



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
933 N. Brand Blvd	Glendale	9,449	Med. Restaurant
2246 Lake Ave	Altadena	7,300	Dollar King
300 E. Colorado Blvd #22	Pasadena (Paseo Colorado)	3,732	Panini Grill

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
3500 Colorado Blvd Pasadena	\$16,626,000 Leased Inv	\$979.18 -	24,000 Hotel	Tri-Lin Holdings, LLC Kao 2009 Family Tr
727 S. Arroyo Pkwy Pasadena	\$11,854,000 Leased Inv	\$870.00 -	13,625 Retail	Camden Holdings, LLC Realty Bankcorp Equities
200 S. Glenoaks Burbank	\$3,375,000 Leased Inv	\$3,494.00 4.0%	965 Restaurant	Ellison/North China LK Blue Merced R114 LLC

LARGEST DELIVERIES


Address	Submarket/City	SF	Developer
-	-	-	-
-	-	-	-
-	-	-	-

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
3740-3770 E. Foothill	Tri-cities/Pasadena	19,000	March 2019
30 S. Berkeley Ave	Tri Cities/Pasadena	5,121	July 2019
500 S. Glendale Ave	Tri Cities/Glendale	4,569	January 2019

TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2018	3.7%	\$35.40	37,787	25,911,680	9,690
Q3 2018	3.8%	\$33.72	-37,278	25,911,680	9,690
Q2 2018	3.6%	\$34.08	-52,681	25,905,680	15,690
Q1 2018	3.4%	\$33.72	29,038	25,905,680	15,690
Q4 2017	3.5%	\$33.12	67,275	25,905,680	6,000

 NET ABSORPTION SF
37,787

 VACANCY
3.7%
946,077 SF

 AVG. ASKING RATE PSF
\$35.40

 DELIVERIES
0 Buildings
0

 UNDER CONSTRUCTION
2 Buildings
9,690

JODI SHOEMAKE
Principal

The Tri-Cities submarket of Los Angeles retail market improved overall in the 4th quarter 2018. The vacancy rate decreased 10 basis points to 3.7% and net absorption was up from last quarter. Asking rental rates increased from third quarter 2018, ending the year at \$35.40 per SF per year on a NNN basis. The retail market remains strong and resilient despite growing ecommerce and retailer bankruptcies. The 2018 average cap rate for retail assets was 5.0% and the average sale price for 2018 was \$484 per SF.