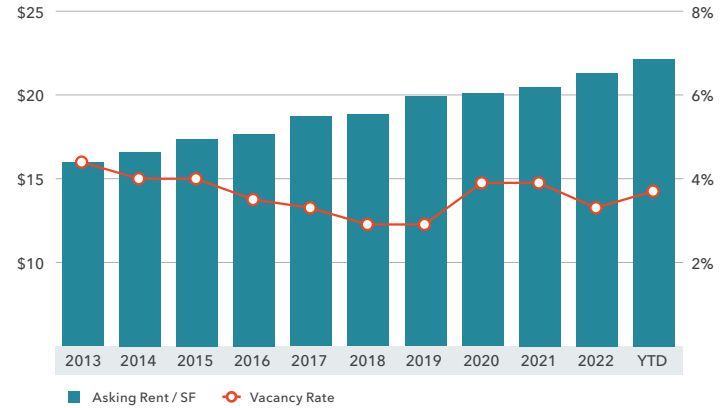
MARKET BREAKDOWN

	3Q23	2Q23	3Q22	Annual % Change
New Construction	6,125	75,770	170,896	-96.42%
Under Construction	307,597	271,247	367,339	-16.26%
Vacancy Rate	3.7%	3.6%	3.5%	5.71%
Average Asking Rents	\$22.15	\$21.84	\$21.41	3.46%
Average Sales Price/SF	\$208	\$322	\$355	-41.50%
Cap Rates	5.7%	7.0%	5.5%	3.64%
Net Absorption	(145,589)	(37,001)	188,527	N/A

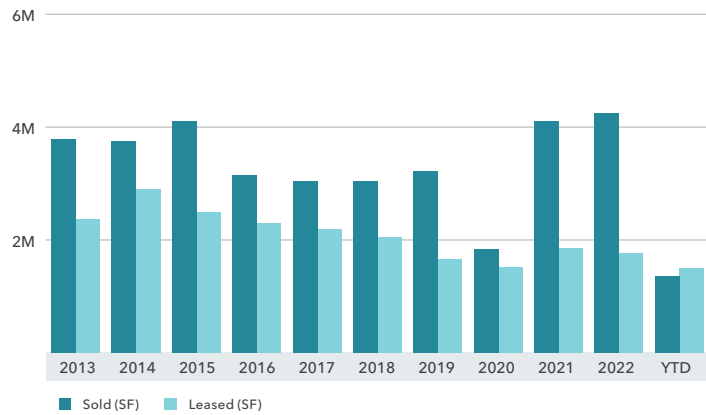
NEW CONSTRUCTION & ABSORPTION



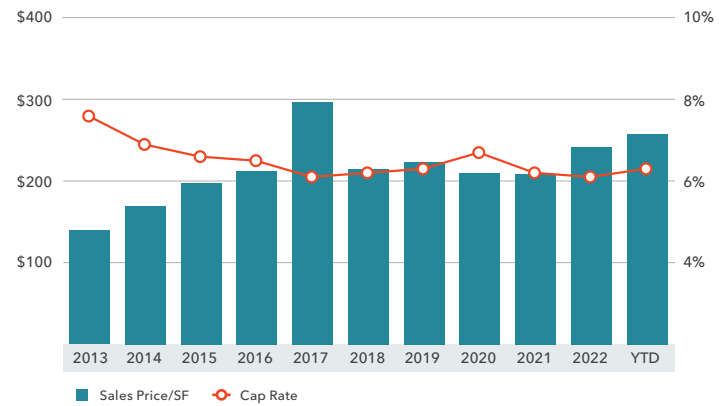
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Data Source: CoStar



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

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COMMERCIAL BROKERAGE	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>32.1M</i> ANNUAL SALES SF	<i>41.2M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>46</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

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