



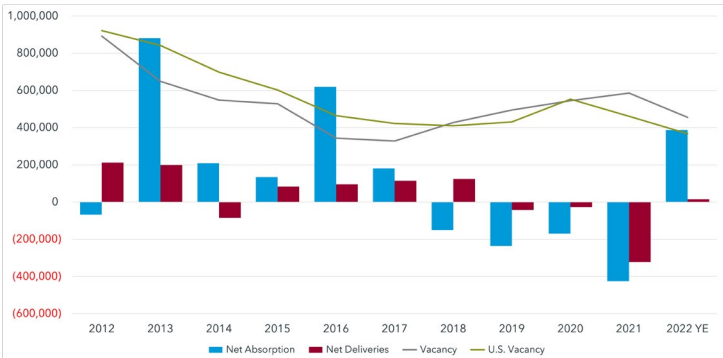
RETAIL MARKET OVERVIEW

TREVOR GLEASON, *Associate*

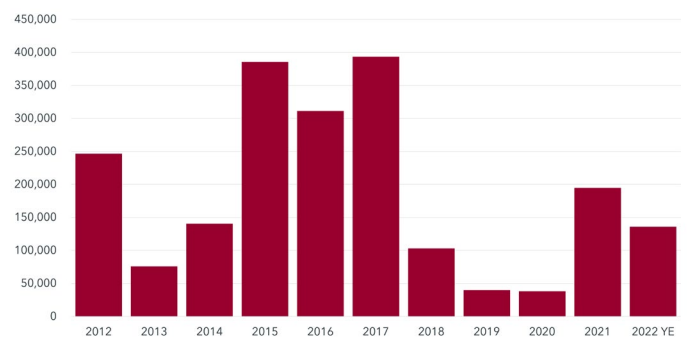
Q4 Retail in the San Gabriel Valley has been slowly making a comeback. As we neared the end of 2022, we were seeing more tenants looking in the market as the vacancy rate continued to decline. The largest sale this quarter was 820-892 West Beverly Boulevard in Montebello, which was sold for \$43 million or \$342.09 per square foot. Its gross leasable area offered an impressive 127,751 square feet of retail. We also saw higher average asking rates for the last quarter of 2022.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▼ 12 Mo. Net Absorption SF	8,261	211,195	163,889	4,301	131,426
◀▶ Vacancy Rate	4.60%	4.60%	4.90%	5.20%	5.20%
▲ Avg NNN Asking Rate PSF	\$25.38	\$24.81	\$24.36	\$24.83	\$24.51
◀▶ SF Under Construction	135,907	135,907	166,497	166,497	194,787
◀▶ Inventory SF	65,394,063	65,394,063	65,369,693	65,386,680	65,379,098

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
820-892 W Beverly Boulevard Montebello, CA	127,751 SF	\$43,702,212 \$342.09 PSF	EDENS Combined Properties, Inc.	Multi-Tenant
1504-1600 Foothill Boulevard La Verne, CA	106,083 SF	\$33,539,847 \$316.17 PSF	EDENS Combined Properties, Inc.	Multi-Tenant
802-806 W Beverly Boulevard Montebello, CA	60,472 SF	\$20,686,806 \$342.09 PSF	EDENS Combined Properties, Inc.	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
401-403 E Mission Road San Gabriel, CA	6,578 SF	Kevin Ching	Undisclosed	Undisclosed
324-330 W Valley Boulevard Alhambra, CA	6,316 SF	Wong Ley Inc	Undisclosed	Undisclosed
1201-1325 S Baldwin Avenue Arcadia, CA	6,075 SF	Bin Fen Cheng	Undisclosed	Undisclosed

