



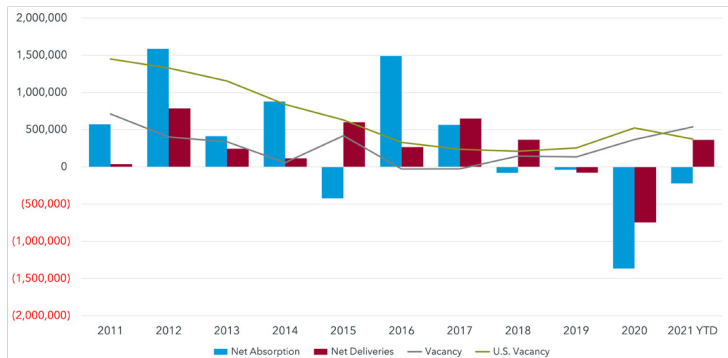
RETAIL MARKET OVERVIEW

VICTOR AQUILINA, *Principal*

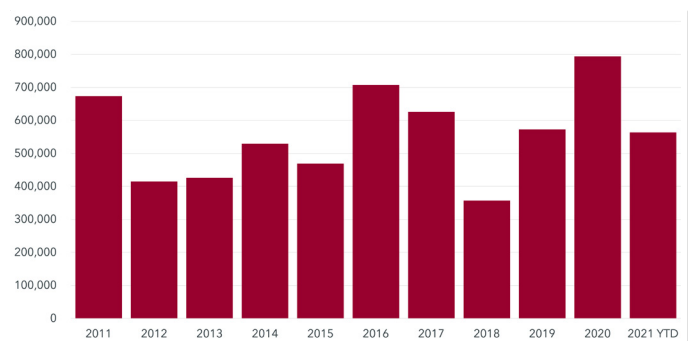
The San Diego Retail market has held firm through the Covid-19 pandemic. Vacancy rates have increased since Q3 2020 but we have seen a 0.3% decrease in vacancy since last quarter. Market rents have also increased this past quarter by \$0.24 on an annual basis and over \$0.36 since Q3 2020. With eviction moratoriums being removed, many believe we will start to see more inventory hit the market as 2021 comes to a close.

MARKET INDICATORS	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020
▲ 12 Mo. Net Absorption SF	(267,395)	(1,356,724)	(1,786,436)	(1,366,670)	(1,232,578)
▼ Vacancy Rate	5.1%	5.4%	5.5%	4.7%	4.6%
▲ Avg NNN Asking Rate PSF	\$30.84	\$30.60	\$30.48	\$30.36	\$30.48
▼ SF Under Construction	563,488	603,750	633,622	794,069	813,342
▼ Inventory SF	813,342	139,046,448	138,998,951	138,730,336	138,701,959

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1905 Calle Barcelona Carlsbad, CA	108,741 SF	\$70,390,000 \$647.33 PSF	Trea Nw Forum At Carlsbad Owner T-C Forum at Carlsbad LLC Nuveen	Multi-Tenant
3915-3915 Mission Avenue Oceanside, CA	79,658 SF	\$15,680,000 \$196.60 PSF	3905-3945 Mission Douglas Plaza Mission Douglas Investments	Multi-Tenant
6004-6008 Paseo Delicias Rancho Santa Fe, CA	8,260 SF	\$15,520,000 \$1,879.07 PSF	RSF REI Holdings LLC MGP IX Properties LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
153-197 Las Posas Road San Marcos, CA	40,000 SF	World Premier Investments	Joann	Arts & Crafts
1527 Mission Avenue Oceanside, CA	25,000 SF	Milan Capital Management	Grocery Outlet	Grocery Stores
9910-9938 Mission Gorge Road Santee, CA	22,500 SF	Kimco	Barnes & Noble	Book Stores

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