



MARKET TRENDS | **SAN FRANCISCO**

# RETAIL

**1ST QUARTER  
2022**

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

Year-over-year change

**TOP SALE TRANSACTIONS FOR 1Q 2022**

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
500 8th St	Showplace Square	91,181	\$60,200,000	\$660	indiGO Auto Group	Rialto Capital Management
3650-3664 Sacramento St	West of Van Ness	14,422	\$9,563,000	\$663	3233 Broderick Street, LLC	Alvin H Baum Jr Trust
800 Grant Ave	Van Ness/Chinatown	14,158	\$5,700,000	\$403	Chinatown Media & Arts Collaborative	Arthur Chan & Amphorn Chan AB Living Trust

**TOP LEASE TRANSACTIONS FOR 1Q 2022**

Property	Submarket	Square Feet	Transaction Date	Transaction Date	Tenant
1750 Harrison St	Mission/Portrero	23,500	March 2022	G & G Investments	Total Wines and More
2145 Market St	Mission/Portrero	15,500	February 2022	Lyons Market Street, LLC	Live Fit
2360 3rd St	Mission Bay/China Basin	8,000	January 2022	Wayneco Heavy Industries, LLC	Stashed SF

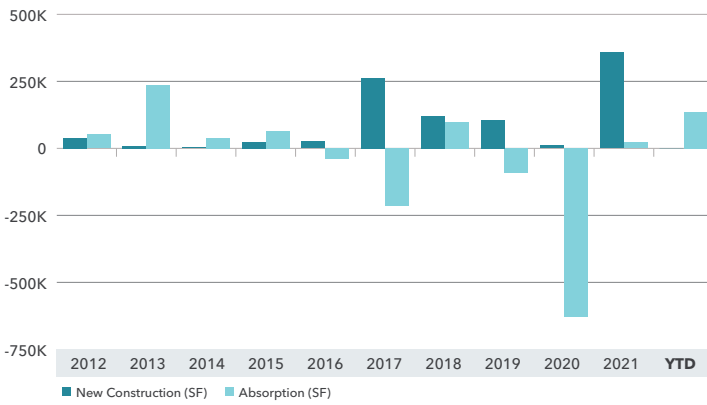
**TOP UNDER CONSTRUCTION**

Property	Submarket	Square Feet	Delivery Date
100 Stockton St	Union Square	400,000	2Q 2022

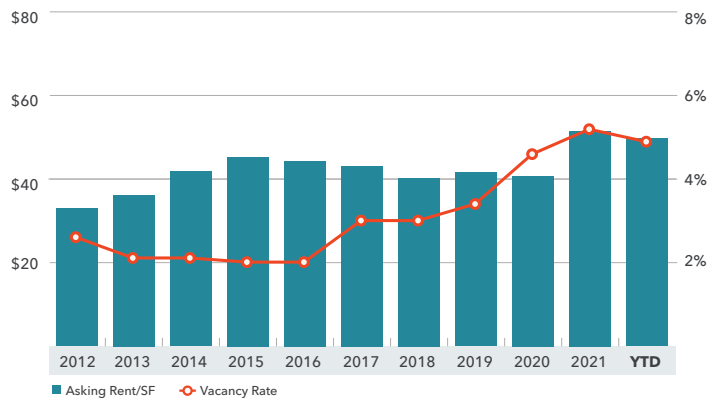
## Market Breakdown

	1Q22	4Q21	1Q21	Annual % Change
New Construction	0	114,950	9,745	N/A
Under Construction	400,000	400,000	739,612	-45.92%
Vacancy Rate	4.9%	5.2%	5.1%	-3.92%
Average Asking Rents (NNN)	\$49.75	\$51.54	\$41.33	20.37%
Average Sales Price/SF	\$558.61	\$895.01	\$422.87	32.10%
Cap Rates	4.9%	5.7%	6.1%	-19.67%
Net Absorption	135,596	115,368	(254,957)	N/A

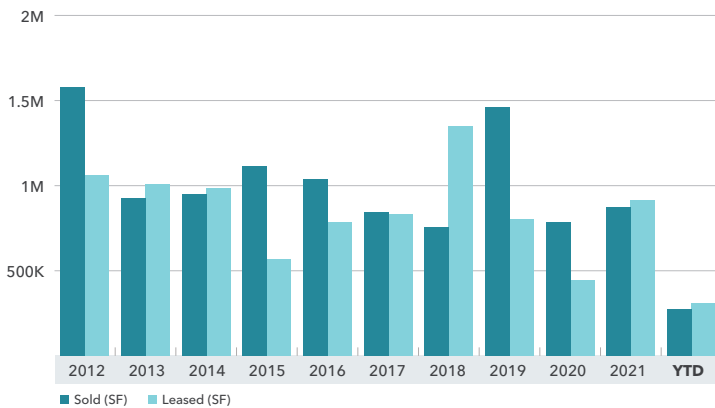
## NEW RETAIL CONSTRUCTION & ABSORPTION



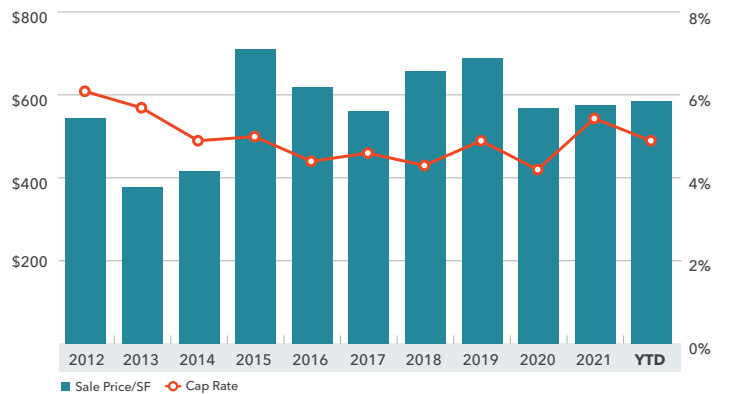
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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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