



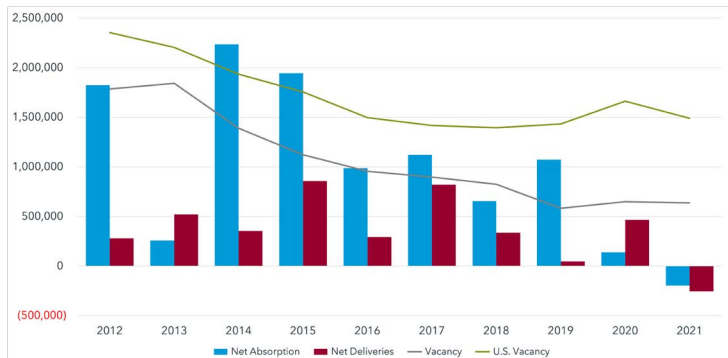
RETAIL MARKET OVERVIEW

KYLE PROSSER, *Vice President*

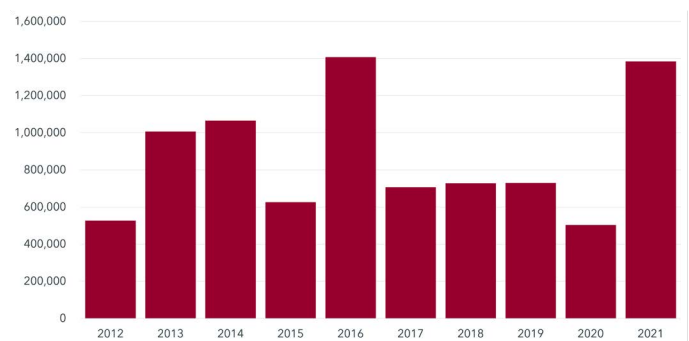
As the economy moves forward, the retail sector continues to be the hardest hit sector in the area. Positive COVID testing has continued to shut down businesses for days at a time. Staffing seems to be the toughest thing for restaurants and retailers to battle, forcing some retailers to reduce business hours. Encouragingly, there is a common theme of resiliency emerging. New retailers, especially restaurants, continue to open. Regional vacancies still remain lower than the U.S. average, and the continuation of new housing development bodes well for retailers. As Omicron spreads, there is hope that herd immunity will come into effect, letting consumers resume normal social activities and spend money in person.

MARKET INDICATORS	Q4 2021	Q3 2021	Q2 2021	Q1 2021	Q4 2020
▼ 12 Mo. Net Absorption SF	(195,634)	(115,535)	(861,377)	(570,015)	139,105
▼ Vacancy Rate	2.65%	2.80%	3.13%	2.91%	2.68%
▲ Avg NNN Asking Rate PSF	\$27.58	\$27.49	\$27.47	\$27.06	\$26.74
▲ SF Under Construction	1,384,401	1,237,987	702,868	718,782	503,393
▼ Inventory SF	182,094,581	182,220,104	182,392,849	182,437,850	182,349,403

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
120 31st Avenue SE Puyallup, WA	141,707 SF	\$24,100,000 \$170.07 PSF	Transnational Investments Nicola Wealth	Single-Tenant
10011-10121 Evergreen Way (Part of Portfolio Sale), Everett, WA	126,208 SF	\$23,454,371 \$185.84 PSF	Retail Opportunity Investments Trimark Property Group LLC	Multi-Tenant
1680 S Mildred Tacoma, WA	67,862 SF	\$11,600,000 \$188.67 PSF	Pietromonaco Jackson Properties Merlone Geier Management, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
17300 NE Village Square Drive Woodinville, WA	67,695 SF	Woodin Crk Vlg Assoc 25 LLC	Undisclosed	Undisclosed
16530 Highway 99 Lynnwood, WA	26,711 SF	Ui C Pak	NW Furniture	Retailer
19800 44th Avenue W Lynnwood, WA	20,536 SF	Merlone Geier Management, Inc.	Cheaper by the Day	Retailer

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