


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
17835 E. Gale	City of Industry	116,000	Sam's Club
1340 N. Azusa	Covina	13,000	WSS
2330 N. Azusa	West Covina	14,460	Salvation Army Store

**SIGNIFICANT BUILDING SALES**

Address	Sale Value	PPSF	SF	Buyer
City	Type of Sale	Cap Rate	Class	Seller
112 Plaza Dr (Westfield Mall)	\$184,750,000	\$108.10	906,842	DWS
West Covina	Inv. Portfolio	-	Class C	BRE DDR BR Eastland CA
10933 Valley Mall	\$2,100,000	\$79.84	26,303	Goldenrock Investment Inc
El Monte	Repurpose	-	Class C	Donald & Judith Rubin
431 E. Arrow Hwy	\$5,250,000	\$43.83	32,000	Cadence Capital Inv.
Glendora (sale-land value)	Investment	-	Class C	Palo Plesnik

**LARGEST DELIVERIES**


Address	Submarket/City	SF	Developer
905 E. Arrow	Glendora	14,950	Shaw Investments
2401 W. Whittier	Montebello	4,148	Spectrum Bank
-	-	-	-

**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
101-111 W. Valley Blvd	San Gabriel	48,126	Q3 2020
550 W. Garvey	Monterey Park	11,081	Q2 2020
888 W. Mission-Family Dollar	Pomona	8,320	Q2 2020

**TOTAL RETAIL MARKET STATISTICS**

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	4.80%	\$23.52	(275,564)	65,381,123	64,688
Q3 2019	4.40%	\$23.52	(88,776)	65,369,725	76,086
Q2 2019	4.30%	\$22.80	156,194	65,367,725	76,605
Q1 2019	4.40%	\$23.40	(244,729)	65,313,825	126,005
Q4 2018	4.00%	\$22.44	(35,116)	65,297,258	154,693

 **(275,564)** NET ABSORPTION SF

 **4.80%** VACANCY  
3,166,833 SF

 **\$23.52** AVG. ASKING RATE PSF NET

 **11,398** DELIVERIES  
2 Buildings

 **64,688** UNDER CONSTRUCTION  
3 Buildings

**DAN BACANI**, Principal

Vacancy rates increased for the second quarter in a row in the San Gabriel Valley submarket. Net absorption also increased; however, average rental rates on a NNN basis held steady.