



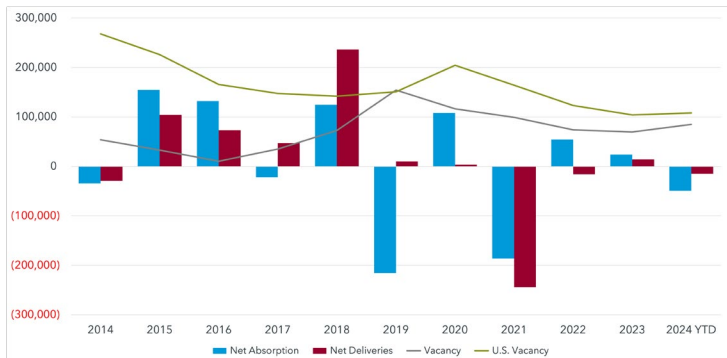
RETAIL MARKET OVERVIEW

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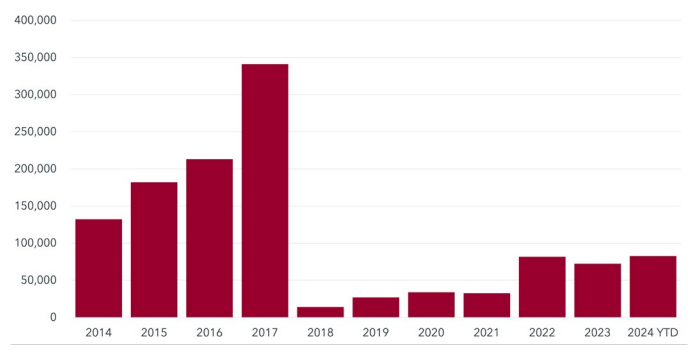
The San Gabriel Valley retail market showed positive momentum toward the end of the third quarter. Activity picked up significantly, with more tenants entering the market, leading to increased leasing velocity. As a result, landlords have been able to raise asking rates in response to the heightened demand. Retail spaces that offer flexibility and visibility are attracting strong interest, especially as consumer foot traffic rebounds. While vacancy rates remain relatively stable, this late-quarter surge is a promising sign for continued growth in the region's retail sector heading into the fourth quarter.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	(9,203)	(90,369)	(105,867)	143,091	42,643
▼ Vacancy Rate	4.3%	4.8%	3.5%	3.3%	3.5%
▲ Avg NNN Asking Rate PSF	\$31.66	\$25.62	\$25.72	\$30.06	\$25.43
▼ Sale Price PSF	\$396.00	\$401.00	\$600.00	\$404.00	\$233.00
▼ Cap Rate	5.25%	6.09%	4.76%	4.55%	6.83%
▼ Under Construction SF	82,626	238,518	358,099	784,546	265,373
▼ Inventory SF	27,398,262	66,447,427	66,312,803	66,156,319	65,972,005

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4720-4728 N. Peck Road El Monte, CA	10,870 SF	\$2,568,000 \$236.25 PSF	Emerald Alliance Corp Frank E. Prior	Single-Tenant
1128-1164 Huntington Drive Duarte, CA	10,467 SF	\$4,850,000 \$463.36 PSF	Stacey Lynn Dang Sperry	Multi-Tenant
306 W. Valley Boulevard San Gabriel, CA	8,080 SF	\$3,100,000 \$383.66 PSF	Undisclosed Maria S. Bruno	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
747 W. Duarte Road Arcadia, CA	6,294 SF	Yunlan Cao & Kaixi Zhou	Starbucks	Food Services
500 N. Atlantic Boulevard, Bldg C Monterey Park, CA	6,205 SF	Ronnie Lam	Undisclosed	Undisclosed
9042-9048 Las Tunas Drive Temple City, CA	5,876 SF	Lai Sisters Investments LLC	Undisclosed	Undisclosed

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