



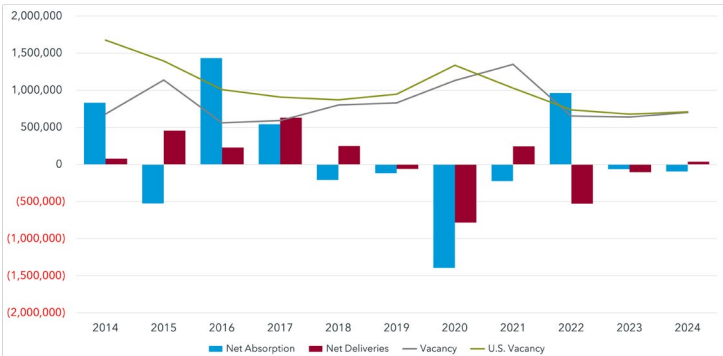
RETAIL MARKET OVERVIEW

VICTOR AQUILINA, *Principal*

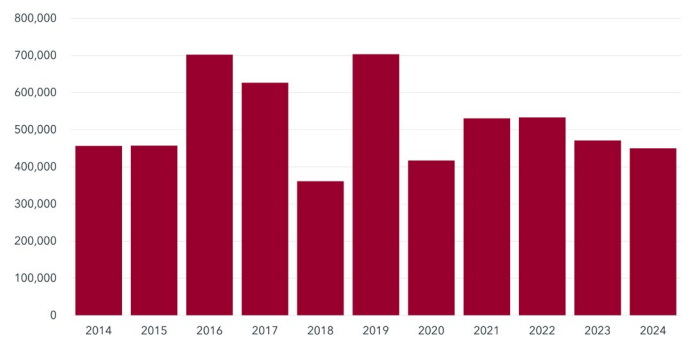
The San Diego retail market ends 2024 on a high note. Vacancy rate holds firm at 4%, down 0.30% from Q1, 2024. Retail spaces are leasing 30% faster in 2024 than they did between 2015-2019. Rents have increased 2.1% year over year compared to the long term average of 2%. Sale price per square foot have also seen an increase of 2%. Looking forward, the retail sector is stable for the foreseeable future.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▲ 12 Mo. Net Absorption SF	(93,952)	(130,571)	(25,776)	(123,576)	(62,859)
▼ Vacancy Rate	4.0%	4.2%	4.3%	4.3%	4.0%
▲ Avg NNN Asking Rate PSF	\$3.01	\$3.00	\$3.00	\$2.97	\$2.94
▼ Sale Price PSF	\$403	\$404	\$402	\$399	\$399
◀▶ Cap Rate	5.6%	5.6%	5.6%	5.6%	5.6%
▼ Under Construction SF	449,913	454,716	434,201	432,082	471,134
▲ Inventory SF	140,427,049	140,416,482	140,389,262	140,388,920	140,390,289

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
155 Camino De La Reina San Diego, CA	185,051 SF	\$18,000,000 \$97.27 PSF	1555 Camino LLC Macys Primary Real Estate, Inc.	Multi-Tenant
437 S Highway 101 Solana Beach, CA	55,580 SF	\$32,125,000 \$578.00 PSF	Solana Beach Run LLC GRE Beachwalk LLC	Multi-Tenant
816-820 Paseo Del Rey Chula Vista, CA	42,417 SF	\$9,150,000 \$215.72 PSF	Agree Central LLC Macdonald Family Trust	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10765 Camino Ruiz San Diego, CA	17,028 SF	Mesa Centers	Undisclosed	Undisclosed
8694-8734 Lake Murray Boulevard San Diego, CA	16,123 SF	First Washington Realty	Dollar Tree	Discount Store
4516 Mission Boulevard San Diego, CA	11,000 SF	Marla K. Hicks	Urban Outfitters	Clothing Store

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