



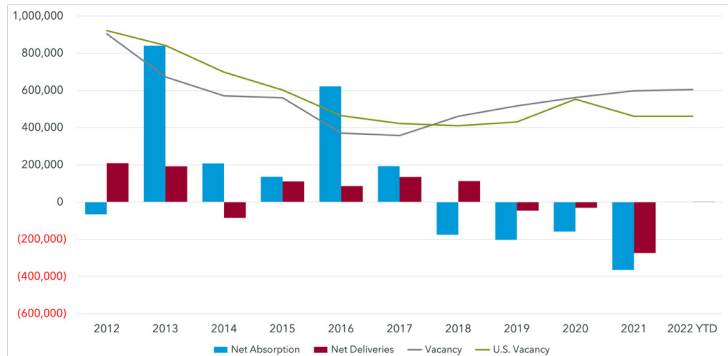
RETAIL MARKET OVERVIEW

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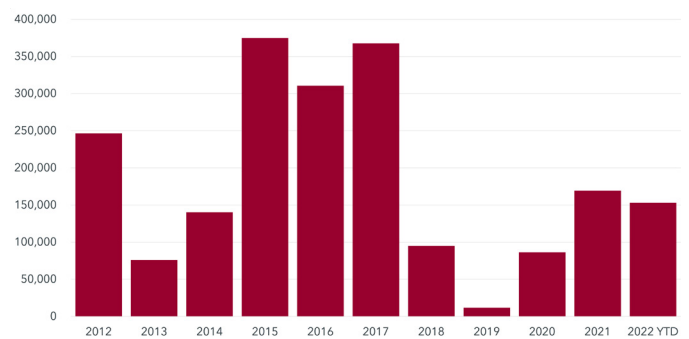
The San Gabriel Valley Submarket has seen vacancy rates stay steady in the first quarter of 2022. There was a minor decrease of 10 basis points to 5.2% and a simultaneous slight increase in the asking rates. Retailers are rebounding after some tough quarters but it seems they are making a comeback. The clothing industry has been experiencing rapid growth. In the 4th quarter of 2021, Skechers surpassed expectations and they show no signs of slowing down as they continue to expand early in 2022. The athletic apparel company just signed a 13,000 SF Lease in San Dimas, CA.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▼ 12 Mo. Net Absorption SF	21,797	130,678	(98,351)	(160,780)	(293,646)
▼ Vacancy Rate	5.2%	5.3%	5.7%	5.7%	5.5%
▲ Avg NNN Asking Rate PSF	\$24.83	\$24.54	\$24.58	\$24.02	\$23.70
▼ SF Under Construction	153,078	180,868	171,223	117,378	96,379
▲ Inventory SF	65,343,322	65,340,740	65,484,536	65,593,090	65,622,976

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3636-3650 S Nogales Street West Covina, CA	37,507 SF	\$9,517,367 \$253.75 PSF	Hieu T Tran Pacific Lion Managemente	Single-Tenant
1335 Huntington Drive Duarte, CA	20,100 SF	\$2,150,000 \$106.97 PSF	HKJ Gold Inc H E M Properties	Single-Tenant
905 E Arrow Hwy Glendora, CA	18,932 SF	\$3,700,000 \$195.44 PSF	Undisclosed Chung Ji Hsiao	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2763-2809 S Diamond Bar Blvd Diamond Bar, CA	21,440 SF	Retail Opportunity Investments Corp	Undisclosed	Undisclosed
802-870 W Arrow Hwy San Dimas, CA	13,000 SF	Shin Yen Management	Skechers	Undisclosed
501 S Vincent Avenue West Covina, CA	12,686 SF	Sampson Family Trust	Undisclosed	Undisclosed

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