



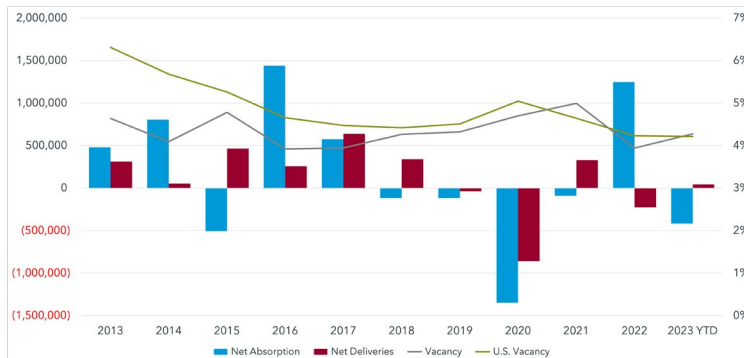
RETAIL MARKET OVERVIEW

VICTOR AQUILINA, *Principal*

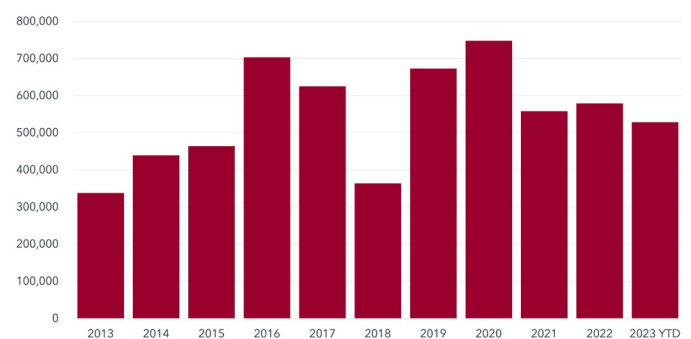
The San Diego retail market continues to stay strong through Q1, 2023. Vacancy is down 0.42% from Q1, 2022 and is currently 4.3%. In that same time period market rents have increased by 5% for a market average of \$2.83 NNN SF beating the national average of 3.7% growth over the past 12 months. Sales volumes have decreased significantly since mid-2022, due to interest rate hikes.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	580,484	1,246,821	1,140,330	1,435,717	980,240
▲ Vacancy Rate	4.3%	3.9%	4.2%	4.3%	4.7%
▲ Avg NNN Asking Rate PSF	\$33.91	\$33.25	\$32.90	\$32.71	\$32.25
▼ SF Under Construction	528,326	579,043	537,716	563,857	543,175
▲ Inventory SF	138,586,740	138,538,714	138,693,896	138,674,968	138,694,780

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
200-272 E Via Rancho Parkway Escondido, CA	387,550 SF	\$19,839,177 \$51.19 PSF	Steerpoint Capital Unibail-Rodamco-Westfield	Multi-Tenant
2310 Proctor Valley Road Chula Vista, CA	52,442 SF	\$13,350,000 \$254.57 PSF	Baldwin Park Plaza, LLC MGP IX Properties LLC	Multi-Tenant
760 Sycamore Ave Vista, CA	51,000 SF	\$6,800,000 \$133.33 PSF	Lookout LLC M&O Partners LP	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
350 W San Ysidro Boulevard San Ysidro, CA	38,000 SF	Balboa Retail Partners	El Super	Grocer
1135 Avocado Avenue El Cajon, CA	21,440 SF	9346 Abraham, LLC	Rite Aid	Pharmacy
12004 Carmel Mountain Road San Diego, CA	14,289 SF	American Assets Trust	Sola Salon	Hair Salon

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