

MARKET TRENDS

SAN FRANCISCO

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
225 Post St	Union Square	18,738	\$17,400,000	\$929	225 Post, LLC	Burberry LTD
2801 & 2835 Geary Blvd	West of Van Ness	24,192	\$13,500,000	\$558	Schools of the Sacred Heart-San Francisco	2835 Geary Building Partners
430 S Van Ness Ave	Mission/Potrero	10,130	\$3,275,000	\$323	Noe & Olga Flores	Christopher Alioto 2011 Trust

SIGNIFICANT LEASE TRANSACTIONS 3Q 2024

Property	Submarket	SF	Transaction Date	Tenant
2900 Alemany Blvd	Southern City	34,000	July 2024	Touchstone Climbing
3322 Fillmore St	West of Van Ness	6,000	September 2024	Hot8
2801 Leavenworth St	Fisherman's Wharf	5,225	July 2024	Nick's Lighthouse

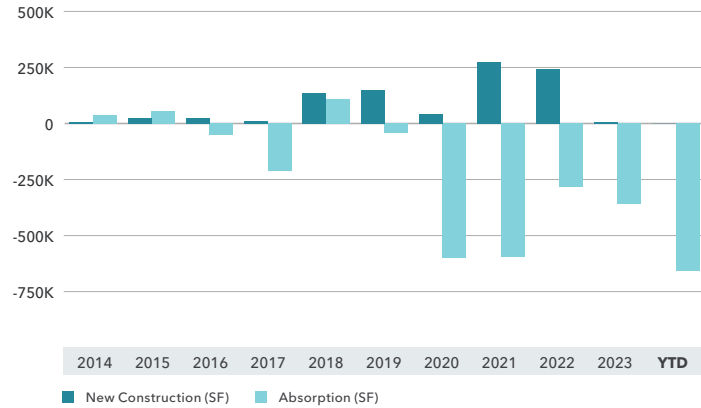
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Flower Market	Showplace Square	125,000	4Q 2024
1545 Sunnydale Ave	Southern City	30,735	1Q 2025

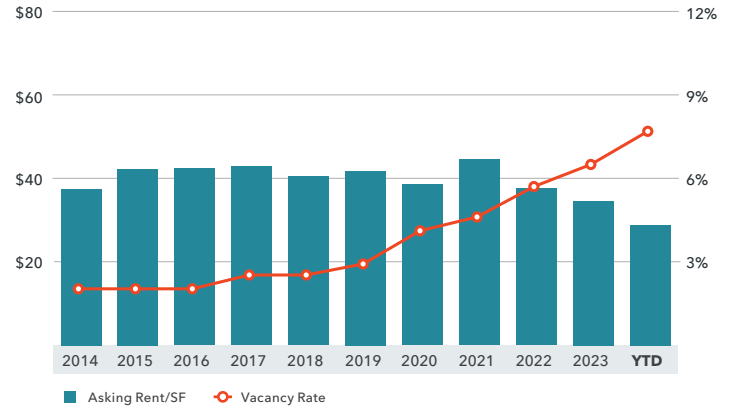
MARKET BREAKDOWN

	3Q24	2Q24	3Q23	YOY Change
Vacancy Rate	7.7%	7.5%	6.4%	130 bps
Average Asking Rents	\$28.80	\$32.64	\$36.48	-21.05%
Under Construction	155,735	155,735	125,000	24.59%
Average Sales Price	\$445	\$355	\$330	35.10%
Average Cap Rate	6.7%	5.3%	6.3%	40 bps
	3Q24	2024 YTD	2023 YTD	YOY Change
Construction Deliveries	0	0	800	N/A
Net Absorption	(92,197)	(744,036)	(295,328)	151.94%

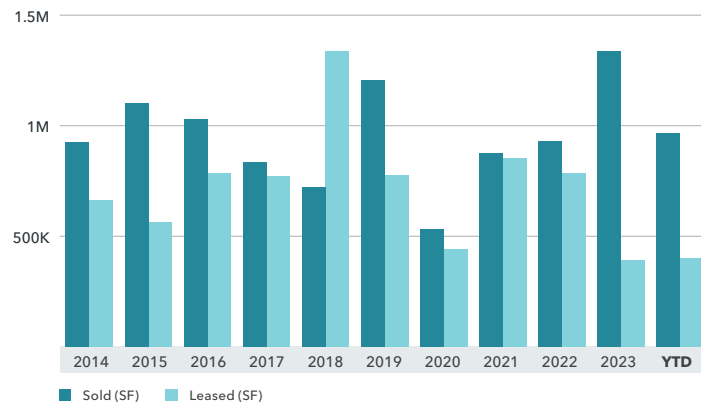
NEW CONSTRUCTION & ABSORPTION



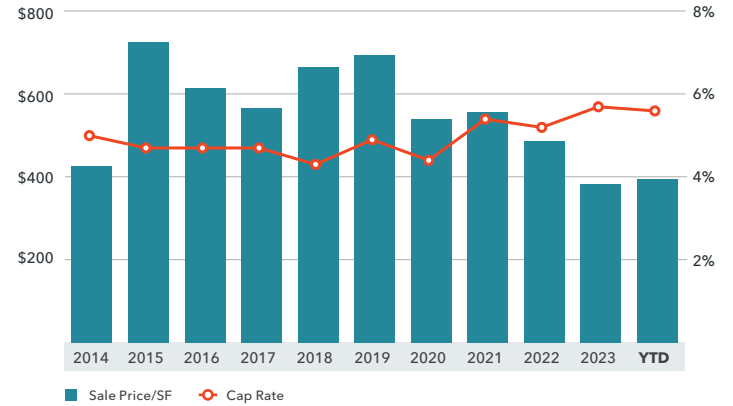
AVERAGE ASKING RENT/SF & VACANCY RATE



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.

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COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

31.7M

ANNUAL SALES SF

42.4M

ANNUAL LEASING SF

ASSET SERVICES

55M SF

MANAGEMENT PORTFOLIO SIZE

800+

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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