

MARKET TRENDS

PORTLAND

RETAIL

↑ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Rockwood Plaza	Gresham	92,667	\$15,750,000	\$170	Yu Investments LLC	SPE-Portland Rock Wood Plaza, LLC
Ballard Towne Square	Westside Outlying	113,917	\$10,500,000	\$92	Gerrity Group	Tanner
Block 3 - The Henry	CBD	13,081	\$7,000,000	\$535	Geneva Equities	Spf Brewery Blocks LLC

SIGNIFICANT LEASE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Transaction Date	Tenant
Evergreen Marketplace	Camas/Washougal	23,000	December 2024	Ace Hardware
11950 N Jantzen Dr	Hayden Island/Swan Island	8,000	November 2024	Evel Ride Motorcycles
1701 S Beavercreek Rd	Oregon City	7,200	November 2024	Stark Street Lawn & Garden

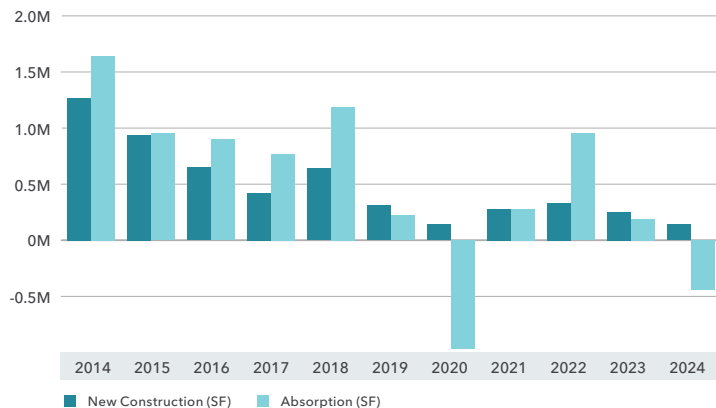
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Reed's Crossing Town Center	Hillsboro	80,380	1Q 2025
NE Fourth Plain Blvd and NE 154th Ave	Vancouver	39,754	3Q 2025
Tanasbourne Town Center	Sunset Corridor/Hillsboro	37,000	3Q 2025

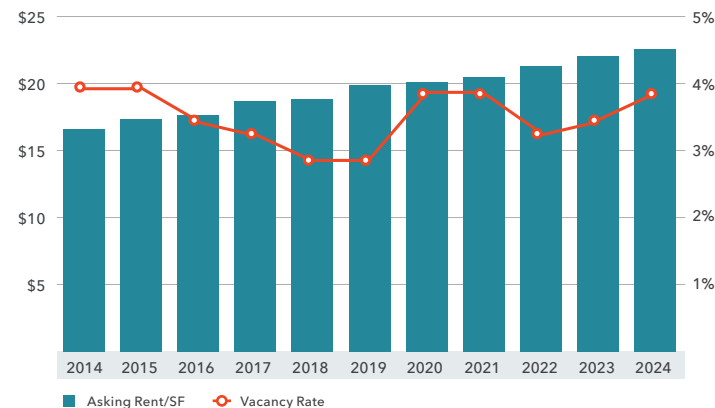
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	3.9%	3.9%	3.5%	40 bps
Average Asking Rents	\$1.88	\$1.87	\$1.84	2.26%
Under Construction	126,360	126,360	179,552	(29.62%)
Average Sales Price	\$235	\$217	\$297	(21.02%)
Average Cap Rate	6.8%	6.8%	6.6%	20 bps
	4Q24	2024	2023	YOY Change
Construction Deliveries	0	142,102	254,894	(44.25%)
Net Absorption	(107,756)	(437,757)	188,607	N/A

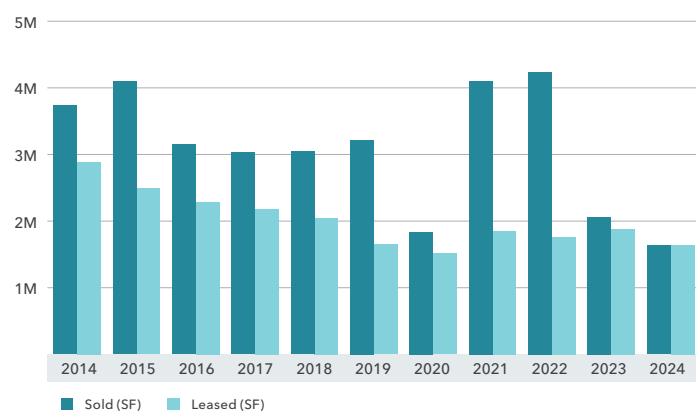
NEW CONSTRUCTION & ABSORPTION



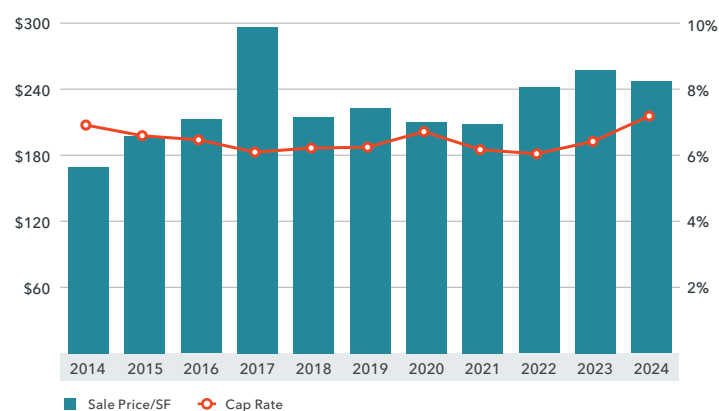
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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

GARY BARAGONA
Director of Research
415.229.8925
gary.baragona@kidder.com

BRIAN HATCHER
President, COO
503.221.9900
brian.hatcher@kidder.com

COMMERCIAL BROKERAGE

\$10B
3-YEAR AVERAGE TRANSACTION VOLUME

31.7M
ANNUAL SALES SF

42.4M
ANNUAL LEASING SF

ASSET SERVICES

57M SF
MANAGEMENT PORTFOLIO SIZE

850+
ASSETS UNDER MANAGEMENT

260+
CLIENTS SERVED

VALUATION ADVISORY

2,600+
3-YEAR AVERAGE ASSIGNMENTS

43
TOTAL APPRAISERS

27
WITH MAI DESIGNATIONS

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