

Real Estate Market Review

# Los Angeles Retail

## Top Sale Transactions for 2Q18

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
651-655 S Grand Avenue (Multi-Property)	Glendora	64,680	\$31,313,499	\$484.13	Clarion Partners	Champion Real Estate Company
40022 10th Street W	Antelope Valley	54,942	\$10,150,000	\$184.74	ValueRock Realty Partners	Peninsula Retail Partners, LLC
28501-28505 Canwood Street	Agoura Hills	54,939	\$1,463,285	\$107.44	Jkim Group, Inc.	Adler Realty Investments, Inc
16040 Sherman Way	Van Nuys	40,625	\$17,200,000	\$423.38	Vallarta Supermarkets Inc	Court Receiver Los Angeles
19100 Harbortate Way	190th Street Corridor	30,230	\$9,400,000	\$310.95	Red Mountain Retail Group	Weiss Living Trust

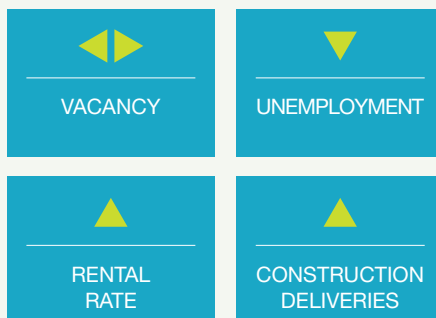
## Top Lease Transactions for 2Q18

Property	Submarket	Square Feet	Date	Landlord	Tenant
8201 Topanga Canyon Boulevard	Western SFV	85,653	April 2018	Sterik Canoga	Vallarata Supermarkets
20700 Avalon Boulevard	Torrance	52,991	May 2018	Seritage Growth Properties	Burlington Stores
20700 Avalon Boulevard	Torrance	23,039	May 2018	Seritage Growth Properties	Ross Dress For Less
19500 Plummer Street	Western SFV	10,600	April 2018	Kimco Realty	Kid's Empire
2244 Foothill Boulevard	Eastern SFV	9,356	April 2018	Kimco Realty	Five Below
12727 Van Nuys Boulevard	Eastern SFV	6,300	April 2018	The Piken Company	Northeast Valley Health Corporation

## Top Under Construction

Property	Address	Submarket	Square Feet	Owner	Delivery Date
2nd and PCH	6200 E 2nd Street	South Bay	800,001	CenterCal Properties	April 2018
The Collection of Oceanwide Plaza	1110 S Figueroa Street	Downtown	200,376	Oceanwide Holdings Co Ltd	December 2018
Plaza at Puente Hills	17961 E Gale Avenue	San Gabriel Valley	152,020	Starbridge Investments, LLC	April 2018
LA Fitness	29431 Agoura Road	West Los Angeles	151,589	Selleck Development Group, Inc	May 2018
The Hyatt Hotel and Residences Project	101 W Valley Boulevard	San Gabriel Valley	98,446	AYS Hospitality, Inc.	September 2018

### Market Forecast Trends

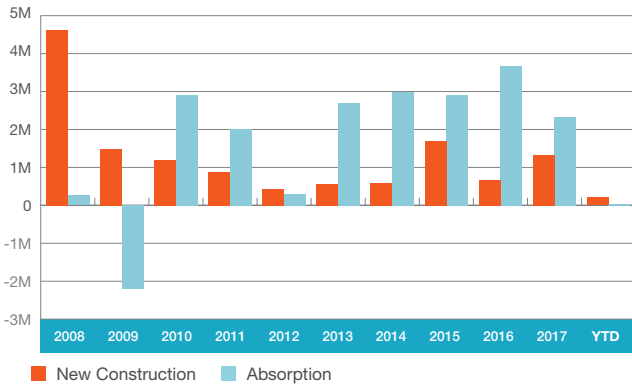


YEAR-TO-YEAR BASIS

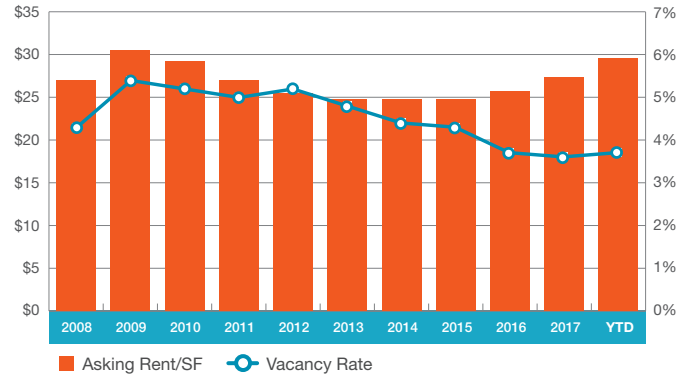
### Market Snapshot

	2Q 2018	1Q 2018	2Q 2017	Annual % Change
New Construction	53,600	152,900	96,103	-44.23%
Under Construction	1,625,379	1,426,207	1,389,904	16.94%
Vacancy Rate	3.70%	3.60%	3.90%	-5.13%
Average Asking Rents (NNN)	\$30.72	\$30.48	\$30.72	0.00%
Average Sales Price / SF	\$373.14	\$411.19	\$319.57	16.76%
Cap Rates	5.02%	5.04%	4.82%	4.15%
Net Absorption	-367,940	403,336	289,322	N/A

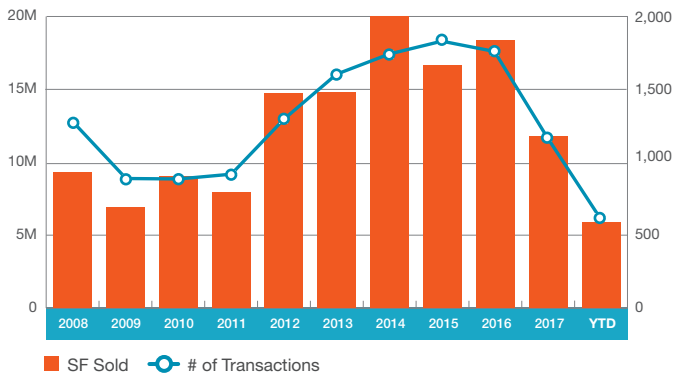
## NEW RETAIL CONSTRUCTION & ABSORPTION



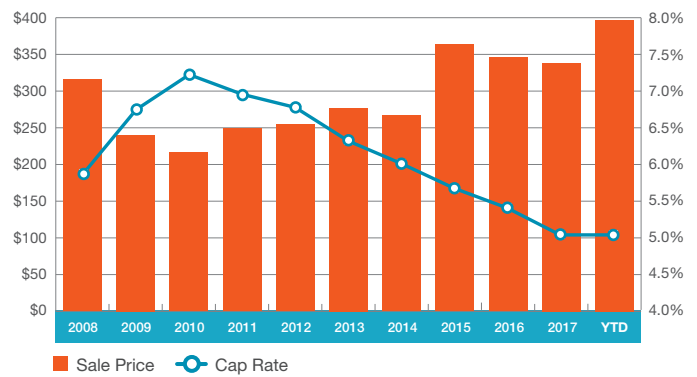
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SF SOLD & NUMBER OF SALE TRANSACTIONS



## AVERAGE SALES PRICE/SF & CAP RATES

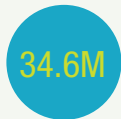


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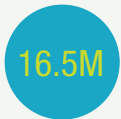
### COMMERCIAL BROKERAGE



ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



# BROKERS

### PROPERTY MANAGEMENT

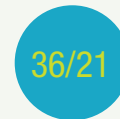


MANAGEMENT PORTFOLIO

### VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S

### Contact

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