



### SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
2630 Workman Ave	West Covina	30,275	Sprouts Farmers Market
2630 Workman Ave	West Covina	20,408	Planet Fitness
133 E. Foothill Blvd.	Arcadia	15,310	Quality Dialysis Center

### SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
802-870 W. Arrow Hwy San Dimas	\$46,600,000 Investment	\$302.60 6.4%	154,000 Power Center	Shin Yen Management Kimco Realty Corporation
10605-10697 Valley Blvd El Monte	\$41,400,000 Leased Inv	\$368.00 6.2%	112,335 Comm Ctr	TA Realty Festival Companies
1150 W. Colorado Blvd Arcadia	\$15,000,000 Development	\$1,146.09 -	13,088 Class C	Artis Senior Living The Youngson Family Tr

### LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
3000 Market Place Dr	Monterey Park	15,000	October 2018
9401-9405 Rush St	South El Monte	5,840	December 2018
5500 Market Place Dr	Monterey Park	4,500	December 2018

### LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
101-111 W. Valley Blvd.	San Gabriel	48,126	May 2019
8479 Garvey Ave	Rosemead	35,000	April 2019
1360 W. Garvey Ave S	West Covina	21,943	February 2019

### TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	3.6%	\$22.44	2,487	65,386,123	136,150
Q3 2018	3.6%	\$22.20	-137,430	65,366,623	120,650
Q2 2018	3.5%	\$21.96	390,156	65,447,927	144,647
Q1 2018	3.7%	\$21.48	-2,862	65,172,427	401,704
Q4 2017	3.6%	\$21.48	54,715	65,145,237	411,894

 NET  
ABSORPTION SF  
2,487

 VACANCY  
2,348,542 SF  
3.6%

 AVG. ASKING  
RATE PSF  
\$22.44

 DELIVERIES  
2 Buildings  
19,500

 UNDER  
CONSTRUCTION  
6 Buildings  
136,150

#### DAN BACANI Principal

The San Gabriel Valley (SGV) submarket of Los Angeles consists of 47 neighborhoods in northeastern LA County. The retail market remained stable in 4th quarter 2018 with no change in the 3.6% vacancy overall. Asking rental rates increased slightly from third quarter, ending the year at \$22.80 per SF on a NNN basis. The SGV and Greater Los Angeles retail market continues to benefit from strong retail leasing activity in the fitness, furniture, food and health/beauty categories. The 2018 average cap rate for retail assets in the SGV is 5.4%