

MARKET TRENDS

# SAN FRANCISCO

## RETAIL

- ↑ VACANCY
- ↑ UNEMPLOYMENT
- ↓ RENTAL RATES
- ↔ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTION



Property	1923-1961 Fillmore St, West of Van Ness
Size	15,364 SF
Sale Price	\$3,300,000 (\$215/SF)
Buyer/Seller	Bay Investment Group/ Sanchez Lupe Family Trust

TOP UNDER CONSTRUCTION

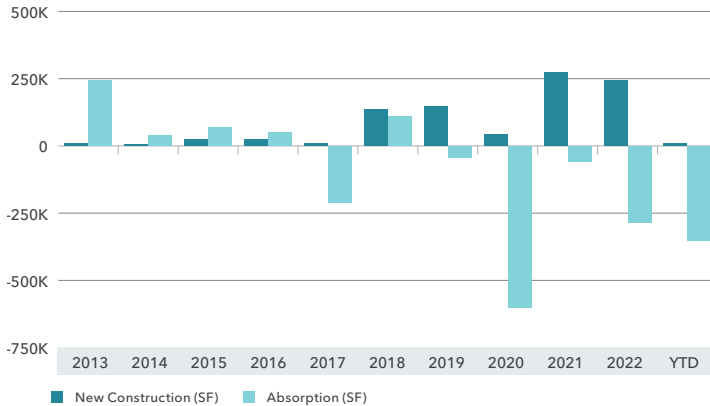


Property	Flower Market, Showplace Square
Size	125,000 SF
Delivery Date	3Q 2024

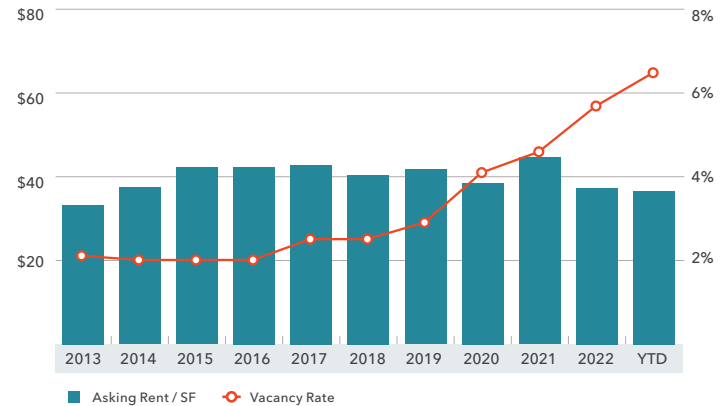
MARKET BREAKDOWN

	3Q23	2Q23	3Q22	Annual % Change
New Construction	0	0	0	<b>N/A</b>
Under Construction	125,000	0	243,521	<b>-48.67%</b>
Vacancy Rate	6.5%	5.8%	5.1%	<b>27.45%</b>
Average Asking Rents	\$36.55	\$35.95	\$37.96	<b>-3.71%</b>
Average Sales Price / SF	\$307	\$413	\$442	<b>-30.57%</b>
Cap Rates	6.2%	5.0%	4.6%	<b>34.78%</b>
Net Absorption	(310,980)	(37,241)	(123,293)	<b>N/A</b>

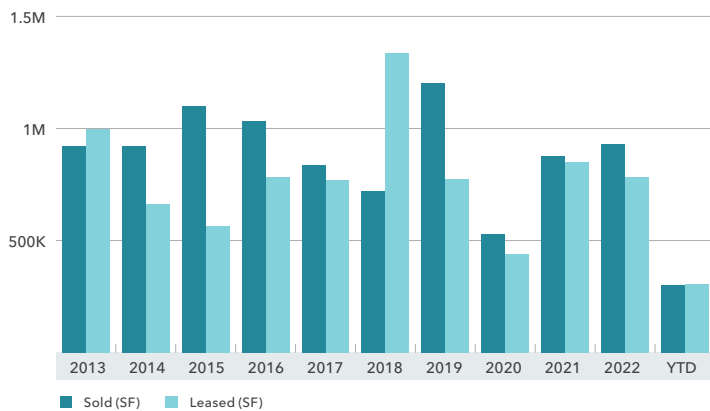
**NEW CONSTRUCTION & ABSORPTION**



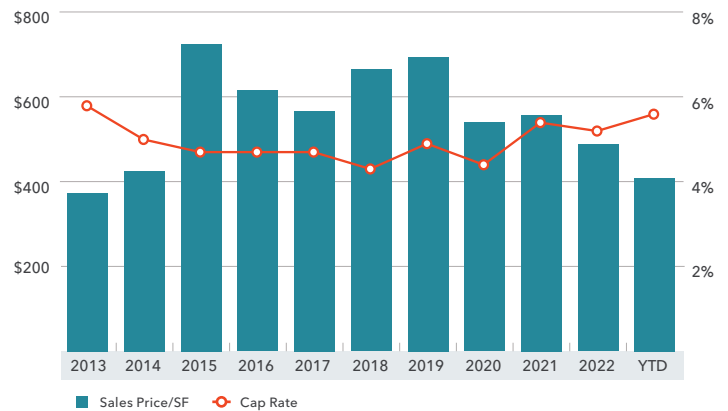
**AVERAGE ASKING RENT/SF & VACANCY RATE**



**SALE VOLUME & LEASE VOLUME**



**AVERAGE SALES PRICE/SF & CAP RATES**



Data Source: CoStar



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt equity finance services for all property types.

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

**DAVID NELSON**  
 Regional President, Brokerage  
 Northern CA & Nevada  
 415.229.8890  
 david.nelson@kidder.com  
 LIC N° 01716942

<b>COMMERCIAL BROKERAGE</b>	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>32.1M</i> ANNUAL SALES SF	<i>41.2M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
<b>VALUATION ADVISORY</b>	<i>2,800+</i> ASSIGNMENTS ANNUALLY	<i>41</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

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