



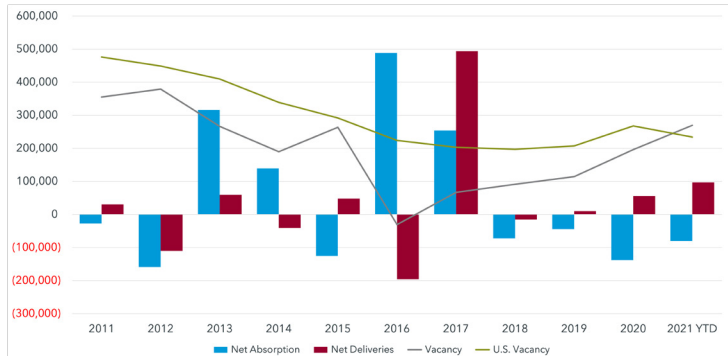
RETAIL MARKET OVERVIEW

JODI SHOEMAKE, *Founding Principal*

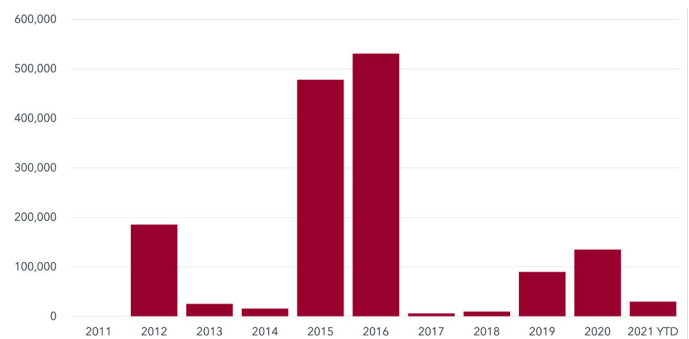
Q3 vacancy rates in the Tri-Cities of Los Angeles retail market are stable for the first time since 2020. US consumer confidence is still shaky from the up and down summer of Covid-19; however, plenty of retailers are still planning 2022 new openings. One of the largest single-tenant retail sale transactions closed in the city of Glendale. The 111,624 sq. ft. Home Depot Center located at 5040 San Fernando Road sold for \$61,750,000 (\$553.20/SF) to Charing Cross Partners.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	9,517	(68,151)	(25,070)	73,030	(91,871)
◀▶ Vacancy Rate	5.1%	5.1%	4.9%	4.4%	4.7%
▲ Avg NNN Asking Rate PSF	\$38.16	\$36.72	\$36.72	\$37.80	\$38.28
▲ SF Under Construction	30,000	30,000	30,000	135,000	135,000
◀▶ Inventory SF	26,440,030	26,440,030	26,440,030	26,343,119	26,343,119

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Home Depot - 5040 San Fernando Rd Glendale, CA	111,624 SF	\$61,750,000 \$553.20 PSF	Charing Cross Partners, LP Decron Properties	Single-Tenant
Lincoln Crossing 2180 & 2200-2220 Lincoln Ave, Altadena, CA	54,892 SF	\$15,500,000 \$282.37 PSF	Melissa Bederman East West Bank	Neighborhood Center
Robin's - 365 N. Rosemead Blvd Pasadena, CA	31,363 SF	\$4,000,000 \$679.93 PSF	Motiv Space Systmes Annmarie Villicana	Restaurant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
650 E Green Street Pasadena, CA	9,900 SF	J&R Pikover Family Trust	Miso Robotics	Restaurant Technology (R&D)
412-414 S Lake Avenue Pasadena, CA	7,000 SF	Arash Danialifar	Cycle Gear	Retailer
1509 Mission Street South Pasadena, CA	6,000 SF	Design Crew	Undisclosed	Undisclosed

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