



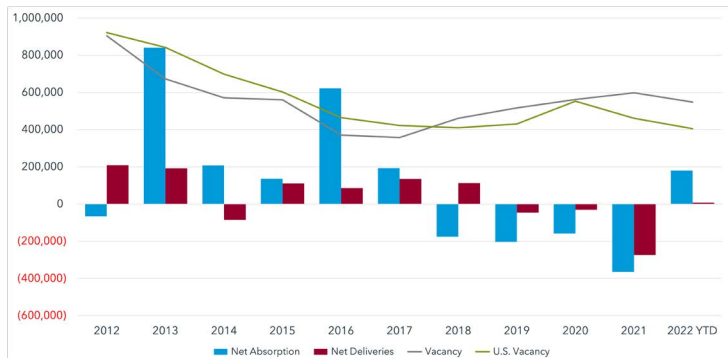
RETAIL MARKET OVERVIEW

TREVOR GLEASON, *Associate*

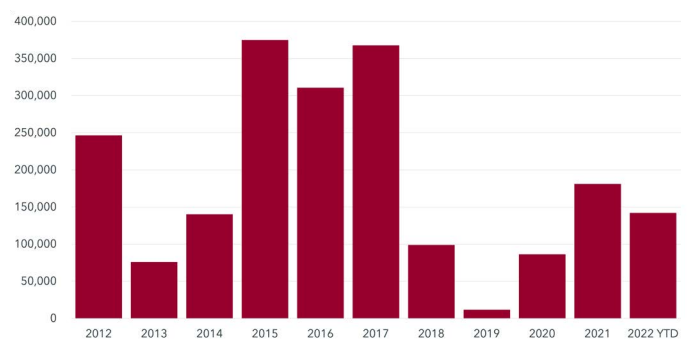
In the 2nd quarter of 2022 we see a substantial increase in the net absorption. Landlords have been making adjustments to fill up vacancies and it is noticeable in the lower asking rates. The average asking rate dropped nearly \$0.50 this quarter and vacancies are beginning to fill up. Investors have been active with some big deals closing in the San Gabriel Valley. There are four properties that make up The Shops at Montebello which sold for a combined total of \$91,500,500 or \$255 per square foot.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▲ 12 Mo. Net Absorption SF	166,524	14,197	130,678	(108,537)	(159,951)
▼ Vacancy Rate	5.0%	5.3%	5.3%	5.7%	5.7%
▼ Avg NNN Asking Rate PSF	\$24.43	\$24.90	\$24.54	\$24.58	\$24.03
◀▶ SF Under Construction	141,997	141,997	181,150	171,505	117,660
▼ Inventory SF	65,057,483	65,063,583	65,049,638	65,203,589	65,312,143

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2000 Montebello Town Center Montebello, CA	302,607 SF	\$71,300,257 \$235.62 PSF	Bridge Group Investments, LLC UBS Asset Management	Multi-Tenant
1800 Montebello Town Center Montebello, CA	87,061 SF	\$12,581,500 \$144.51 PSF	Bridge Group Investments, LLC UBS Asset Management	Single-Tenant
900-990 N. Diamond Bar Boulevard Diamond Bar, CA	60,439 SF	\$13,500,000 \$223.37 PSF	Charles Kinster Foremost Communities, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1515 N. Hacienda Boulevard La Puente, CA	51,250 SF	Reliable Properties	Undisclosed	Undisclosed
1200 W. Valley Boulevard Alhambra, CA	25,800 SF	CalBay Development LLC	Undisclosed	Undisclosed
1534-1536 E. Amar Road West Covina, CA	9,982 SF	Undisclosed	Undisclosed	Undisclosed

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