



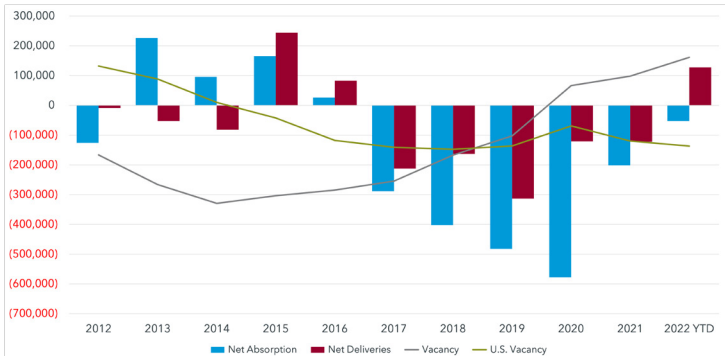
### RETAIL MARKET OVERVIEW

RICHIE DEGIROLAMO, *Broker*

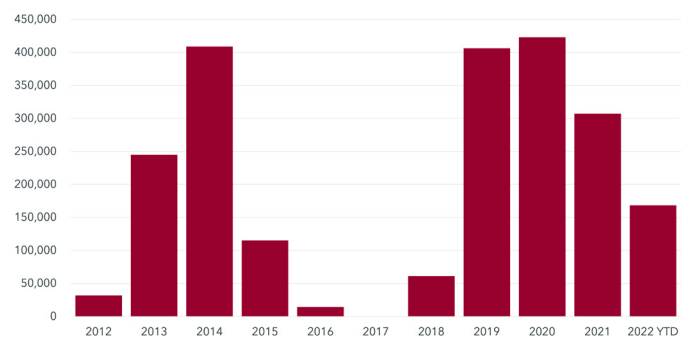
Retail has seen a strong return on the road to pre-covid levels in the West LA markets. Neighborhoods serving businesses continue to drive the market. Hospitality tenants are coming back to the marketplace with second generation restaurant spaces a hot commodity. There have been several new tenants, such as delivery apps, expanding rapidly throughout the highly sought-after coastal markets. Pricing is expensive on a price per square foot basis as inventory remains very low for available property. There is still some uncertainty regarding interest rates, international politics, and covid, but exciting times are ahead for retail in our market.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	(5,241)	(281,434)	56,229	29,086	(49,734)
▼ Vacancy Rate	6.3%	6.9%	650.0%	6.4%	6.9%
▲ Avg NNN Asking Rate PSF	\$4.77	\$4.71	\$4.72	\$4.62	\$4.67
▲ SF Under Construction	359,455	355,776	307,226	307,226	168,226
▲ Inventory SF	34,226,569	34,171,303	34,066,696	34,059,275	34,186,946

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
11201-11223 National Boulevard Los Angeles, CA	10,883 SF	\$13,100,000 \$1,203.71 PSF	Cotner DJ Property, LLC Metro Properties, LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
309 North Sepulveda Blvd. Unit A El Segundo, CA	5,170 SF	El Segundo Grand, LLC	Wells Fargo Bank	Finance
8731 Melrose Avenue West Hollywood, CA	3,500 SF	Steller Melrose LP	Michael-Cleary LA, LLC	Furniture
5213 Lankershim Boulevard North Hollywood, CA	2,550 SF	Joseph N & Alan R Treves	Subconscious BJJ Academy LLC	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 2022 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com*