



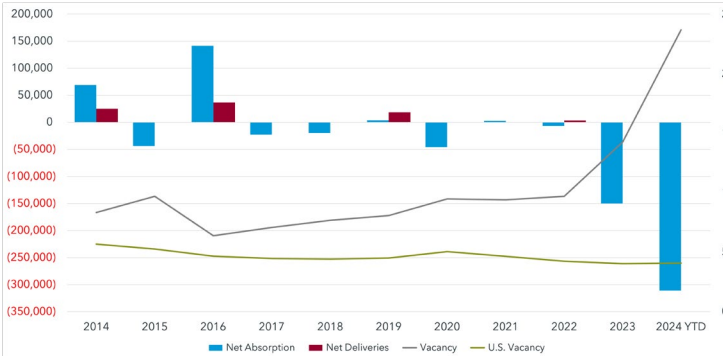
### RETAIL MARKET OVERVIEW

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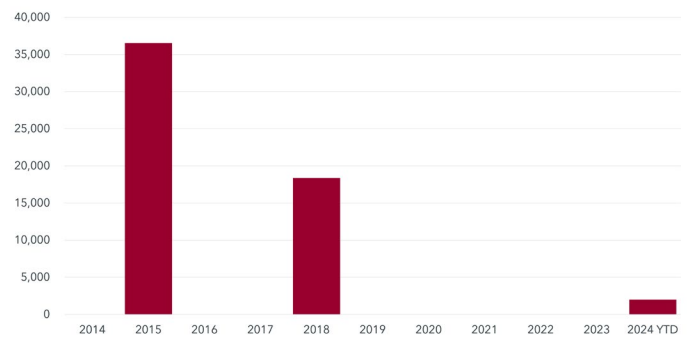
The retail market in North Orange County has demonstrated resilience in Q2 2024. The net absorption for Q2 2024 has shown significant improvement, with a positive absorption of 97,512 square feet. This is a notable recovery from Q1 2024, which saw a negative absorption of 83,997 square feet. The trend indicates a strengthening demand for retail space in the region. While there has been a minor decrease in the average NNN asking rate, the overall market outlook remains stable and vacancy rates have been steady throughout the last 12 months. Continued monitoring of these key indicators will be essential to understand the evolving dynamics and to make informed investment and leasing decisions.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	97,512	(83,997)	45,304	(119,227)	(17,721)
▼ Vacancy Rate	3.5%	3.9%	3.6%	3.8%	3.3%
▼ Avg NNN Asking Rate PSF	\$29.80	\$30.38	\$28.34	\$28.66	\$27.27
▲ SF Under Construction	26,500	2,000	2,000	2,000	3,200
▼ Inventory SF	23,015,899	23,080,442	23,120,228	23,086,541	23,085,341

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
301-339 N. Harbor Boulevard La Habra, CA	23,050 SF	\$3,693,116 \$160.22 PSF	Diamond Harbor LLC Hsing Hua Cheng	Multi-Tenant
910-924 Williamson Avenue Fullerton, CA	10,615 SF	\$2,600,000 \$244.94 PSF	Diamond Management Barry Codispoti	Multi-Tenant
114 N. Harbor Boulevard Fullerton, CA	3,825 SF	\$2,326,000 \$608.10 PSF	Pablo E. Ortiz Robert David WinkelmanN	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
789-795 S. Tustin Street Orange, CA	15,326 SF	Fainbarg Family Trust	Dollar Tree	Discount Retail
22200-22260 La Palma Avenue Yorba Linda, CA	3,106 SF	Chung Suk Kim	Undisclosed	Undisclosed
301-339 N. Harbor Boulevard La Habra, CA	3,000 SF	Sherry Babb	Undisclosed	Undisclosed

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