

MARKET TRENDS | **SAN FRANCISCO**

RETAIL

**2ND QUARTER
2022**

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

Year-over-year change

TOP SALE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
838-842 Market St	Union Square	57,535	\$30,000,000	\$521	838 Market Exchange, LLC	838-842 Market Street, LLC
300 De Haro St	Showplace Square	14,960	\$16,600,000	\$1,110	DM Development	Four G Enterprises, LLC
2343 Fillmore St	West of Van Ness	21,853	\$14,000,000	\$641	Curo Pet Care	San Francisco SPCA

TOP LEASE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Transaction Date	Tenant
38 Bryant St	Rincon/South Beach	3,500	May 2022	American Buddhist Cultural Society
233-235 Franklin St	Civic Center	3,000	May 2022	Back of the House
155 Jefferson St	Waterfront/North Beach	2,500	May 2022	Pollo Campero

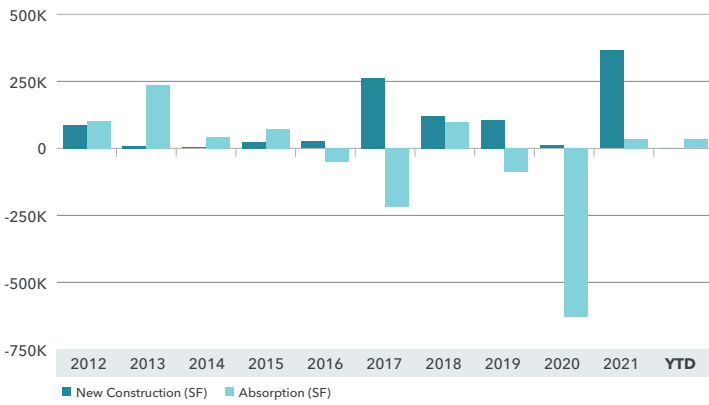
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
100 Stockton St	Union Square	400,000	3Q 2022

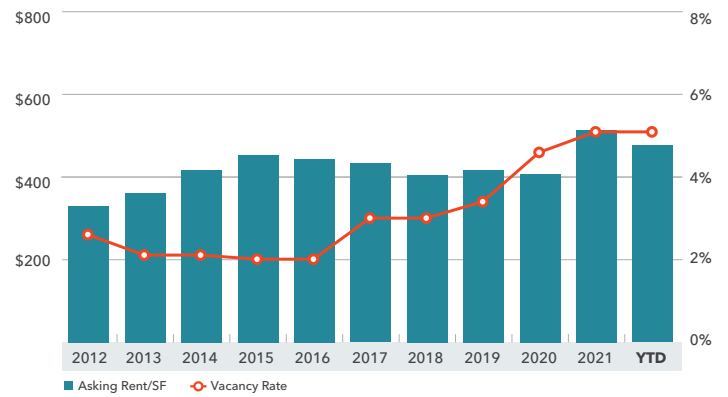
Market Breakdown

	1Q22	4Q21	1Q21	Annual % Change
New Construction	0	0	222,070	N/A
Under Construction	400,000	400,000	526,242	-23.99%
Vacancy Rate	5.1%	4.9%	5.1%	0.00%
Average Asking Rents (NNN)	\$47.65	\$49.70	\$51.18	-6.90%
Average Sales Price/SF	\$621.03	\$528.88	\$469.59	32.25%
Cap Rates	5.0%	5.1%	4.6%	8.70%
Net Absorption	(99,194)	132,044	215,268	N/A

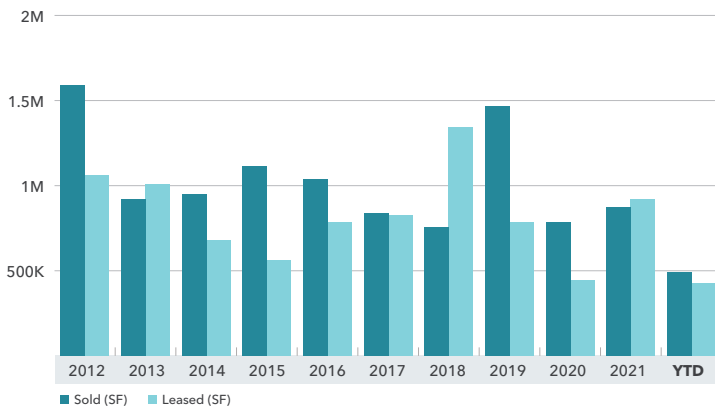
NEW RETAIL CONSTRUCTION & ABSORPTION



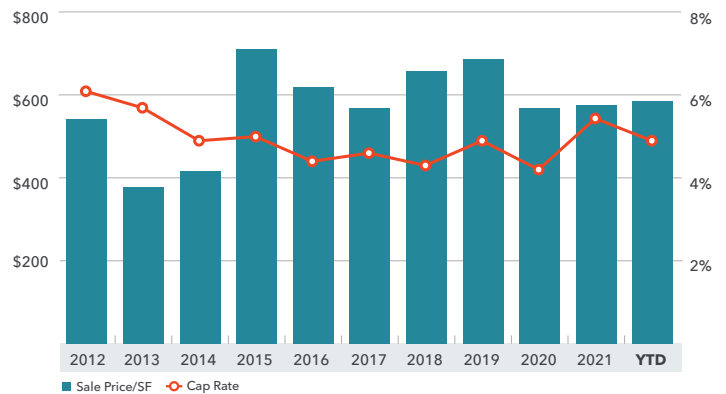
AVERAGE ASKING RENT/SF & VACANCY RATE



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

50/25 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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