



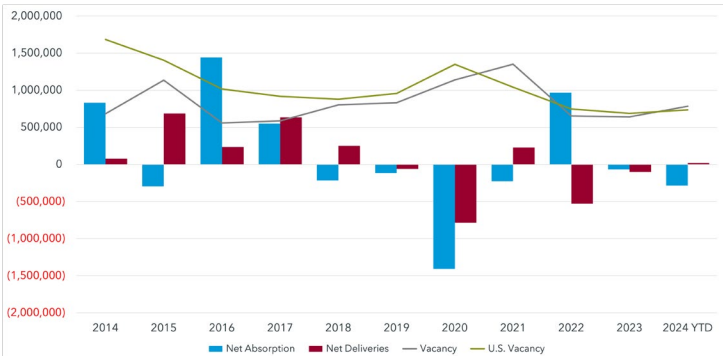
RETAIL MARKET OVERVIEW

VICTOR AQUILINA, *Principal*

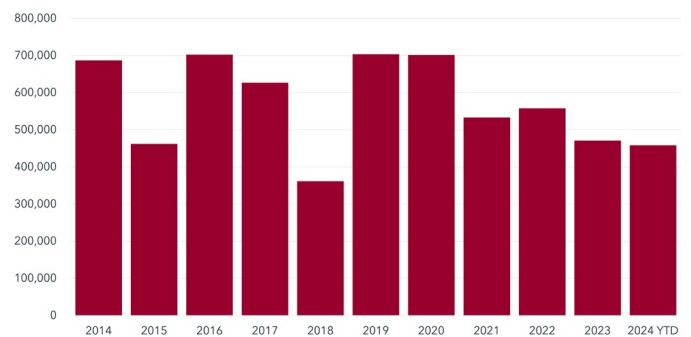
The San Diego retail market remains one of the strongest markets in the nation. Current vacancy rate hovers around 4.2%, a slight increase from 4.1% in Q3 2023. Market rents continue to increase, up \$1.44 SF on an annual basis from Q3 2023. We have seen a drop in leasing activity over the last quarter, not due to demand but rather properties being fully leased. Overall, San Diego's retail market is doing well.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	(140,707)	(33,118)	(129,184)	(67,766)	(76,462)
▼ Vacancy Rate	4.2%	4.3%	4.3%	4.0%	4.1%
▲ Avg NNN Asking Rate PSF	\$3.03	\$3.01	\$2.97	\$2.94	\$2.91
▲ Sale Price PSF	\$415.00	\$410.00	\$406.00	\$405.00	\$403.00
◀▶ Cap Rate	5.5%	5.5%	5.5%	5.5%	5.5%
▲ Under Construction SF	458,403	427,803	431,903	470,955	518,612
▲ Inventory SF	140,413,575	140,395,834	140,395,492	140,395,686	140,346,173

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3762-3774 Mission Avenue San Marcos, CA	133,739 SF	\$33,599,875 \$251.23 PSF	Mission El Camino LLC ROIC	Multi-Tenant
7510-7610 Hazard Center Drive San Diego, CA	121,600 SF	\$22,292,635 \$176.93 PSF	B H Properties LLC Principal Real Estate Investors	Multi-Tenant
2121 E. Imperial Avenue San Diego, CA	45,800 SF	\$22,500,000 \$491.27 PSF	FHCSD Sanitas 8 LLC Imperial Delaware LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4241 Oceanside Boulevard Oceanside, CA	28,700 SF	Developers Resource Companies, Inc.	Undisclosed	Undisclosed
153-197 Las Posas Road San Marcos, CA	23,000 SF	World Premier Investments	HomeGoods	Home Furnishings
2800 Roosevelt Street Carlsbad, CA	15,083 SF	Yelland Properties	Barons Market	Grocery Store

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