


SIGNIFICANT LEASE DEALS

Address	Submarket/City	Square Feet	Tenant
1-13 E. Foothill Blvd	W. SGV / Arcadia	5,053	Anytime Fitness
1950 Foothill Blvd	E. SGV / La Verne	57,850	Regal Cinemas
1255 N. Hacienda Blvd	E. SGV / La Puente	26,558	-

SIGNIFICANT BUILDING SALES

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
1530 W. West Covina Pky E. SGV / West Covina	\$20,725,000 Investment	\$552.67 6.50%	37,500 -	Ya Yung Yeh Capital Square 1031
1485 S. Garey Ave E. SGV / Pomona	\$8,228,000 Investment	\$554.45 4.83%	14,840 -	Orinda Investors Bernice Klufft Family Trust
1800 E. Garvey Ave S E. SGV / West Covina	\$11,106,000 Investment	\$1,886.21 -	5,888 -	MBZ of Escondido Bozzanai Family Tr

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
8479 Garvey Ave	Rosemead	35,000	K-Min Dev LLC
1500 Market Place Dr	Monterey Park	10,000	Edgewood Props
-	-	-	-


LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
101-111 W. Valley Blvd	San Gabriel	48,126	Oct. 2019
919 Foothill Blvd	La Verne	7,250	July 2019
-	-	-	-

TOTAL RETAIL MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q2 2019	4.10%	\$22.92	64,594	65,498,913	76,605
Q1 2019	3.90%	\$23.52	(77,963)	65,441,076	121,605
Q4 2018	3.70%	\$22.44	(41,457)	65,423,233	143,548
Q3 2018	3.70%	\$21.96	(187,986)	65,479,475	163,400
Q2 2018	3.60%	\$21.48	367,249	65,554,279	193,897


64,594 NET ABSORPTION
SF


4.10% VACANCY
2,711,612 SF


\$22.92 AVG. ASKING RATE
PSF GROSS


45,000 DELIVERIES
2 Buildings


76,605 UNDER
CONSTRUCTION
5 Buildings

TREVOR GLEASON, Associate

Vacancy rates in the San Gabriel Valley retail market increased to 4.1% in the 2nd quarter of 2019. Average asking rental rates decreased to \$22.92 NNN annually. The outlook is for transaction volume to pick up, while the cap rates remain stable.