



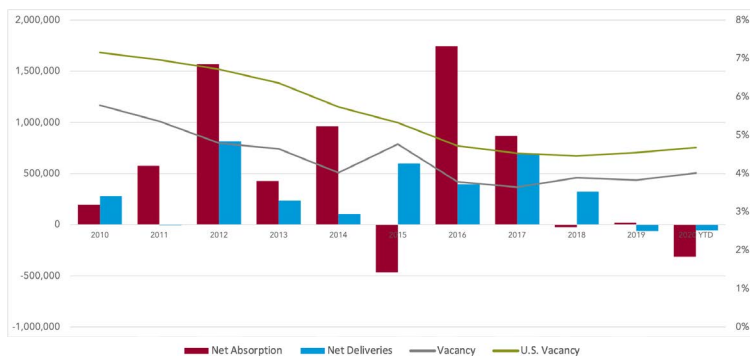
RETAIL MARKET OVERVIEW

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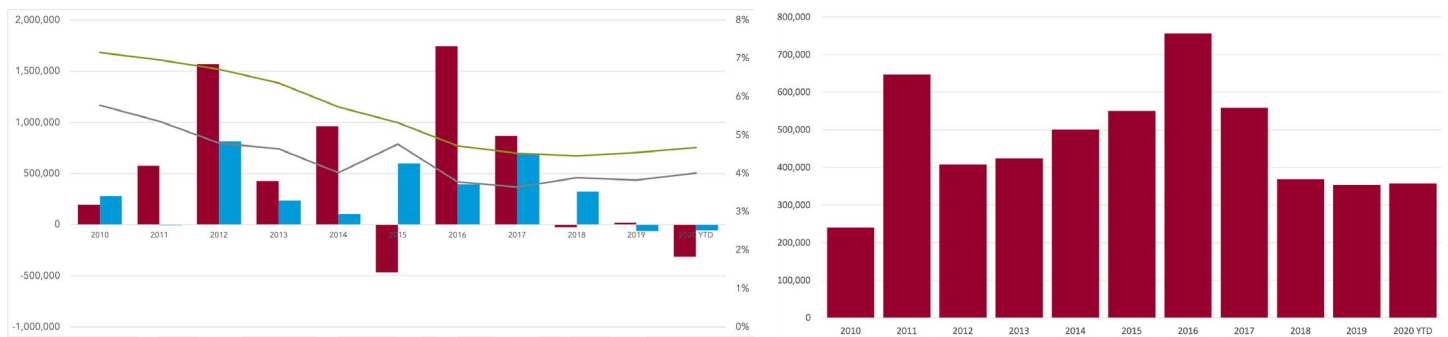
The San Diego Retail Market continues to see low vacancy rates of 4% through Q1 2020. Although San Diego is of the Nation's stronger retail markets, with the Covid-19 Pandemic still looming, San Diego will see a sharp increase in vacancy in the coming months, along with the rest of the United States. Many retailers that were struggling prior to the Covid-19 outbreak will be forced to close their doors. However, while the pandemic has been harmful for many retail businesses, grocers have been seeing a large increase in sales. Costco, for example, is thriving during this time and has seen an increase of 12% in sales during the month of March.

MARKET INDICATORS	Q1 2020	Q4 2019	Q3 2019	Q2 2019	Q1 2019
▼ Net Absorption	(252,962) SF	21,592 SF	176,016 SF	205,105 SF	68,628 SF
▲ Vacancy Rate	4.00%	3.80%	3.90%	3.90%	4.00%
▲ Avg NNN Asking Rate	\$31.68/SF	\$31.08/SF	\$30.96/SF	\$30.36/SF	\$30.24/SF
▲ Under Construction	356,923 SF	353,390 SF	378,465 SF	419,742 SF	385,684 SF
▼ Inventory	141,047,058 SF	141,102,312 SF	141,154,780 SF	141,147,010 SF	141,367,279 SF

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1527 Mission Ave Oceanside, CA	108,400 SF	\$12,300,000 \$113.47/SF	Milan Capital Management Doerken Propertties Inc.	3-Star
950 2nd St El Cajon, CA	28,200 SF	\$5,100,000 \$180.85/SF	Christian City Church of San Diego Albertsons Companies	3-Star
4130 Oceanside Blvd Oceanside, CA	24,822 SF	\$4,399,000 \$170.36/SF	St. James Management, Inc. Longs Drug Stores of California	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
610-656 Palomar St Chula Vista, CA	24,957 SF	Sunbelt Investment Holdings	dd's Discounts	Retail
3535 Sports Arena Blvd San Diego, CA	20,706 SF	Sunbelt Investment Holdings	Forever 21	Retail
9816 Campo Rd Spring Valley, CA	17,000 SF	Pacific View	Undisclosed	Retail