



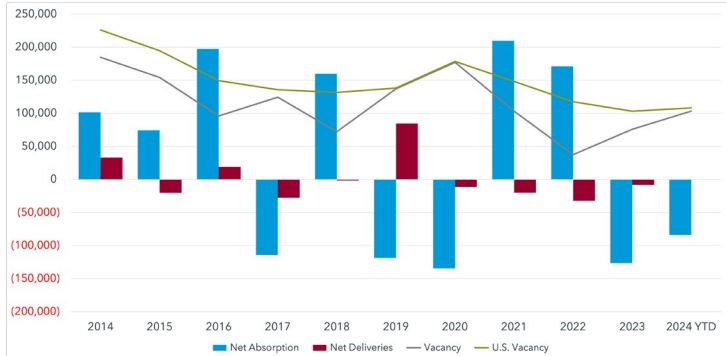
RETAIL MARKET OVERVIEW

CHRISTOPHER MANASSERO, *Senior Associate*

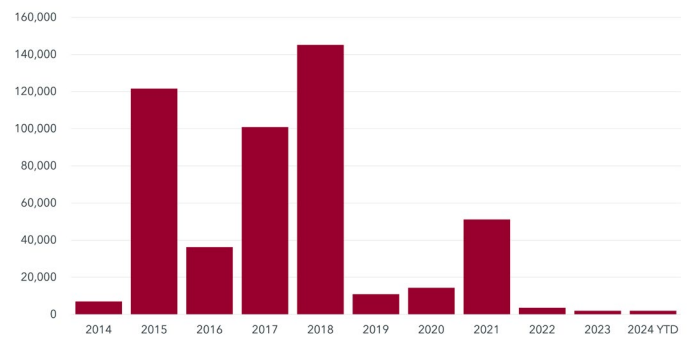
In the first quarter of 2024, the retail landscape of North Orange County has continued to perform well, marked by an increase in average annual rental rates, rising to approximately \$30/SF. There was a marginal increase in vacancy rates to 3.9%, but it is noted that over the preceding 12 months vacancy rates have predominantly hovered around 3.65%. The realm of sales volumes has witnessed a downturn during Q1 2024, primarily attributed to the conditions of heightened interest rates and market ambiguity. Stagnated sale volumes may linger with stubborn inflationary pressures that have possibly dissuaded a case for the Federal Reserve to cut rates in June.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(83,997)	45,304	(119,227)	(17,721)	(16,757)
▲ Vacancy Rate	3.9%	3.6%	3.8%	3.3%	3.2%
▲ Avg NNN Asking Rate PSF	\$30.38	\$28.34	\$28.66	\$27.27	\$26.64
◀ ▶ SF Under Construction	2,000	2,000	2,000	3,200	5,600
▼ Inventory SF	23,080,442	23,120,228	23,086,541	23,085,341	23,082,941

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
125 W. Vermont Avenue Anaheim, CA	2,940 SF	\$830,000 \$282.31 PSF	Caterina's Club City of Anaheim	Single-Tenant
735 N. Anaheim Boulevard Anaheim, CA	2,870 SF	\$340,000 \$118.47 PSF	Jm & Sm LLC Marovic Family Trust	Single-Tenant
424 N. East Street Anaheim, CA	2,140 SF	\$2,150,000 \$1,004.67 PSF	Fidel Miguel Garcia Jr. Rita Ramos	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1329 S. Harbor Boulevard Fullerton, CA	3,279 SF	Kite Realty Group Trust	Better Buzz	Coffee Shop
1604-1620 S. Harbor Boulevard Fullerton, CA	3,206 SF	Mardy Ying	Undisclosed	Undisclosed
1301-1327 S. Harbor Boulevard Fullerton, CA	2,900 SF	Kite Realty Group Trust	Physical Rehabilitation Network	Health, Wellness and Fitness

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com