

MARKET TRENDS

PORTLAND

RETAIL



TOP SALE TRANSACTIONS 4Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Cascade Marketplace	Cascade Park	68,164	\$14,500,000	\$213	SC Vancouver RE I, LLC	Our Safeway Store, LLC
15615 NE Fourth Plain Blvd	Orchards	14,256	\$12,250,000	\$859	Insurance Auto Auctions	Elias Arana
Y Plaza	Orchards	21,210	\$3,575,000	\$169	Real Asset Management	Slosar Properties

TOP LEASE TRANSACTIONS 4Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Canby Square	Canby	22,000	December 2023	Marshall's
Canyon Place Shopping Center	Beaverton	9,500	November 2023	Xgolf
Cascade Station	Airport Way	7,000	November 2023	J. Crew Factory

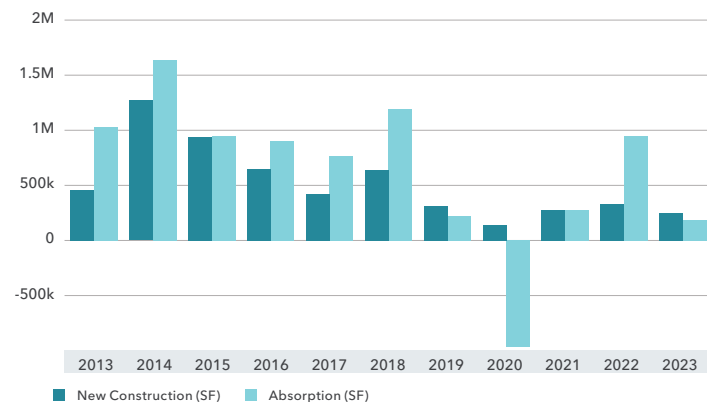
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Reed's Crossing Town Center	Westside Outlying	102,450	1Q 2024
Skyview Station	Hazel Dell/Salmon Creek	71,550	1Q 2024
Tanasbourne Town Center	Sunset Corridor/Hillsboro	37,000	2Q 2024

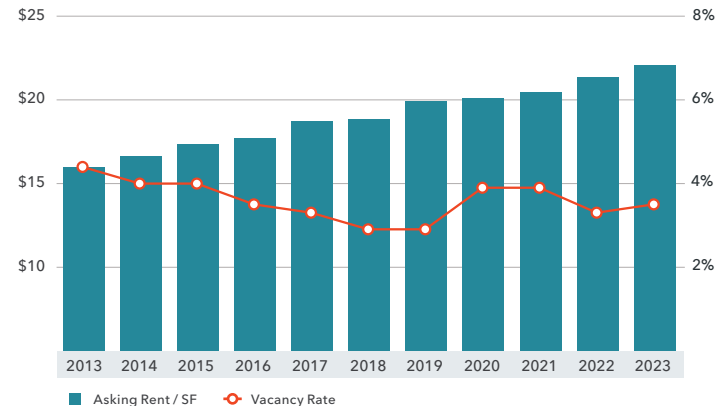
MARKET BREAKDOWN

	4Q23	3Q23	4Q22	Annual % Change
New Construction	105,560	6,125	25,217	318.61%
Under Construction	179,552	285,112	360,582	-50.20%
Vacancy Rate	3.5%	3.9%	3.3%	6.06%
Average Asking Rents	\$22.08	\$22.18	\$21.31	3.61%
Average Sales Price/SF	\$278	\$266	\$209	32.77%
Cap Rates	6.7%	5.8%	6.1%	9.84%
Net Absorption	548,918	(203,663)	196,912	N/A

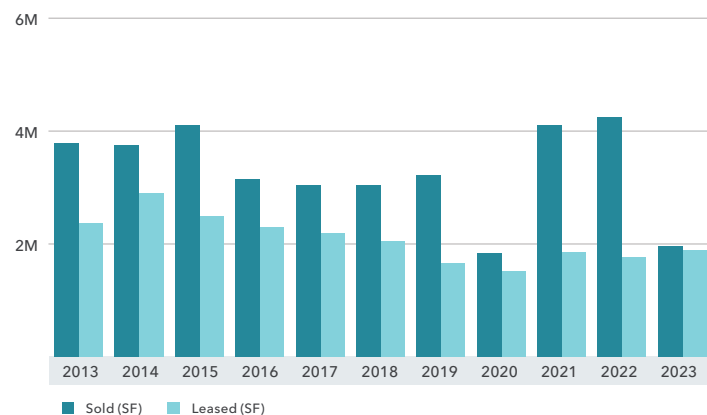
NEW CONSTRUCTION & ABSORPTION



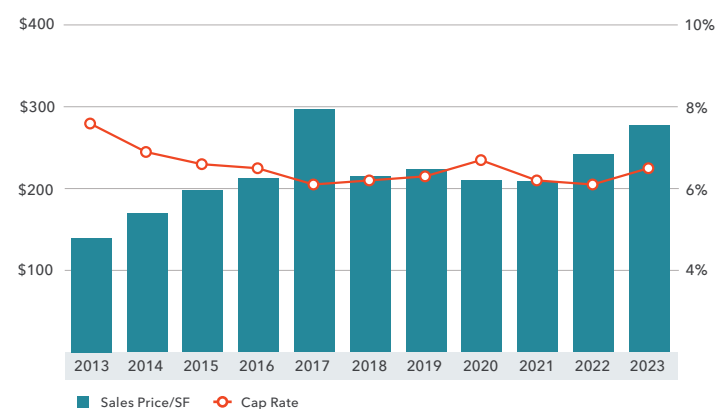
AVERAGE ASKING RENT/SF & VACANCY RATE



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

\$12B

TRANSACTION
VOLUME ANNUALLY

32.1M

ANNUAL
SALES SF

41.2M

ANNUAL
LEASING SF

ASSET SERVICES

53M

MANAGEMENT
PORTFOLIO SF

771+

ASSETS UNDER
MANAGEMENT

250+

ASSET SERVICES
CLIENTS

VALUATION ADVISORY

2,800+

ASSIGNMENTS
ANNUALLY

41

TOTAL
APPRAISERS

23

WITH MAI
DESIGNATIONS

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