



SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
105-113 N. Artsakh Ave	Glendale	7,223 Sublease	-
201 N. Brand Blvd	Glendale	3,101	-
2010 Huntington Dr	San Marino	2,900	-

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
6501 San Fernando Rd	\$16,500,000	\$321.90	51,258	Vatche Fermanian
Glendale (Golden Farms Pl)	Investment	-	Neighborhood	Iskouhi Malkhassian
810-822 S. San Fernando	\$7,797,000	\$545.44	14,295	Pacific West R.E.
Burbank (Harbor Frt Tools)	Investment	5.21%	Freestanding	SBH Real Estate Grp
901 Fair Oaks Ave	\$5,500,000	\$458.33	12,000	Kutzer Company
South Pasadena	Investment	-	Restaurant	Citizens Bus Bank

LARGEST DELIVERIES

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

LARGEST UNDER CONSTRUCTION


Address	Submarket/City	SF	Delivery Date
280-400 E. Colorado Blvd	Paseo Colorado - Pasadena	60,000	Jan 2020
3740-3770 E. Foothill Blvd	Pasadena	19,000	Jun 2019
-	-	-	-

TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	3.8%	\$32.76	(61,453)	25,882,369	84,121
Q4 2018	3.5%	\$35.40	41,111	25,877,519	28,971
Q3 2018	3.7%	\$33.72	(54,381)	25,894,622	28,971
Q2 2018	3.5%	\$34.08	(55,212)	25,888,622	15,971
Q1 2018	3.3%	\$33.72	29,038	25,888,622	15,971


(61,453) NET ABSORPTION SF


3.8% VACANCY
947,920 SF


\$32.76 AVG. ASKING RATE PSF


4,850 DELIVERIES
3 Buildings


84,121 UNDER CONSTRUCTION
3 Buildings

JODI SHOEMAKE

Principal

In the 1Q of 2019, The Tri-cities submarket of LA experienced negative net absorption and average rental rates decreased to \$32.76 per square foot annually. Still, deliveries and new construction are up, and the vacancy rate has remained stable at 3.7%. The Tri-Cities retail market will continue to benefit from the Los Angeles region's healthy office and residential markets fueled by the growing tech and entertainment industries.