



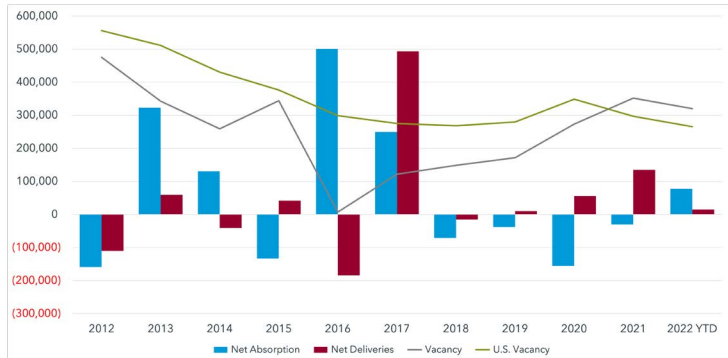
### RETAIL MARKET OVERVIEW

JODI SHOEMAKE, *Founding Principal*

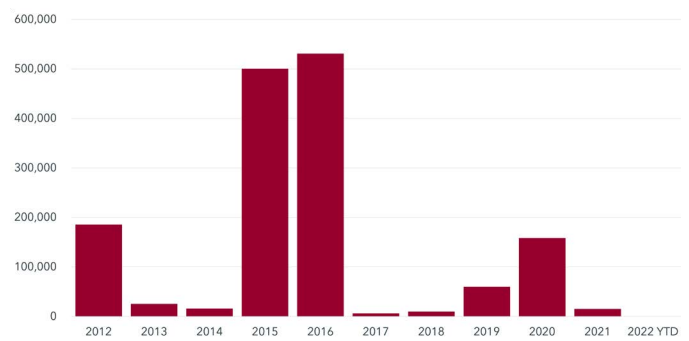
Vacancy and rental rates in the Tri-Cities of Los Angeles County remained stable as of the end of the 2nd Quarter 2022. Net absorption is down and construction starts are down for the second quarter in a row. Customer appetites for outdoor dining and experiential retail are still fueling a robust leasing market in Pasadena, Glendale and Burbank. In one of the most notable deals of 2022, Felson Companies and Blatteis & Schnur acquired the 28,421-squarefoot property that features Tiffany & Co., Crate & Barrel and Foot Locker's House of Hoops for \$52.3 million, or \$1,838 per square foot. Located on Colorado Blvd, the famous Rose Parade Route the building was previously owned by a partnership managed by L.A.-based Rockwood Capital.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	4,236	73,343	33,343	27,621	(44,497)
◀▶ Vacancy Rate	4.8%	4.8%	5.1%	5.2%	5.3%
▲ Avg NNN Asking Rate PSF	\$39.18	\$39.01	\$37.72	\$38.17	\$36.79
◀▶ SF Under Construction	0	0	15,218	15,218	15,218
◀▶ Inventory SF	26,159,281	26,159,281	26,144,063	26,144,063	26,144,063

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
64-68 W. Colorado Boulevard Pasadena, CA	28,421 SF	\$52,250,000 \$1,838.43 PSF	Blatteis & Schnur, Inc. Aurora Capital Associates	Tiffany, Apple, Crate & Barrell, House of Hoops
222 N. Brand Boulevard Glendale, CA	12,608 SF	\$3,350,000 \$265.70 PSF	Burke Décor Sarkis Mardirossi Trust	Single-Tenant Undisclosed
1647 W. Glenoaks Boulevard Glendale, CA	10,704 SF	\$2,125,000 \$198.52 PSF	Anahit Dovlatian Barbara Marks Trust	Multi-Tenant Leased Investment

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3701-3707 Huntington Drive Pasadena, CA	9,986 SF	Starpoin Properties LLC	Lamps Plus	Lighting/Home
211-221 N. San Fernando Boulevard Burbank, CA	6,750 SF	Elliot M. Leifer	Kalaveras	Restaurant
64-90 N. Fair Oaks Avenue Pasadena, CA	6,474 SF	Cardinal Equities LLC	Undisclosed	Undisclosed

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