

**Real Estate Market Review**

# Peninsula Retail

**Top Sale Transactions for 2017**

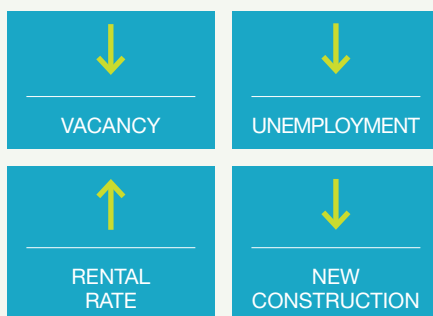
Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
2209-2223 Broadway Street	Redwood City - N of 84	39,662	\$18,350,000	\$462.66	Sand Hill Property Company	Fox Theater Property, LLC
Great Western Bank Building	Redwood City - N of 84	15,000	\$10,217,000	\$681.13	Black Mountain Properties, LLC	Pellarin Enterprises
137 Serramonte Center	Brisbane/Daly City	4,500	\$10,025,000	\$2,227.78	Pacific Royale, LP	Petrolink Inc
301 E 3rd Avenue	San Mateo - Downtown North	10,000	\$5,800,000	\$580.00	Xchange Solutions, Inc	June L. Neuling Trust
2821 El Camino Real	Redwood City - S of 84	4,000	\$5,500,000	\$1,375.00	Palo Alto Housing Corp	Jeffrey Warmoth

**Top Lease Transactions for 2017**

Property	Submarket	Square Feet	Date	Landlord	Tenant
1881 Rollins Road	Burlingame-West of 101	53,416	September 2017	SJ Amoroso Properties Co, Inc	Unlimited Potential Basketball
1771 E Bayshore Road	Menlo Park-East/EPA	50,336	February 2017	Regency Centers	Target
2230-2260 Bridgepointe Parkway	San Mateo-Corridor/Hwy 92	27,000	June 2017	Verbena Road Holdings Ltd	Total Wine
3-127 Serramonte Center	Brisbane/Daly City	15,009	July 2017	Equity One, Inc	Old Navy
608 Dubuque Avenue	South SF East of 101 Fwy	13,139	April 2017	Project 101 Associates	

**Top Under Construction**

Property	Address	Submarket	Square Feet	Owner	Delivery Date
The Ashton	490 El Camino Real	Belmont	4,848	Lockehouse Retail Group	April 2018

**Market Forecast Trends**

**Market Snapshot**

	2015	2016	2017	Annual % Change
New Construction	58,287	0	17,175	N/A
Under Construction	0	17,175	0	-100.00%
Vacancy Rate	2.4%	2.8%	1.9%	-32.14%
Average Asking Rents	\$30.78	\$32.78	\$36.78	12.20%
Average Sales Price	\$5,840,341	\$3,567,386	\$2,515,741	-29.48%
Cap Rate	4.44%	4.58%	2.54%	-44.54%
Net Absorption	29,821	(92,311)	246,561	N/A

**Offices**

**Seattle**  
206.296.9600

**Bellevue**  
425.454.7040

**South Seattle**  
206.248.7300

**Tacoma**  
253.722.1400

**Olympia**  
360.705.2800

**Portland**  
503.221.9900

**San Francisco**  
415.229.8888

**Redwood Shores**  
650.769.3600

**Silicon Valley**  
408.970.9400

**Sacramento**  
916.970.9700

**Roseville**  
916.751.3600

**Los Angeles**  
213.880.5250

**Commerce**  
323.727.1144

**Long Beach**  
562.472.0071

**Orange County**  
949.557.5000

**Inland Empire**  
909.764.6500

**San Diego**  
858.509.1200

**Carlsbad**  
760.430.1000

**Reno**  
775.301.1300

**Phoenix**  
602.513.5200

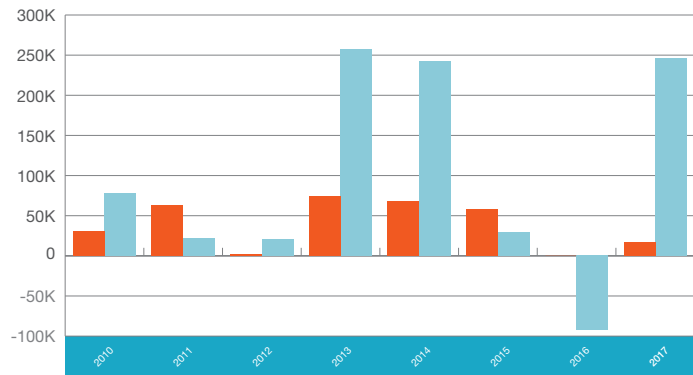
**Contact**

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Designated Broker  
Mark Read | LIC #00572743

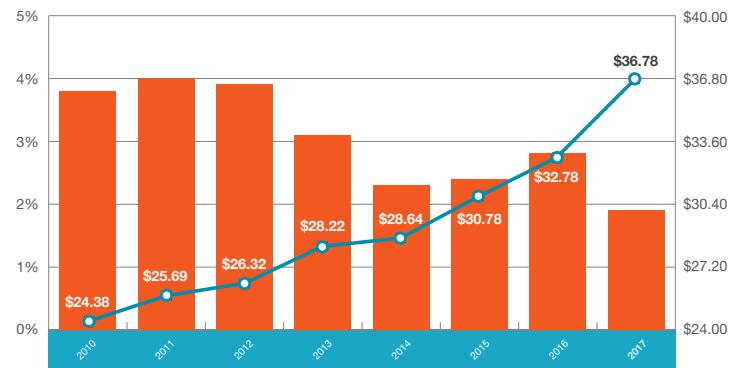
**NEW RETAIL CONSTRUCTION & NET ABSORPTION**

■ New Construction  
■ Absorption



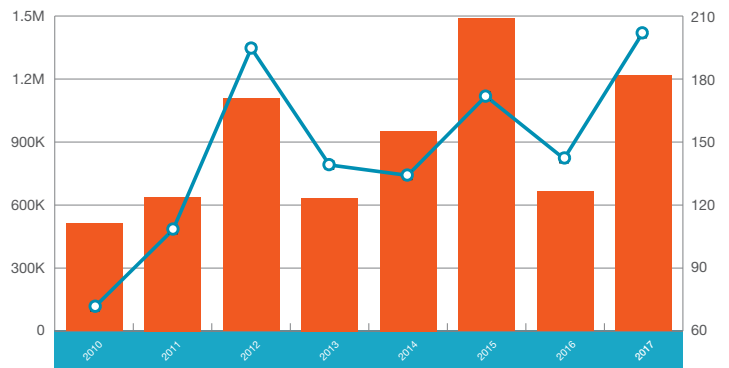
**AVERAGE ASKING RENT/SF & VACANCY RATE\***

■ Vacancy Rate  
○ Asking Rent/SF



**SQUARE FEET SOLD & NUMBER OF SALE TRANSACTIONS**

■ SF Sold  
○ # of Transactions



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

■ Average Sales Price/SF  
○ Cap Rate

