



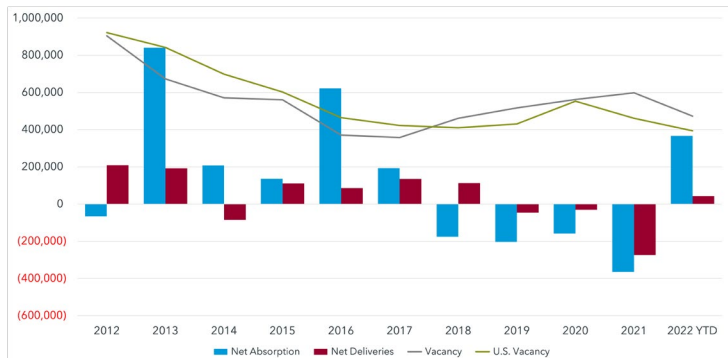
### RETAIL MARKET OVERVIEW

TREVOR GLEASON, *Associate*

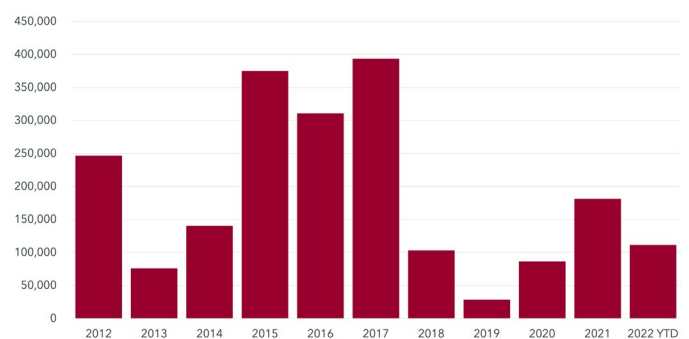
The retail market in the San Gabriel Valley has been slowly making a comeback in the past quarter. We are seeing more tenants looking for space in the market and the vacancy rate continues to decline. The West Field Santa Anita sold in late August and the transaction is the largest for a mall in the US since 2018, according to Eastdil Secured, who advised URW. The 1.48 million square foot retail shopping center in Arcadia, CA was sold for \$537.5 Million or \$364.23 per square foot.

MARKET INDICATORS	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021
▲ 12 Mo. Net Absorption SF	179,370	170,109	17,468	130,626	(108,537)
▼ Vacancy Rate	4.7%	4.9%	5.2%	5.2%	5.6%
▲ Avg NNN Asking Rate PSF	\$24.87	\$24.42	\$24.89	\$24.53	\$24.57
▼ SF Under Construction	111,407	141,997	141,997	186,150	176,505
▲ Inventory SF	65,230,512	65,199,922	65,206,022	65,187,077	65,341,028

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
400 S. Baldwin Avenue Arcadia, CA	1,270,732 SF	\$494,822,455 \$389.40 PSF	JVP Investment Inc Uniball-Rodamco Westfield	Multi-Tenant
740-760 W. Garvey Avenue Monterey Park, CA	25,389 SF	\$16,591,276 \$653.48 PSF	TeamRise International, Inc Wei Chen	Multi-Tenant
811-841 Route 66 Glendora, CA	18,604 SF	\$4,400,000 \$236.51 PSF	Stephen B Wong Integrated Investments, LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
123-495 E. Gladstone Street Azusa, CA	10,800 SF	Reliable Properties	Undisclosed	Undisclosed
1380-1388 Fullerton Road Rowland Heights, CA	10,497 SF	Bin Fen Cheng	Undisclosed	Undisclosed
215 E. Main Street Alhambra, CA	7,000 SF	Hung Phien Tang	Undisclosed	Undisclosed

