



### RETAIL MARKET OVERVIEW

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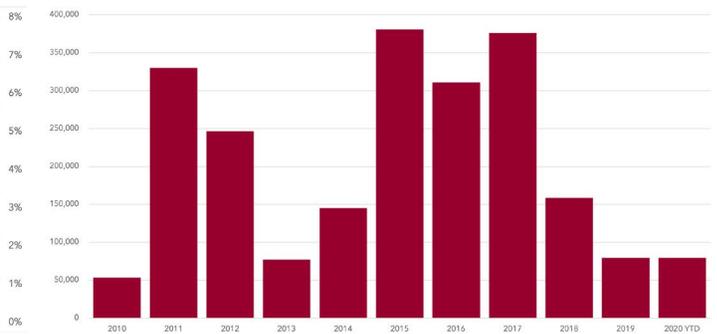
While retail vacancy saw a modest Q2 decrease of 10 basis points to 4.7%, year-over-year demand has been largely flat. The negative impact of state-mandated closures likely will become evident in the second half. Leasing activity for the first month of the shelter-in-place order forced an unprecedented adjustment by the commercial brokerage community in terms of touring spaces and conducting general transaction related business. Nevertheless, some national merchants, including Grocery Outlet and Ace Hardware, are intent on taking advantage of the softening market to expand local footprints.

MARKET INDICATORS	Q2 2020	Q1 2020	Q4 2019	Q3 2019	Q2 2019
▲ Net Absorption	62,883 SF	(67,782) SF	(132,655) SF	(81,210) SF	158,664 SF
▼ Vacancy Rate	4.7%	4.8%	4.7%	4.4%	4.5%
◀▶ Avg NNN Asking Rate	\$22.80 PSF	\$22.80 PSF	\$23.40 PSF	\$23.28 PSF	\$22.80 PSF
◀▶ Under Construction	79,369 SF	79,369 SF	79,369 SF	99,205 SF	95,988 SF
◀▶ Inventory	65,991,142 SF	65,991,142 SF	66,007,532 SF	65,981,245 SF	66,084,451 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
601 Claremont Center Dr (Portfolio) Claremont, CA	66,720 SF	\$26,700,000 \$372.61 PSF	David W. Wilson Trust Hogan Automotive Group, Inc.	Auto Dealership
10775 Lower Azusa Rd El Monte, CA	61,715 SF	\$13,680,000 \$221.66 PSF	T&L Stone Supply, Inc. N.A. Trading Company	Freestanding
16 E Live Oak Ave Arcadia, CA	34,647 SF	\$7,700,000 \$222.22 PSF	Robhana Group The Kroger Co.	Grocery Store

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11907-11911 Valley Blvd. El Monte, CA	14,560 SF	Walgreens Boots Alliance	WSS Shoes	Apparel
2900 W Beverly Blvd Montebello, CA	3,958 SF	Masood Sohaili	N/A	N/A
9055 Las Tunas Dr Arcadia, CA	2,928 SF	John L Lee	N/A	N/A