



Retail Market Report

San Francisco - CA USA

PREPARED BY



RETAIL MARKET REPORT

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12 Mo Deliveries in SF

17.7K

12 Mo Net Absorption in SF

(747K)

Vacancy Rate

6.5%

Market Asking Rent Growth

-2.1%

In the fourth quarter of 2024, San Francisco's retail market continues a year-long trend of weaker demand, as evidenced by low leasing volume, negative absorption, rising vacancy, and falling rents.

The downturn in demand is almost wholly localized in downtown San Francisco, which has seen widespread store closures in response to significant declines in vibrancy and vitality. Foot traffic from daytime office workers, residents, and visitors fell significantly during and after the COVID-19 pandemic. Additional well-publicized problems related to crime, homelessness, and drug use also plague many parts of downtown San Francisco, keeping shoppers away.

The high level of store closures has outpaced new leasing activity. The amount of space leased over the last 12 months is the lowest since 2021. Accordingly, annual net absorption is -750,000 SF as of the fourth quarter. It is important to note that all negative absorption occurred in downtown San Francisco, which accounts for around a quarter of San Francisco's retail market. In contrast, net absorption was flat in the remainder of the market, which includes the outer urban areas of San Francisco and the whole of San Mateo County.

New competitive supply is not a key consideration in San Francisco. The amount of new construction has been historically low for several years, dampened by weak demand growth, limited land availability, and restrictive planning policies that do not encourage growth.

With little change in supply, the weakness in demand has been responsible for the upward trend in available space. As of the fourth quarter, the availability rate was 6.0%. Again, availability was much higher in downtown San Francisco, at 13.6%, versus the remainder of the market, with an availability rate of 3.7%.

Shopping centers have seen the weakest performance over the past year, with the Emporium Centre in San Francisco responsible for a large share. Following the closure of Nordstrom and many other retailers, the super-regional mall recorded -350,000 SF of negative net absorption for the past year. Total shopping center availability increased to 26.9% in downtown San Francisco, compared to an average of 5.4% across the rest of the market.

A further aspect of the current weakness is a decline in rents. As of the fourth quarter, rents are -2.4% below where they were a year ago, making San Francisco the only major market in the nation with negative rent growth. Suburban shopping centers are maintaining their occupancy and rent performance at a higher level than downtown. Shopping center rents have fallen by 4.1% in downtown, while rent levels in similar centers are flat elsewhere in the metro area.

With no immediate sign of a turnaround, the current weakness in demand is projected to continue in the year ahead.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	5,451,324	24.5%	\$45.24	8.7%	0	0	0
Power Center	2,576,033	2.9%	\$41.89	5.4%	0	0	0
Neighborhood Center	7,785,671	8.5%	\$44.42	9.5%	29,222	0	0
Strip Center	1,762,857	4.1%	\$36.49	5.5%	9,969	0	0
General Retail	63,717,145	4.9%	\$41.99	5.1%	35,889	0	155,735
Other	1,036,029	12.4%	\$88.48	23.7%	(3,270)	0	0
Market	82,329,059	6.5%	\$42.90	6.0%	71,810	0	155,735

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	0.9% (YOY)	3.6%	6.1%	6.6%	2024 Q3	2.1%	2016 Q2
Net Absorption SF	(747K)	(7,180)	35,533	2,138,994	2007 Q2	(1,292,819)	2020 Q3
Deliveries SF	17.7K	253,897	37,591	927,640	2007 Q2	17,813	2024 Q3
Market Asking Rent Growth	-2.1%	1.7%	0.7%	5.3%	2015 Q1	-2.6%	2024 Q3
Sales Volume	\$505M	\$718.3M	N/A	\$1.7B	2022 Q1	\$160.2M	2010 Q1

Demand for retail space remains subdued in the fourth quarter of 2024. While new leasing volume is below the historical average, the larger problem is that more space is being vacated as tenants move out than is being leased to new tenants.

Negative net absorption has been a feature of the San Francisco market for the past eight years, during which time move-outs exceeded move-ins by 1.6 million SF. This contrasts with the prior eight years between 2006 and 2014, when move-ins exceeded move-outs by 5 million SF. This decline in absorption performance occurred during a period when San Francisco achieved one of the nation's highest growth rates in average household incomes. Therefore, the decay was not due to a lack of spending power but a shift in spending away from physical retail stores.

In the past two years, problems specific to downtown San Francisco have supplanted the shift to non-store retailing as the main cause of weakness in the local retail real estate sector. The COVID-19 pandemic ushered in a large fall in foot traffic, as office workers, residents, metro area shoppers, and tourists either moved away, stayed away from the downtown area or reduced their activity, resulting in widespread store closures.

As of the fourth quarter, annual net absorption in San Francisco was negative by -750,000 SF. The entirety of this negative absorption was due to store closures in downtown, an area comprising just 25% of the San Francisco market. The largest single decline in occupancy was at the Emporium Centre, formerly the Westfield San Francisco Centre, which had -350k SF of negative net absorption as Nordstrom and several major

chain retailers exited.

Downtown availability increased to 13.6% in the past year, and availability in downtown shopping centers is now more than 25%.

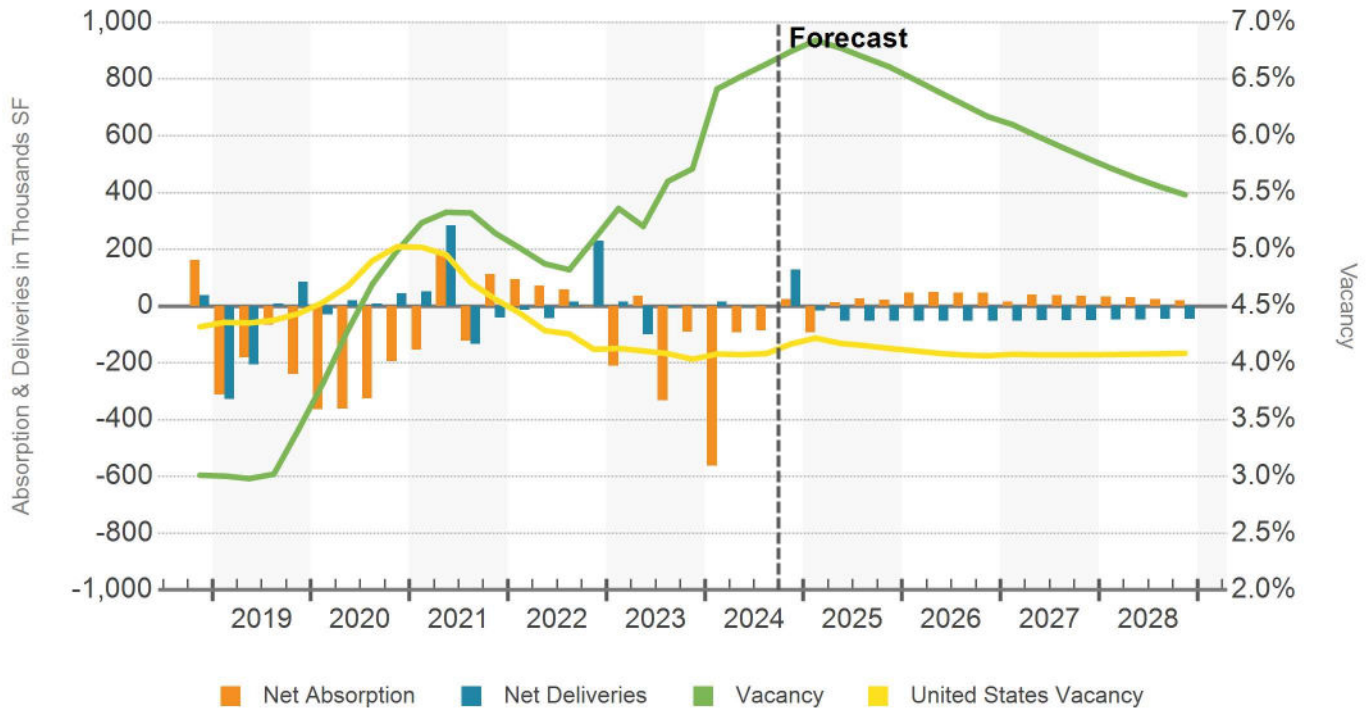
In contrast to downtown, occupancy and absorption in the remainder of the metro area, which includes San Francisco's urban suburbs and San Mateo County, have been flat in the past year.

San Francisco's smaller retail centers and urban Main Street shopping districts in the remainder of the metro area, which includes San Francisco's urban suburbs and San Mateo County, have performed well in recent years. They benefit from the shift in working patterns that has led to people spending more time shopping closer to home in their local neighborhoods.

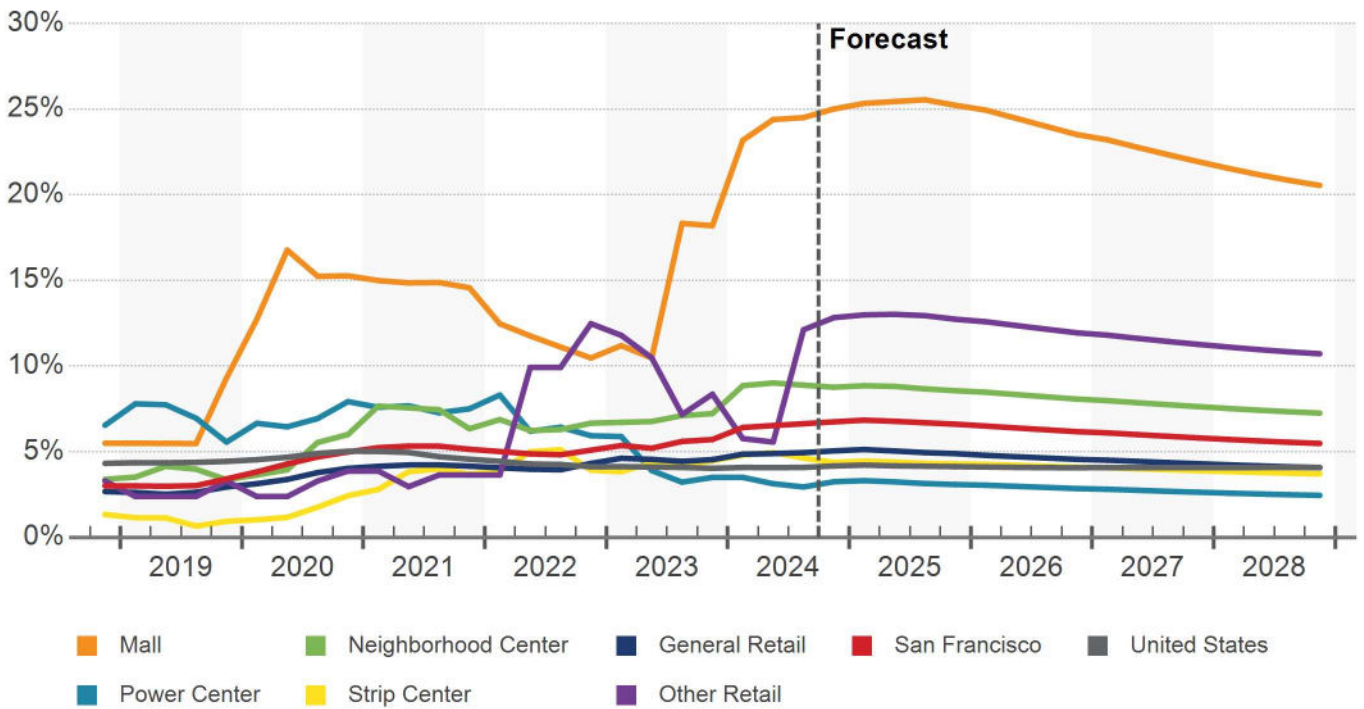
Absorption and occupancy in the remainder of the market have been flat over the past year. While leasing activity is below the 10-year average, these areas have seen fewer store closures than downtown, and the space markets remain tight, with availability at 3.7%. Retail categories where move-ins exceeded move-outs include auto dealerships, fast food restaurants, and supermarkets.

Reflecting the market conditions, retailers in San Francisco have not been aggressively expanding. The only tenant to open more than one new space in the past year is an urgent care provider, which took two new leases. The largest mass closure was due to the exit of Kelly-Moore Paints, which left behind nine stores across the metro area when it went out of business in 2024.

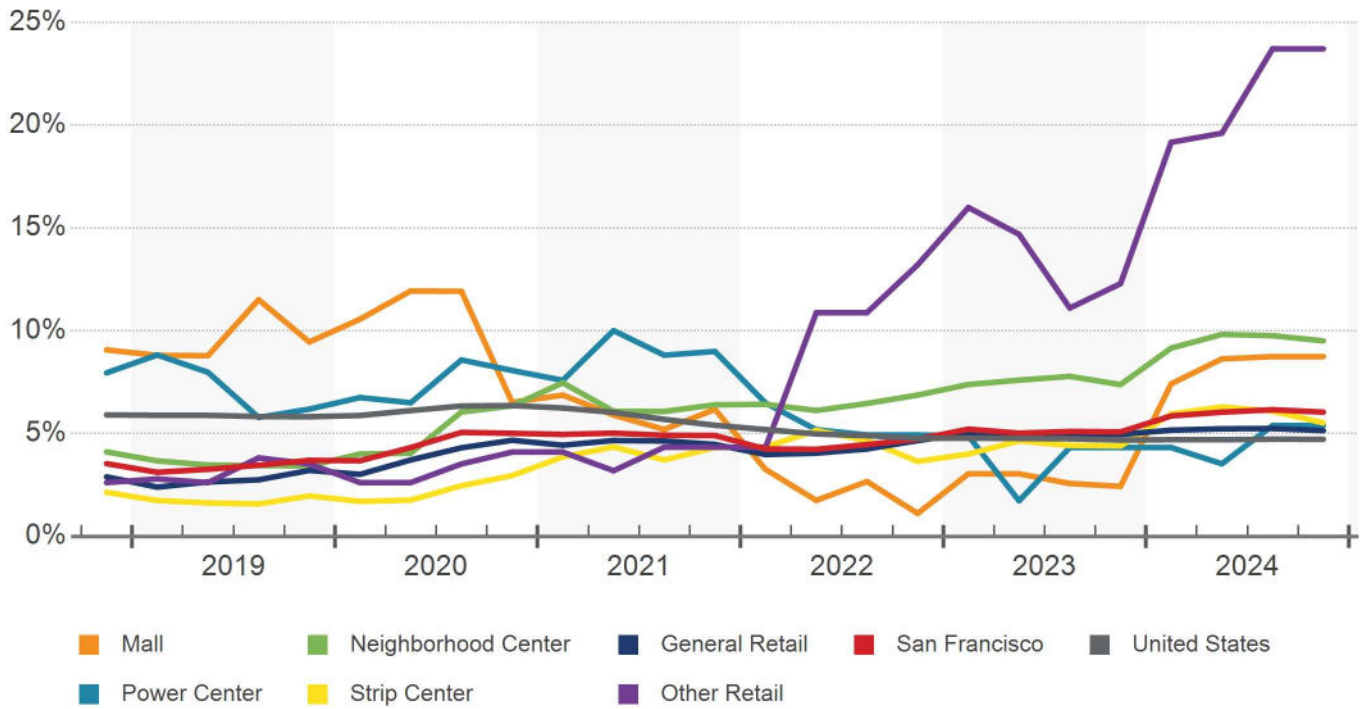
NET ABSORPTION, NET DELIVERIES & VACANCY



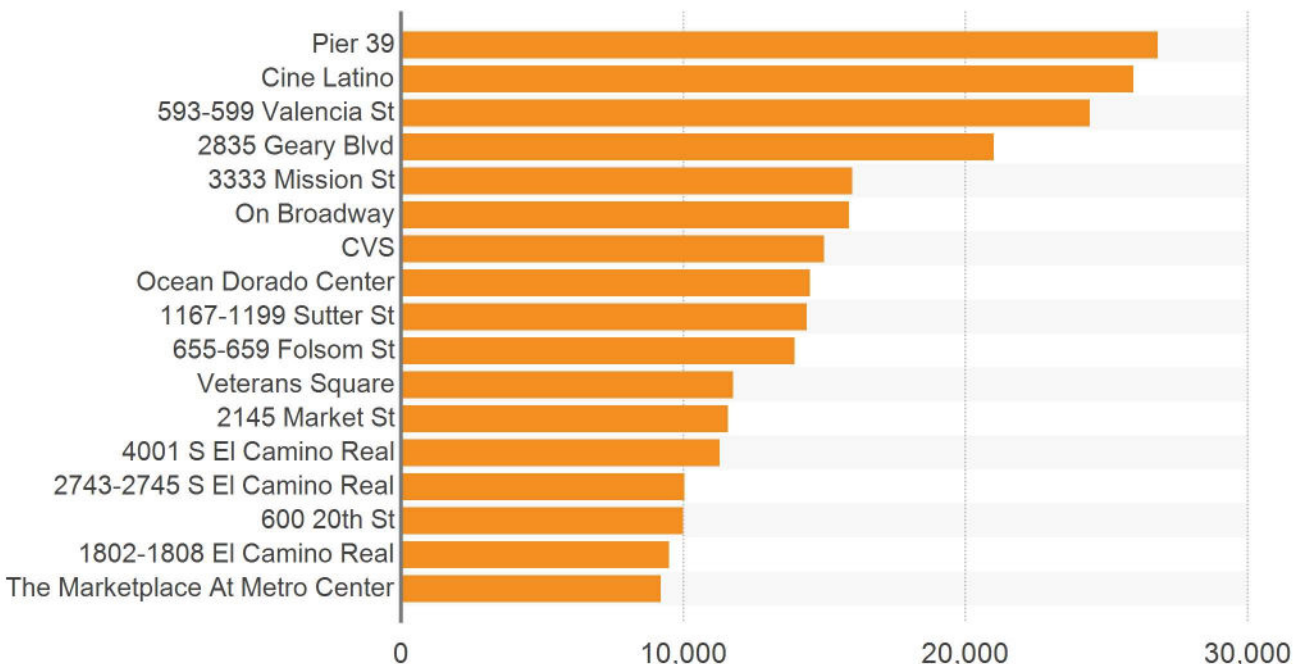
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
Pier 39	Waterfront/North Bea...	41,387	0	26,819	0	0	0	26,819
Cine Latino	Mission/Potrero	30,085	0	25,950	0	0	0	25,950
593-599 Valencia St	Mission/Potrero	25,683	0	(1,138)	0	25,563	0	24,425
2835 Geary Blvd	West of Van Ness	21,000	0	0	0	0	21,000	21,000
3333 Mission St	Southern City	16,000	0	16,000	0	0	0	16,000
On Broadway	Redwood City	145,119	3,689	(2,000)	18,000	(1,689)	0	15,873
CVS	Redwood City	15,000	0	15,000	0	0	0	15,000
Ocean Dorado Center	Southern City	53,004	0	0	0	0	0	14,508
1167-1199 Sutter St	Van Ness/Chinatown	35,000	0	0	8,191	6,194	0	14,385
655-659 Folsom St	Rincon/South Beach	13,942	0	13,942	0	0	0	13,942
Veterans Square	Redwood City	107,278	0	0	0	0	0	11,763
2145 Market St	Mission/Potrero	29,762	15,520	0	0	0	0	11,591
4001 S El Camino Real	San Mateo	13,500	0	0	0	0	0	11,299
2743-2745 S El Camino Real	San Mateo	13,800	0	0	0	0	0	10,043
600 20th St	Mission Bay/China B...	10,000	0	0	10,000	0	0	10,000
1802-1808 El Camino Real	Redwood City	11,000	0	0	4,000	5,500	0	9,500
The Marketplace At Metro Center	Foster City/Redwood...	92,896	0	0	9,214	0	0	9,214
Subtotal Primary Competitors		674,456	19,209	94,573	49,405	35,568	21,000	261,312
Remaining San Francisco Market		81,654,603	5,369,244	(658,906)	(143,480)	(123,127)	50,810	(1,011,164)
Total San Francisco Market		82,329,059	5,388,453	(564,333)	(94,075)	(87,559)	71,810	(749,851)

TOP RETAIL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name
Serramonte Center	Brisbane/Daly City	75,000	Q2 24	Jagalchi Market
2900 Alemany Blvd	Southern City	34,200	Q3 24	Touchstone Climbing
Livat San Francisco	MidMarket	23,000	Q1 24	Saluhall
2835 Geary Blvd	West of Van Ness	21,000	Q3 24	-
On Broadway	Redwood City	18,000	Q2 24	Domini Hoskins Black Hist...
Utah Industrial Park *	South San Francisco	17,667	Q2 24	Moulin Boulangerie
San Carlos Marketplace	Belmont/San Carlos	15,486	Q4 24	-
Chase Center	Mission Bay/China Basin	14,290	Q3 24	-
One California	Financial District	14,262	Q1 24	-
Pacific Plaza	Brisbane/Daly City	14,000	Q3 24	Daly Buffet
565 S Van Ness Ave	Mission/Potrero	14,000	Q2 24	Sherwin-Williams
280 Metro Center *	Brisbane/Daly City	13,184	Q1 24	Old Navy
2425 Irving St	West of Van Ness	12,500	Q1 24	25th Irving Market
380-388 El Camino Real	Belmont/San Carlos	12,420	Q4 23	Farmer's Business Network
Paradise Parking	South Financial District	12,266	Q3 24	Paradise Parking
750 Bush St	Union Square	12,000	Q3 24	Sixt Rent A Car
380 Convention Way	Redwood City	11,900	Q3 24	Ted Taormina
Eleven Eighty Old Mason Street 1	West of Van Ness	11,735	Q2 24	Pet Food Express
SFO Office Complex	Burlingame	11,353	Q4 23	Riggs
Oceanview Village	Southern City	11,180	Q2 24	7 Leaves Cafe
The Westin St. Francis San Francisc...	-	11,000	Q2 24	-
Mission Rock	Mission Bay/China Basin	10,432	Q2 24	Proper Food
Fort Mason Center	West of Van Ness	10,397	Q2 24	Arion Press
& 170 Post	Union Square	10,194	Q2 24	Bulgari
955-1055 Cesar Chavez St	Mission Bay/China Basin	10,000	Q4 23	Fix Auto
1218-1230 Burlingame Ave	Burlingame	10,000	Q1 24	Arhaus Furniture
The Marketplace At Metro Center	Foster City/Redwood Shrs	9,993	Q2 24	Daiso
ANM Parking	West of Van Ness	9,369	Q3 24	Exclusive Parking
Trinity Place	SoMa	9,263	Q1 24	-
Springline	Menlo Park	9,000	Q1 24	Burma Love
The Donahue Bldg	Financial District	8,936	Q1 24	Wayfare Tavern
272 Post St	Union Square	8,100	Q1 24	Clark Christopher Fine Art
2170 Folsom St	Mission/Potrero	7,940	Q1 24	Nima Oberoi-Lunares
220 Park Rd	Burlingame	7,937	Q4 23	Bacchus Management Gr...
1111 El Camino Real	South San Francisco	7,500	Q1 24	KFC
1646-1652 Stockton St	Waterfront/North Beach	7,238	Q2 24	-
2001 Van Ness Ave	Van Ness/Chinatown	7,210	Q4 23	Bay Breakers Boxing Gym
260 El Camino Real	Belmont/San Carlos	7,040	Q4 23	Rebarts Interiors
1167-1199 Sutter St	Van Ness/Chinatown	7,032	Q2 24	San Francisco LLC.
Prime Time	West of Van Ness	7,000	Q3 24	-

*Renewal

On a per-square-foot basis, average retail rents in San Francisco are the third highest in the nation and the highest in California. However, weak market demand has caused rents to fall in recent years. Indeed, San Francisco is the only US market to see negative rent growth over the past five years. That trend continues in the fourth quarter of 2024, with an average annual growth of -2.4% for the most recent 12 months.

Rents have fallen in response to the same negative demand pressures that have impacted occupancy, leasing, and absorption. Despite strong income growth, the declines in the resident population, daytime office workers, and tourist visitors have hit retailer revenues and their ability to afford San Francisco's high rents.

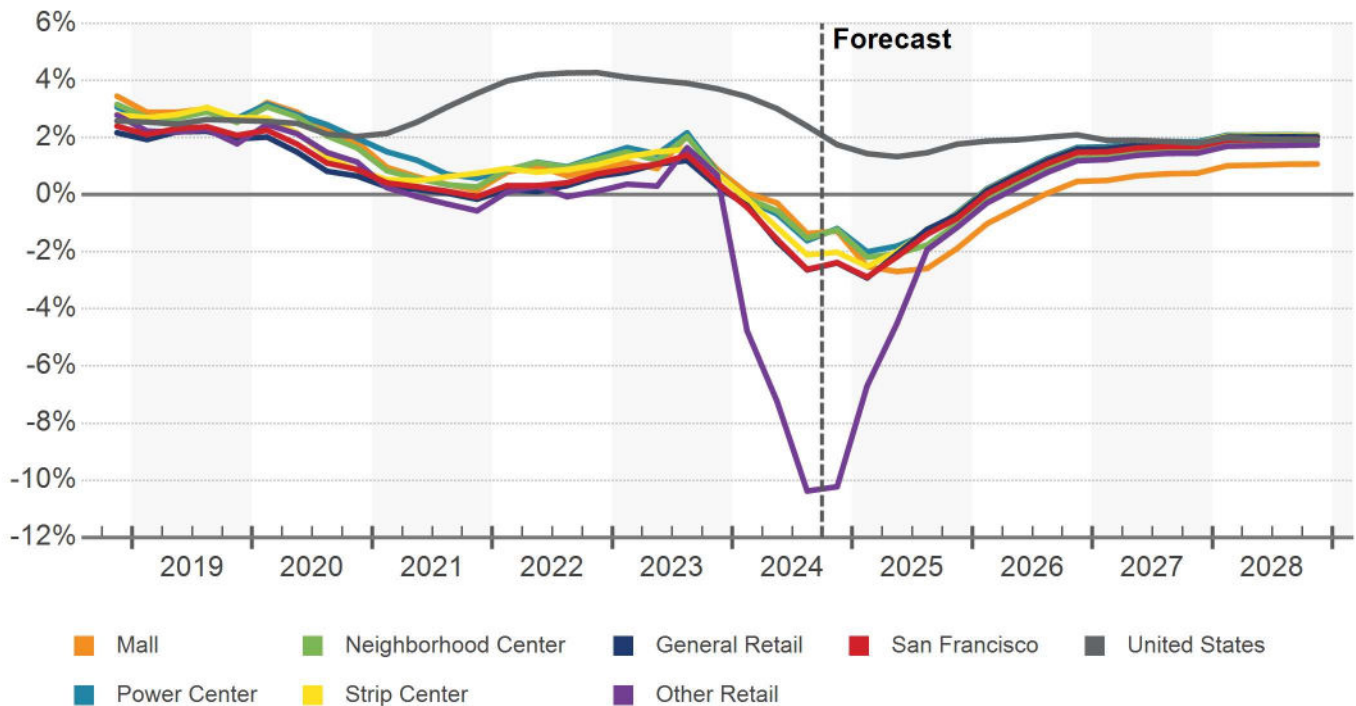
While downtown San Francisco has seen the largest falls in occupancy and absorption, the fall in rents has been widespread across the metro area. A key difference is the fortunes of shopping centers when compared to other

retail properties. In downtown San Francisco, shopping centers have seen the largest rent drops, averaging -4.1% over the past 12 months. Stores not in shopping centers saw an average fall of -1.5% over the same period.

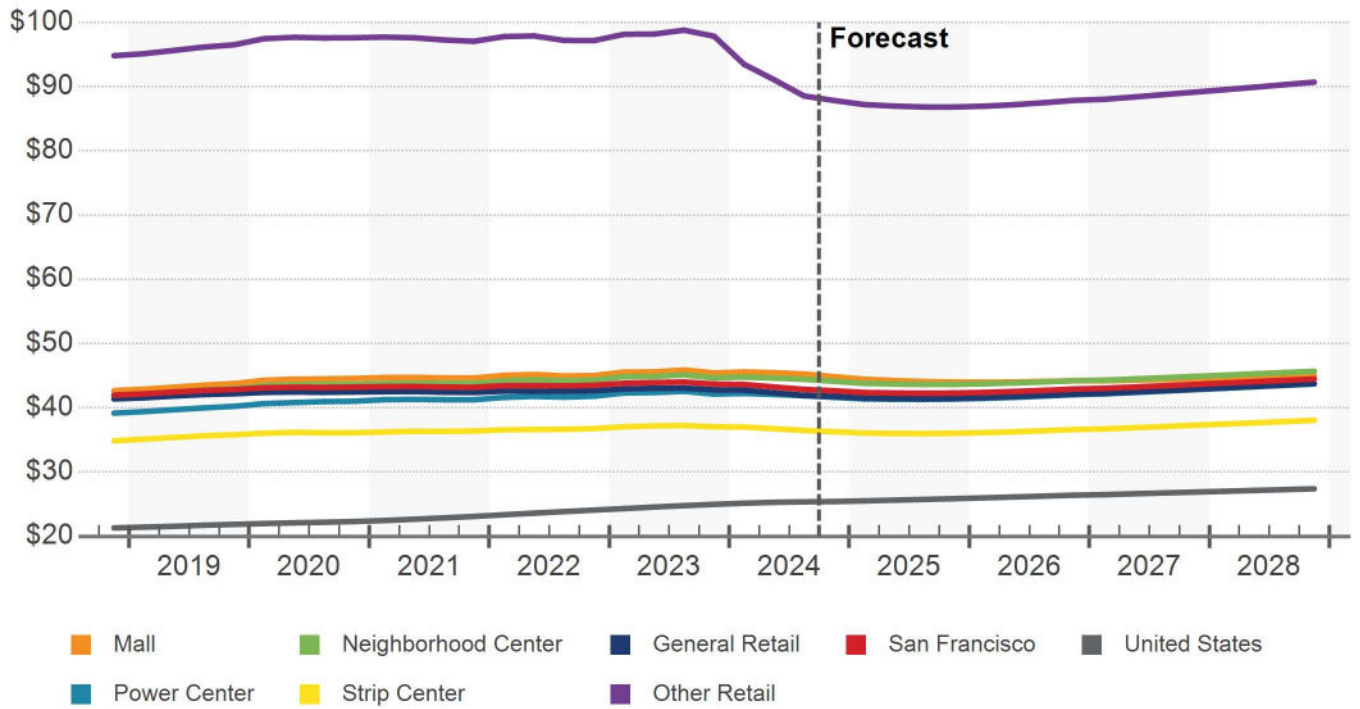
In the remainder of the market outside downtown San Francisco, shopping centers have superior rent performance, with average rents flat over the past year. By contrast, it is the non-shopping center retail properties that have seen a larger decline, with rents falling by -2.9% over the past year.

These trends are supported by discussions with leasing brokers, who attest to strong demand from retailers for space in suburban shopping centers in outer San Francisco and San Mateo County. This accords with a wider trend nationwide, with hybrid working causing increased shopping close to residential areas at the expense of downtown areas.

MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FOOT



As of the fourth quarter of 2024, construction of new retail properties in San Francisco is minimal. The only new stores that are currently underway are located at street level as part of mixed-use redevelopment projects.

Several unfavorable supply and demand trends have dampened retail construction activity. For many years, a lack of developable sites and restrictive planning policies limited new retail development. More recently, the shift to non-store retailing and population decline has reduced demand and diminished the viability of new retail projects. Moreover, in the past year, the persistence of high interest rates has raised the cost of construction financing, thereby presenting an additional challenge to the feasibility of retail developments.

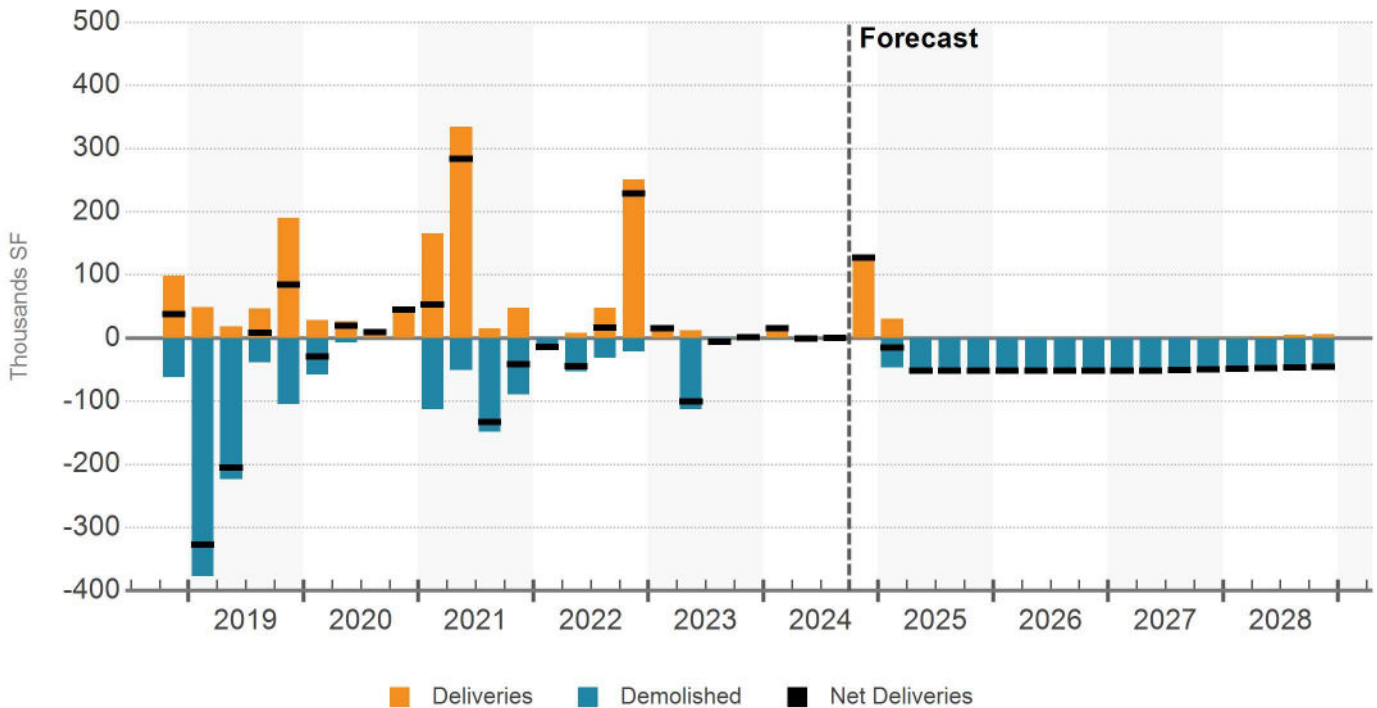
Over the longer term, the stock of shopping center space is falling as other uses become relatively more valuable. In Union Square, despite the weakness of San Francisco's office market, the renovation of the old Macy's office market, the renovation of the old Macy's Men's Store at 100 Stockton St. involves repositioning most of the 243,000-SF project as office space, as evidenced by the 23Q4 opening of a 65,000-

SF Convene co-working facility.

Another building previously part of Macy's Union Square complex, at 233 Geary St., was sold for redevelopment in 2020. Plans for the site call for street-level retail, several floors of office space, and residential condominiums on the upper levels. Similarly, the proposals for 48 Stockton St., previously occupied by Barneys New York, include a change to office uses for the upper four floors. These proposals have been in development for several years and face delays due to the downturn in demand for office space.

Redevelopment of brownfield sites is an additional source of new retail space; however, these projects focus on other uses, such as apartments and offices, with a more minor ancillary retail component. For example, Mission Rock is a mixed-use development in the Mission Bay submarket that completed its first phase in 2024. Two office towers and two multifamily buildings share a street-level concourse that will contain several retailers and eateries, several of which have been leased and are currently being fitted out.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

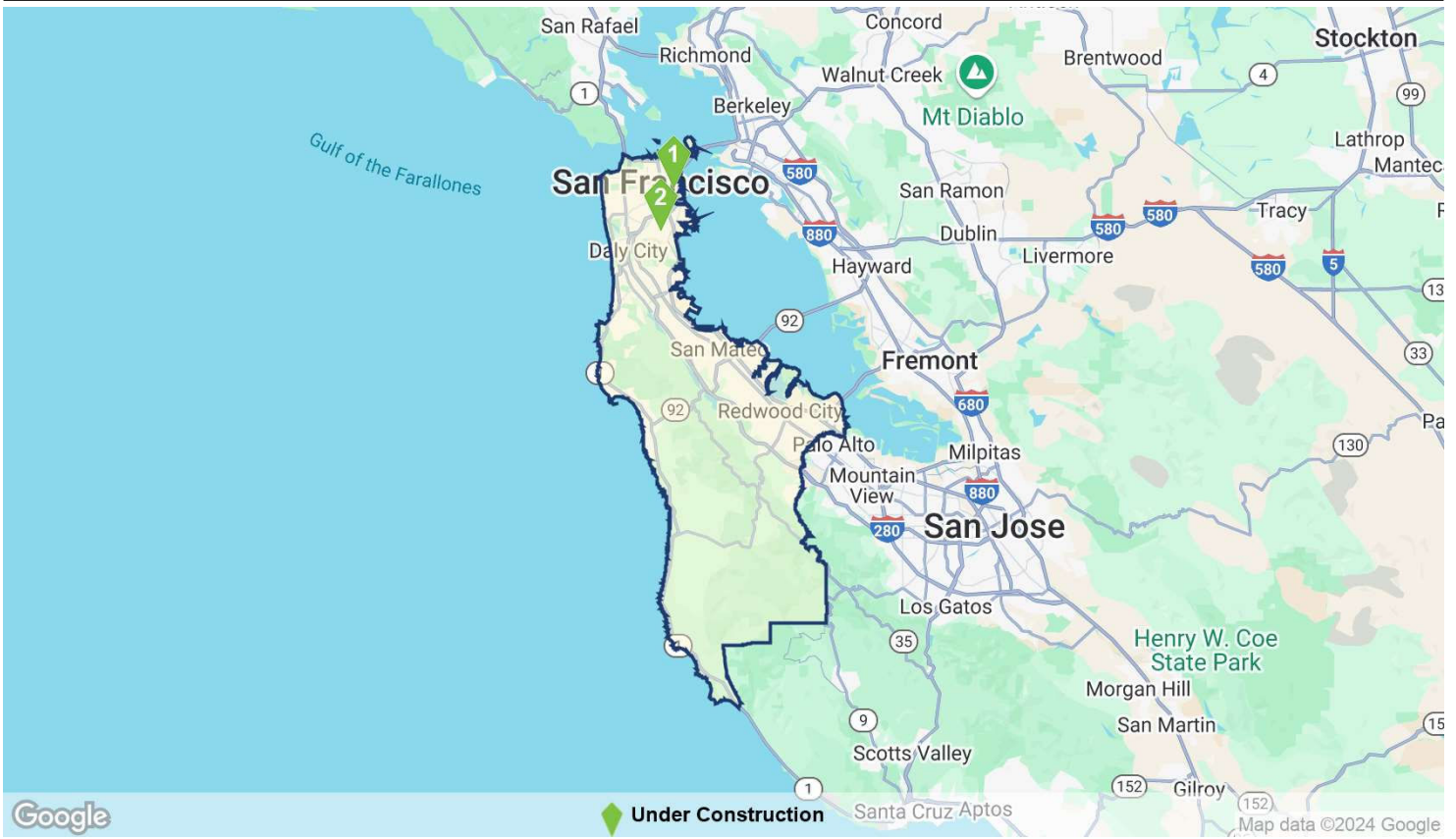
No.	Submarket	Under Construction Inventory					Average Building Size		
		Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Showplace Square	1	125	125	100%	1	20,053	125,000	1
2	Southern City	1	31	28	90.9%	2	5,005	30,735	2
3	Bayview/Hunters Point	0	-	-	-	-	5,154	-	-
4	Belmont/San Carlos	0	-	-	-	-	5,936	-	-
5	Brisbane/Daly City	0	-	-	-	-	11,863	-	-
6	Burlingame	0	-	-	-	-	8,681	-	-
7	Civic Center	0	-	-	-	-	7,622	-	-
8	Financial District	0	-	-	-	-	9,195	-	-
9	Foster City/Redwood Shrs	0	-	-	-	-	21,977	-	-
10	Jackson Square	0	-	-	-	-	9,386	-	-
	All Other	0	-	-	-	-	8,240	-	-
Totals		2	156	153	98.2%		7,781	77,868	

Under Construction Properties

San Francisco Retail

Properties	Square Feet	Percent of Inventory	Released
2	155,735	0.2%	98.2%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 Flower Market 901 16th St	★★★★☆	125,000	2	Sep 2023	Nov 2024	Kilroy Realty Corporation Kilroy Realty Corporation
2 1545 Sunnydale Ave	★★★☆☆	30,735	1	Oct 2023	Jan 2025	-

Transaction volume remains low in San Francisco compared to historical trends. At \$490 million, the total sales volume for the past 12 months has been the lowest since the Great Recession. The average annual volume over the past decade is \$898 million.

The number of deals is also well below the historical trend, with 180 transactions closing in the past year versus the 10-year annual average of 370.

Private investors have traditionally been the dominant buyers of San Francisco retail properties, and their share of deals has increased in the current investment climate. On the other hand, institutional and REIT investors are adopting a more cautious stance and have pulled back on acquisition activity.

In the past year, 90% of the deal volume was shared between private investors, 68%, and users, with 22% of total acquisitions. Institutional investors accounted for just 9% of acquisitions.

By comparison, over the past decade, private investors were the buyers for 59% of deal volume, users 10%, institutions 15%, and REITs 12%.

Many of San Francisco's retail properties are small spaces in the city's older urban neighborhoods. Mixed-use buildings are common, with retail stores below residential or other uses on the upper floors.

Accordingly, most transactions have small deal sizes. Properties that sold for less than \$2.5 million comprise

around two-thirds of investment deals and a quarter of deal volume, a proportion that has not varied significantly over time. Pricing for these properties has reduced recently, with cap rates falling from 4.5% to 7.0%. This compares with the 2020-2022 period when cap rates generally ranged from 3.0% to 6.5%.

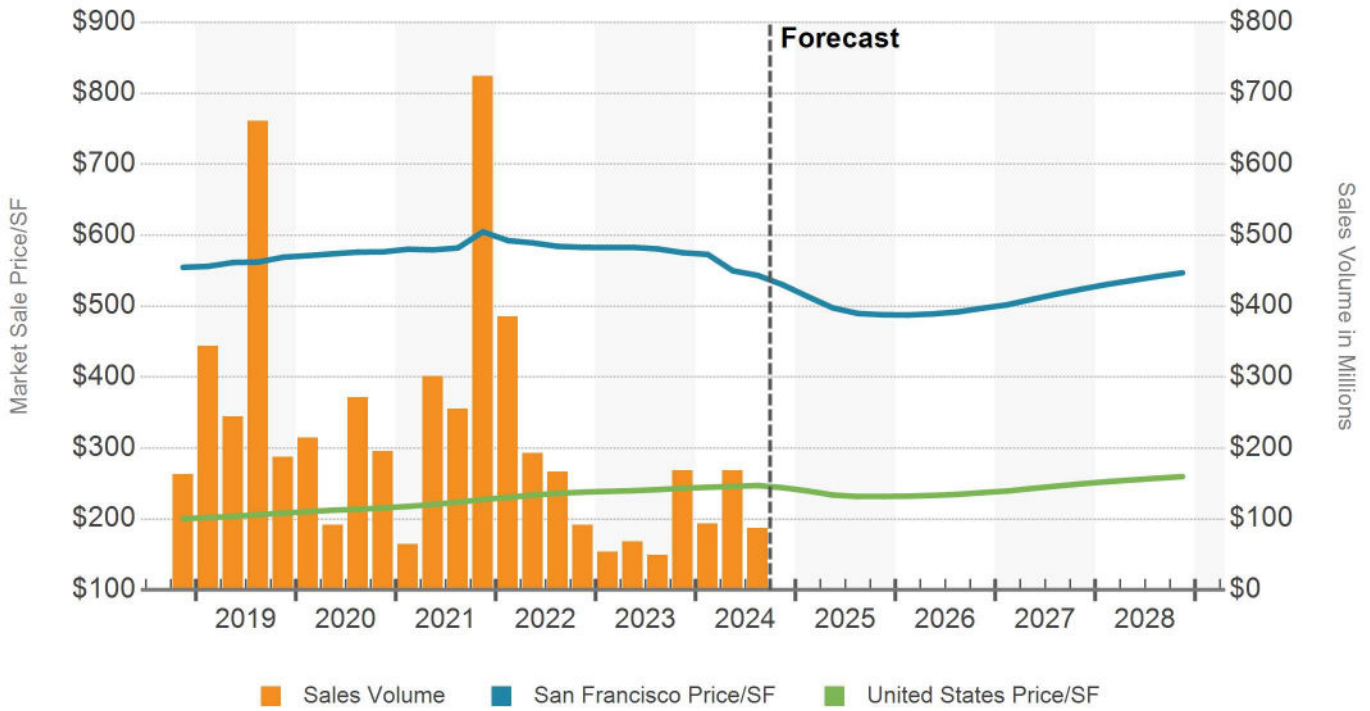
Over the past year, the average cap rate for larger transactions over \$5 million ranged from 4.5% to 5.5%. Between 2020 and 2022, cap rates for this size group ranged from 3.5% to 5%.

Just three neighborhood centers traded hands in the past 12 months. One was Strawflower Village, a 79,000 SF property in Half Moon Bay, sold in November 2023. Anchored by a Safeway grocery store, the property sold for \$34 million, or \$430/SF, with a 5.44% cap rate and was 96% leased at the time of sale.

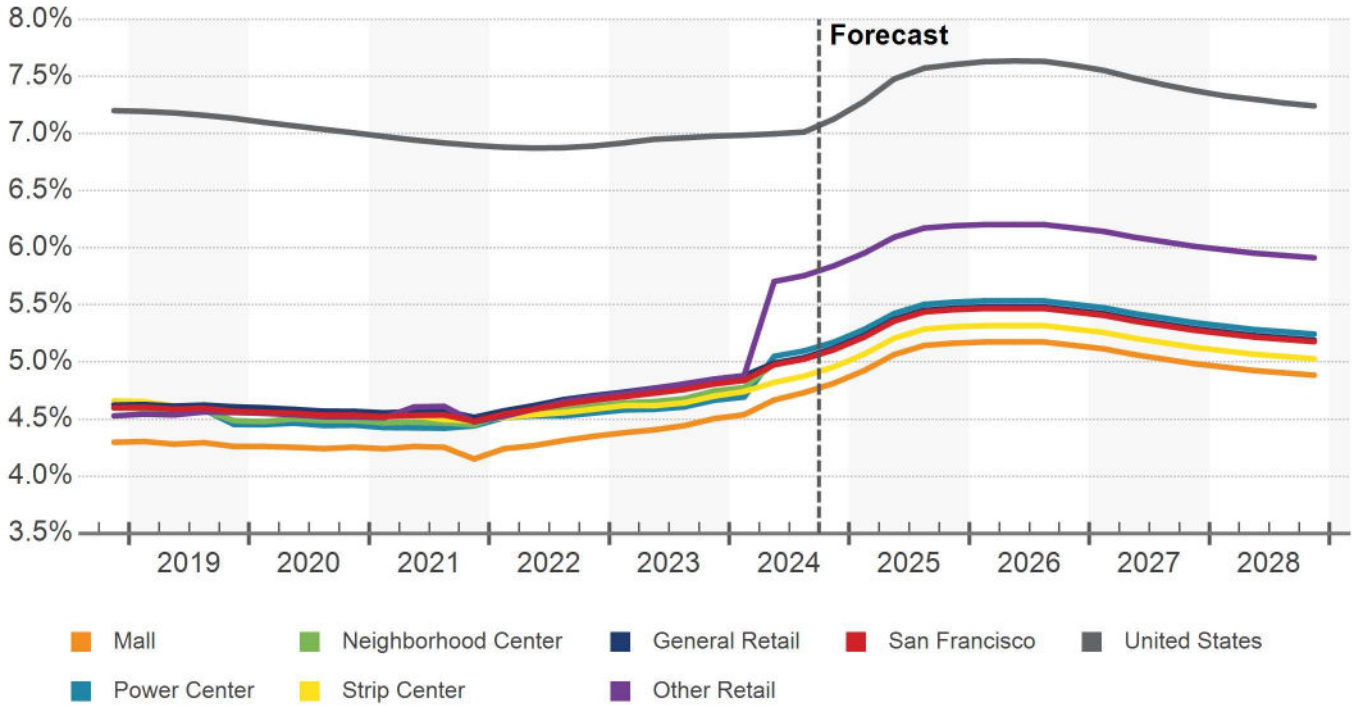
A similar sale in 2020 achieved a higher price of \$568/SF and a 4.25% cap rate. The Five Points Center in Redwood City was a 36,000 SF neighborhood center anchored by Bed, Bath & Beyond. The center was fully leased and traded for \$20.3 million in a 1031 transaction.

Market participants are confident that the market will begin to thaw as the lower cost of debt brings more buyers into the market. However, it will need a return to positive growth in retail operating performance to allow buyers to underwrite higher rent growth projections. This will likely take more time; therefore, continued pricing decline is forecast for the year ahead.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

San Francisco Retail

Sale Comparables

199

Avg. Cap Rate

5.2%

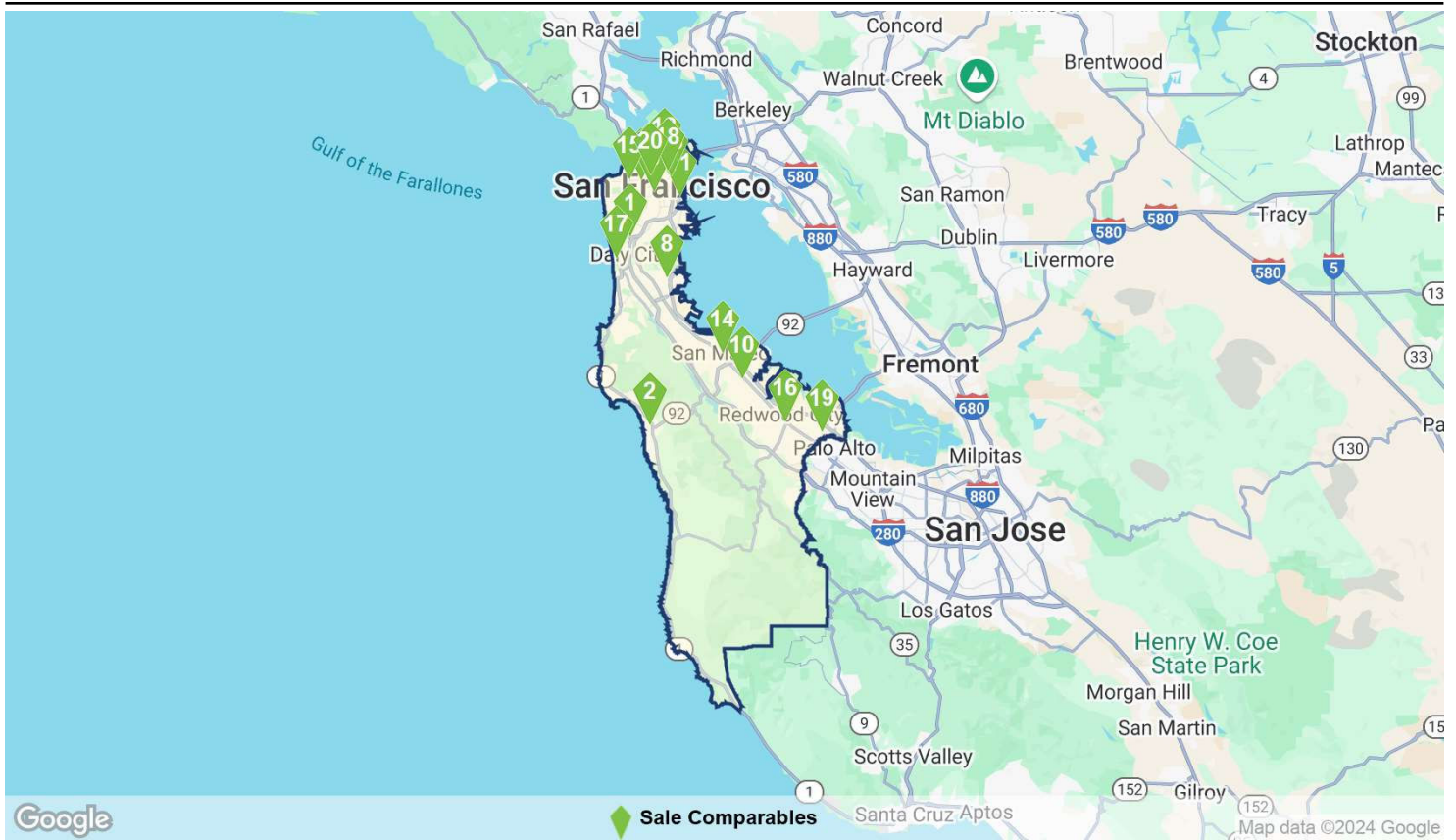
Avg. Price/SF

\$381

Avg. Vacancy At Sale

6.0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$140,000	\$3,146,342	\$1,800,000	\$37,140,000
Price/SF	\$33	\$381	\$491	\$12,500
Cap Rate	1.8%	5.2%	5.2%	8.0%
Time Since Sale in Months	0.6	6.1	6.4	12.0
Property Attributes	Low	Average	Median	High
Building SF	440	8,429	4,104	185,964
Stories	1	2	2	7
Typical Floor SF	440	5,872	2,304	185,964
Vacancy Rate At Sale	0%	6.0%	0%	100%
Year Built	1885	1938	1928	2021
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.2	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Sales Past 12 Months

San Francisco Retail

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 3911-3951 Alemany Blvd	★★★★☆	2001	185,964	20.5%	5/1/2024	\$37,140,000	\$200	-
2 Strawflower Village 50-80 Cabrillo Hwy N	★★★★☆	1985	78,940	0%	11/15/2023	\$34,000,000	\$431	5.4%
3 1000 Van Ness Ave	★★★★☆	1920	164,168	0%	12/4/2023	\$28,000,000	\$171	-
4 Burberry 225 Post St	★★★★☆	1909	18,738	24.9%	8/15/2024	\$17,400,000	\$929	-
5 2835 Geary Blvd	★★★★☆	1981	21,000	100%	7/10/2024	\$11,578,451	\$551	-
6 2259 Fillmore St	★★★★☆	1913	3,448	0%	1/12/2024	\$11,000,000	\$3,190	-
7 2208-2216 Fillmore St	★★★★☆	1900	7,375	0%	4/3/2024	\$10,614,221	\$1,439	-
8 500 Linden Ave	★★★★☆	1971	11,095	0%	6/4/2024	\$10,500,000	\$946	-
9 2145 Market St	★★★★☆	1923	29,762	52.1%	4/9/2024	\$9,350,000	\$314	-
10 100 El Camino Real	★★★★☆	1949	19,000	0%	12/22/2023	\$9,250,000	\$487	7.8%
11 600 20th St	★★★★☆	1972	10,000	0%	5/15/2024	\$8,500,000	\$850	-
12 320-350 Bay St	★★★★☆	1968	86,615	0%	12/22/2023	\$7,760,000	\$90	-
13 678 Mission St	★★★★☆	1922	20,166	0%	6/5/2024	\$6,650,000	\$330	-
14 710-714 S B St	★★★★☆	1955	7,950	0%	1/5/2024	\$6,200,000	\$780	4.5%
15 Tong Palace Seafood Re... 933 Clement St	★★★★☆	1982	9,000	0%	10/25/2023	\$6,200,000	\$689	-
16 O'Reilly Auto Parts 2411 El Camino Real Rd	★★★★☆	1972	11,508	0%	12/14/2023	\$6,150,000	\$534	5.2%
17 505 Skyline Dr	★★★★☆	2016	1,403	0%	8/7/2024	\$6,000,000	\$4,277	-
18 801 Grant Ave	★★★★☆	1908	5,969	0%	11/21/2023	\$5,500,000	\$921	-
19 500 Willow Rd	★★★★☆	2005	440	0%	3/26/2024	\$5,500,000	\$12,500	-
20 2001 Fillmore St	★★★★☆	1900	6,927	0%	4/9/2024	\$5,500,000	\$794	-

The San Francisco Bay Area is the global leader in innovation and development of information technology. Home to several of the world's largest companies, including Apple, Alphabet, NVIDIA, and Meta, San Francisco and San Jose lead the nation with the highest economic growth rates at the metropolitan level. This translates into high wages and nation-leading household income growth. In turn, San Francisco has some of the nation's highest rents and prices across all real estate asset classes.

However, growth in the technology sector tends to be volatile, with innovation happening in bursts. This does not sit well with the slow-moving world of real estate, with the result that San Francisco's real estate markets have a long history of boom followed by bust, causing volatility in rents, prices, and vacancy.

The current boom-bust cycle began with the tech boom of the 2010s, which comprised a significant expansion of cloud computing and mobile technologies. San Francisco was the hub for leading companies that built global businesses around mobile applications that disrupted traditional industries. Real estate demand surged, prompting nation-leading rates of growth in rents and prices and a surge in the construction of office and residential towers in downtown San Francisco.

The cycle abruptly turned downwards in early 2020. By

then, affordability had become a problem, causing businesses and people to relocate from San Francisco to less expensive parts of the country. The COVID-19 pandemic and associated lockdowns triggered a surge in this exodus. Tech companies adopted distributed workforce models, and employees left the city in large numbers. While the outward migration has now abated, San Francisco's resident population has yet to recover from the tens of thousands who moved away.

Starting in 2022, cyclical economic pressures have also been at work after the Fed began raising interest rates to slow the economy and reduce inflation. Locally, the most visible impacts have been layoffs in the tech sector and a large decline in real estate investment sales activity.

Downtown San Francisco has suffered the most, where the exodus of tech workers is part of a broader narrative that involves population decline and an increase in crime, homelessness, and drug abuse. Low economic activity and social problems have impacted the viability of retailers, restaurants, and hotels.

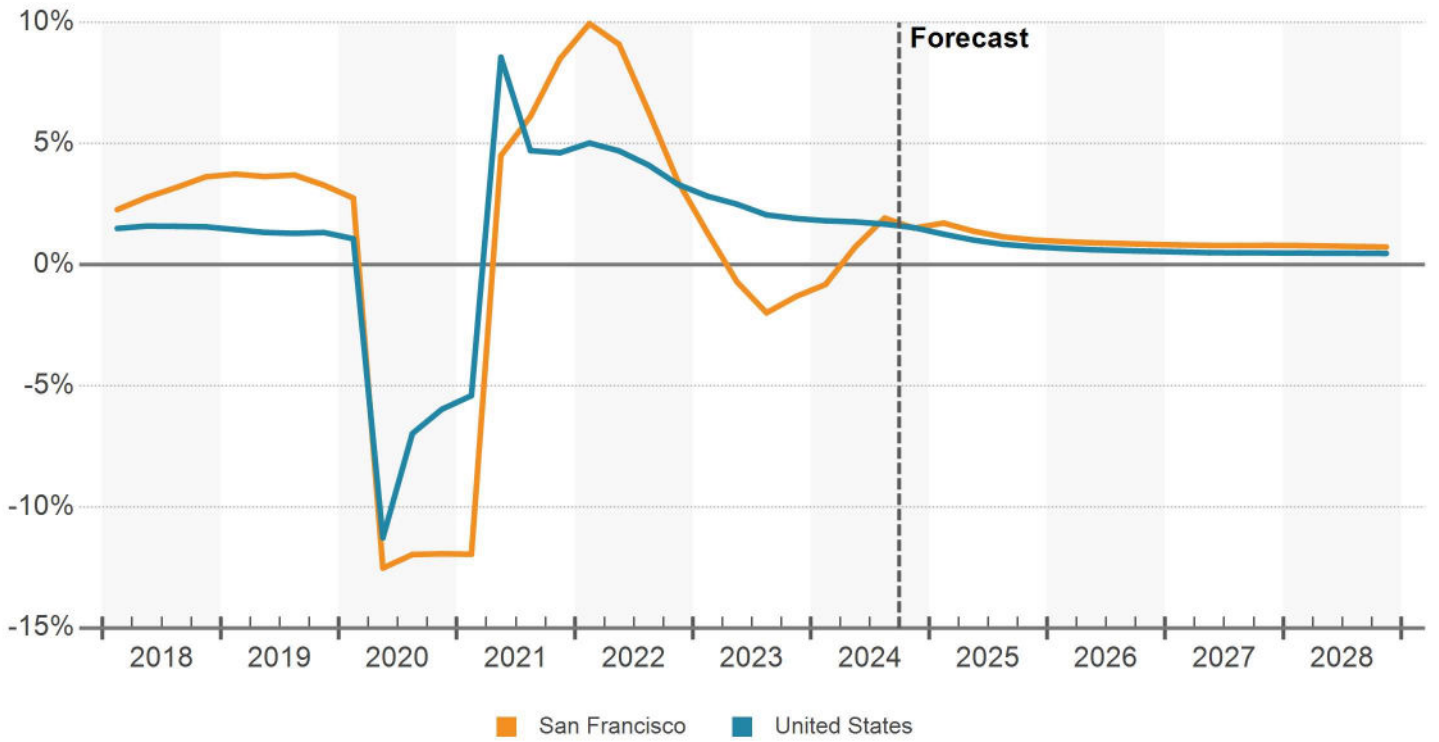
Total employment is now slightly ahead of its pre-pandemic level. However, with the increase in flexible working practices, it is unclear how many San Francisco businesses' employees live in the metro area. After falling to a 10-year low of 2.3% in 2022, the unemployment rate has increased to just under 4.0%.

SAN FRANCISCO EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	35	0.4	-0.37%	0.40%	-0.54%	0.62%	0.51%	0.33%
Trade, Transportation and Utilities	133	0.6	1.72%	0.83%	-0.43%	1.00%	0.06%	0.28%
Retail Trade	66	0.6	1.85%	0.86%	-2.06%	0.24%	0.01%	0.21%
Financial Activities	82	1.2	-0.30%	0.38%	1.05%	1.47%	0.08%	0.35%
Government	142	0.8	2.79%	2.20%	1.75%	0.66%	0.64%	0.51%
Natural Resources, Mining and Construction	42	0.6	0.43%	2.34%	2.34%	2.26%	0.64%	0.72%
Education and Health Services	159	0.8	3.59%	3.49%	2.57%	2.07%	0.73%	0.77%
Professional and Business Services	300	1.7	0.73%	0.82%	2.13%	1.81%	1.15%	0.59%
Information	116	5.2	0.14%	0.57%	7.43%	1.02%	1.81%	0.54%
Leisure and Hospitality	133	1.0	5.22%	2.23%	0.00%	1.47%	1.16%	0.98%
Other Services	39	0.9	2.94%	1.40%	-0.28%	0.61%	0.75%	0.49%
Total Employment	1,181	1.0	1.85%	1.65%	1.69%	1.33%	0.86%	0.56%

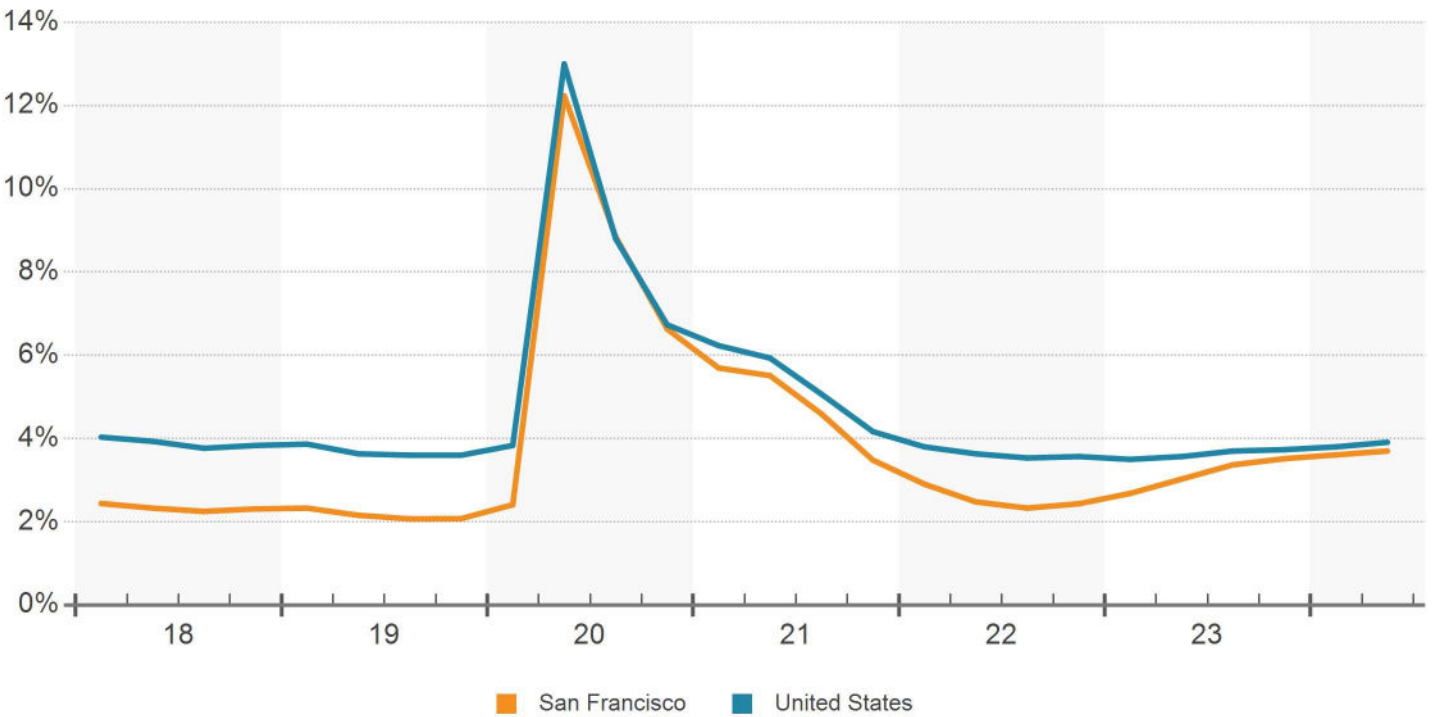
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

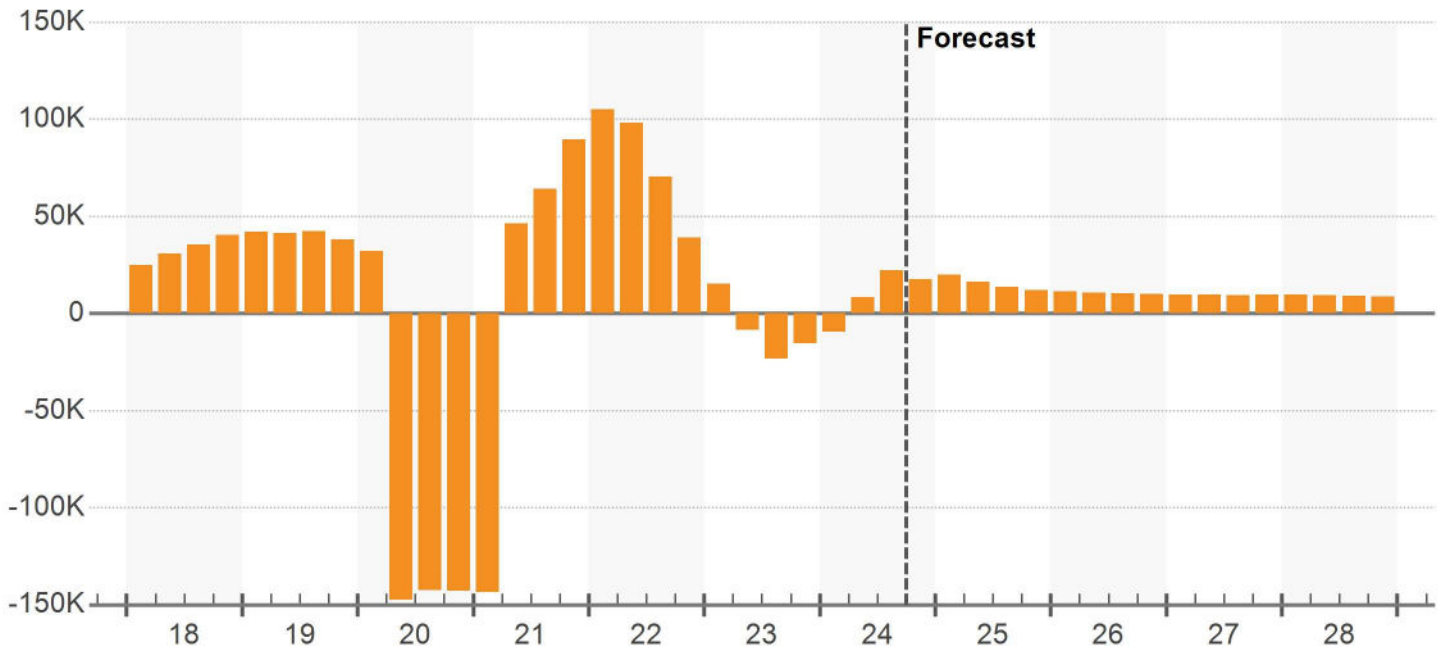


Source: Oxford Economics

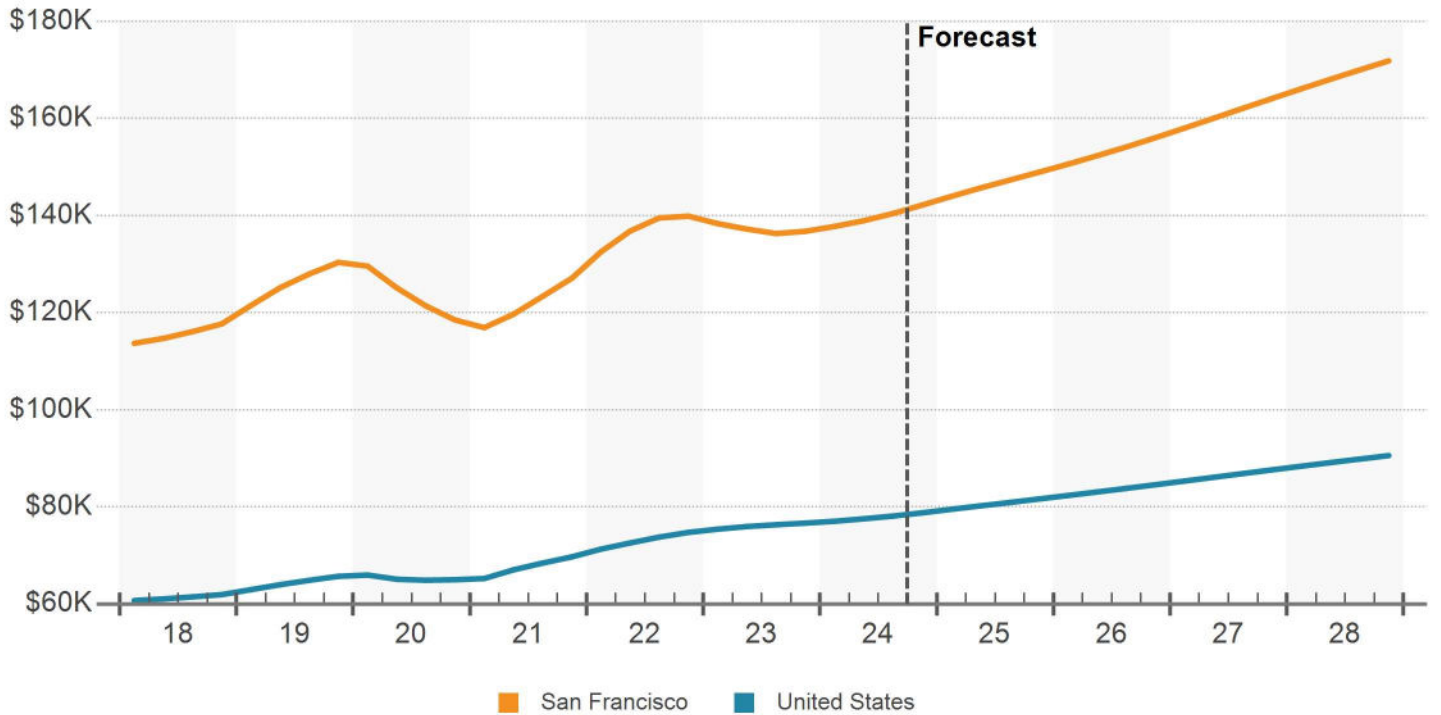
UNEMPLOYMENT RATE (%)



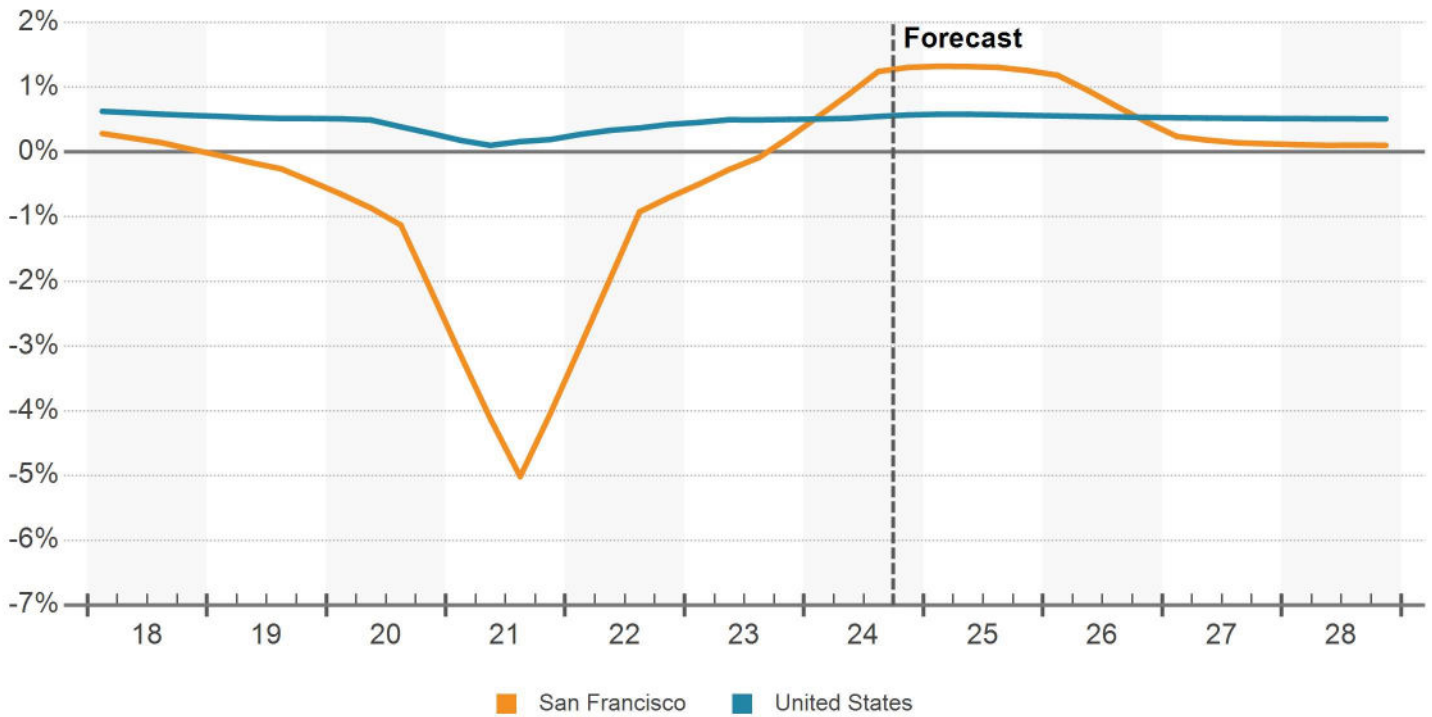
NET EMPLOYMENT CHANGE (YOY)



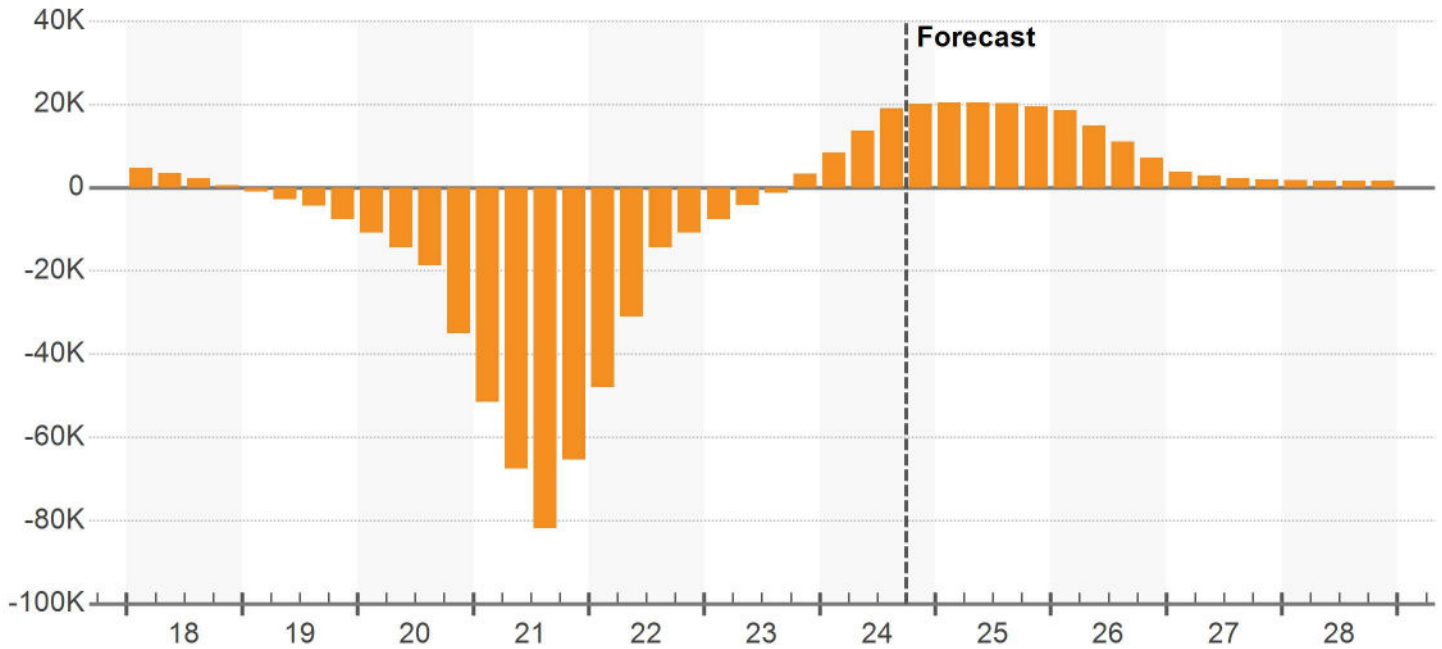
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

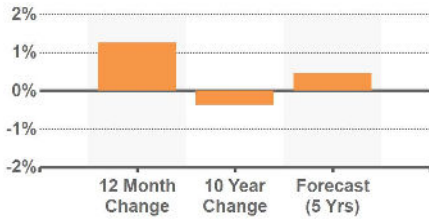


DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,555,250	336,826,156	1.3%	0.5%	-0.4%	0.5%	0.5%	0.5%
Households	633,086	131,653,781	1.4%	0.7%	0.1%	0.9%	0.6%	0.6%
Median Household Income	\$140,701	\$78,223	3.2%	2.4%	4.6%	3.9%	4.8%	3.5%
Labor Force	1,011,588	168,432,406	0.5%	0.5%	0.6%	0.8%	0.6%	0.5%
Unemployment	3.7%	3.9%	0.3%	0.2%	0%	-0.2%	-	-

Source: Oxford Economics

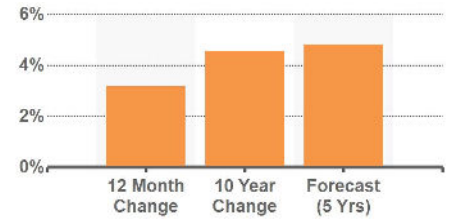
POPULATION GROWTH



LABOR FORCE GROWTH



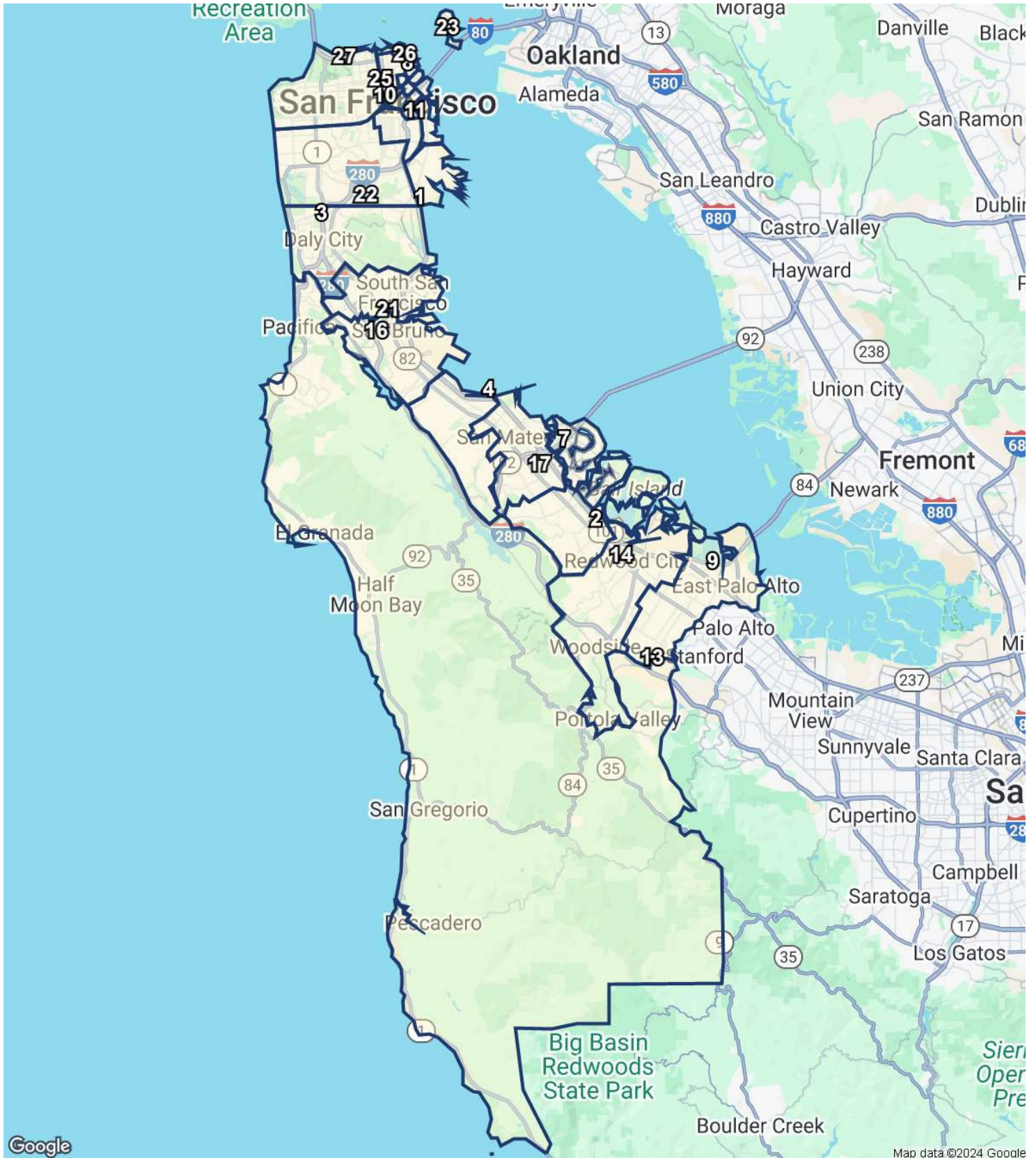
INCOME GROWTH



Source: Oxford Economics

Submarkets

SAN FRANCISCO SUBMARKETS



Submarkets

SUBMARKET INVENTORY

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Bayview/Hunters Point	142	732	0.9%	19	0	0	0%	-	0	-	-	-
2	Belmont/San Carlos	380	2,256	2.7%	14	0	0	0%	-	0	-	-	-
3	Brisbane/Daly City	460	5,457	6.6%	5	0	0	0%	-	0	-	-	-
4	Burlingame	268	2,326	2.8%	13	0	0	0%	-	0	-	-	-
5	Civic Center	40	305	0.4%	27	0	0	0%	-	0	-	-	-
6	Financial District	72	662	0.8%	20	0	0	0%	-	0	-	-	-
7	Foster City/Redwood Shrs	36	791	1.0%	18	0	0	0%	-	0	-	-	-
8	Jackson Square	33	310	0.4%	26	0	0	0%	-	0	-	-	-
9	Menlo Park	221	1,830	2.2%	16	0	0	0%	-	0	-	-	-
10	MidMarket	36	571	0.7%	22	0	0	0%	-	0	-	-	-
11	Mission Bay/China Basin	31	521	0.6%	23	0	0	0%	-	0	-	-	-
12	Mission/Potrero	982	6,636	8.1%	4	0	0	0%	-	0	-	-	-
13	Peninsula Coastline	325	3,167	3.8%	10	1	2	0.1%	2	0	-	-	-
14	Redwood City	492	3,963	4.8%	7	1	15	0.4%	1	0	-	-	-
15	Rincon/South Beach	35	333	0.4%	25	0	0	0%	-	0	-	-	-
16	San Bruno/Millbrae	416	3,869	4.7%	8	0	0	0%	-	0	-	-	-
17	San Mateo	545	4,943	6.0%	6	0	0	0%	-	0	-	-	-
18	Showplace Square	29	582	0.7%	21	0	0	0%	-	1	125	21.5%	1
19	South Financial District	25	349	0.4%	24	0	0	0%	-	0	-	-	-
20	South of Market	186	1,743	2.1%	17	0	0	0%	-	0	-	-	-
21	South San Francisco	256	2,615	3.2%	12	0	0	0%	-	0	-	-	-
22	Southern City	1,931	9,664	11.7%	2	1	0	0%	3	1	31	0.3%	2
23	Treasure/Yerba Buena Isl...	2	55	0.1%	28	0	0	0%	-	0	-	-	-
24	Union Square	148	3,246	3.9%	9	0	0	0%	-	0	-	-	-
25	Van Ness/Chinatown	875	7,033	8.5%	3	0	0	0%	-	0	-	-	-
26	Waterfront/North Beach	254	3,083	3.7%	11	0	0	0%	-	0	-	-	-
27	West of Van Ness	2,324	13,078	15.9%	1	0	0	0%	-	0	-	-	-
28	Yerba Buena	37	2,211	2.7%	15	0	0	0%	-	0	-	-	-

Submarkets

SUBMARKET RENT

No.	Submarket	Market Asking Rent		12 Month Market Asking Rent		QTD Annualized Market Asking Rent	
		Per SF	Rank	Growth	Rank	Growth	Rank
1	Bayview/Hunters Point	\$21.99	27	-2.2%	20	3.4%	2
2	Belmont/San Carlos	\$37.39	21	-2.4%	23	2.2%	7
3	Brisbane/Daly City	\$39.22	17	-1.7%	9	0.6%	20
4	Burlingame	\$47.97	9	-1.6%	8	1.9%	11
5	Civic Center	\$50.74	5	-2.7%	25	3.2%	3
6	Financial District	\$60.61	2	-2.3%	22	1.8%	12
7	Foster City/Redwood Shrs	\$43.90	12	-1.3%	2	-0.4%	25
8	Jackson Square	\$50.47	6	-1.8%	12	0.7%	19
9	Menlo Park	\$47.94	10	-1.8%	10	1.3%	15
10	MidMarket	\$40.08	16	-1.6%	7	-0.7%	27
11	Mission Bay/China Basin	\$40.61	15	-1.4%	3	0%	24
12	Mission/Potrero	\$42.98	13	-2.5%	24	2.7%	6
13	Peninsula Coastline	\$34.11	24	-1.8%	13	1.2%	16
14	Redwood City	\$36.97	22	-2.0%	17	2.0%	9
15	Rincon/South Beach	\$39.03	19	-1.9%	14	1.1%	17
16	San Bruno/Millbrae	\$37.83	20	-2.1%	19	1.4%	13
17	San Mateo	\$36.61	23	-2.0%	16	0.3%	22
18	Showplace Square	\$47.03	11	-1.4%	4	-0.6%	26
19	South Financial District	\$50.10	7	-1.6%	6	0.9%	18
20	South of Market	\$29.45	26	-2.1%	18	1.4%	14
21	South San Francisco	\$30.76	25	-1.9%	15	1.9%	10
22	Southern City	\$41.21	14	-2.7%	26	3.1%	4
23	Treasure/Yerba Buena Isl...	\$8.30	28	-2.3%	21	2.9%	5
24	Union Square	\$54.55	3	-1.4%	5	0.1%	23
25	Van Ness/Chinatown	\$39.17	18	-5.5%	28	2.2%	8
26	Waterfront/North Beach	\$64.40	1	-1.8%	11	0.5%	21
27	West of Van Ness	\$49.40	8	-2.8%	27	3.6%	1
28	Yerba Buena	\$52.06	4	-1.2%	1	-0.9%	28

SUBMARKET VACANCY & NET ABSORPTION

No.	Submarket	Vacancy			12 Month Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Bayview/Hunters Point	16,951	2.3%	6	(9,445)	-1.3%	19	-
2	Belmont/San Carlos	57,853	2.6%	8	(251)	0%	12	-
3	Brisbane/Daly City	95,256	1.7%	4	(23,995)	-0.4%	21	-
4	Burlingame	61,433	2.6%	9	(28,630)	-1.2%	22	-
5	Civic Center	11,548	3.8%	11	(8,017)	-2.6%	18	-
6	Financial District	30,922	4.7%	15	(6,522)	-1.0%	17	-
7	Foster City/Redwood Shrs	118,123	14.9%	22	2,451	0.3%	10	-
8	Jackson Square	6,465	2.1%	5	5,996	1.9%	6	-
9	Menlo Park	76,867	4.2%	13	(33,946)	-1.9%	23	-
10	MidMarket	105,957	18.6%	24	3,992	0.7%	9	-
11	Mission Bay/China Basin	5,882	1.1%	1	10,768	2.1%	4	-
12	Mission/Potrero	248,449	3.7%	10	42,768	0.6%	2	-
13	Peninsula Coastline	49,505	1.6%	3	(3,975)	-0.1%	14	-
14	Redwood City	61,161	1.5%	2	64,794	1.6%	1	0.2
15	Rincon/South Beach	12,665	3.8%	12	8,986	2.7%	5	-
16	San Bruno/Millbrae	309,855	8.0%	19	4,694	0.1%	7	-
17	San Mateo	342,061	6.9%	18	4,455	0.1%	8	-
18	Showplace Square	148,357	25.5%	26	(67,311)	-11.6%	25	-
19	South Financial District	49,404	14.1%	21	(5,499)	-1.6%	15	-
20	South of Market	100,557	5.8%	16	(19,241)	-1.1%	20	-
21	South San Francisco	230,254	8.8%	20	(6,307)	-0.2%	16	-
22	Southern City	426,317	4.4%	14	(486)	0%	13	-
23	Treasure/Yerba Buena Isl...	-	-	-	0	0%	-	-
24	Union Square	696,493	21.5%	25	(59,738)	-1.8%	24	-
25	Van Ness/Chinatown	419,919	6.0%	17	(104,571)	-1.5%	26	-
26	Waterfront/North Beach	505,239	16.4%	23	(183,648)	-6.0%	27	-
27	West of Van Ness	323,788	2.5%	7	32,509	0.2%	3	-
28	Yerba Buena	877,172	39.7%	27	(369,682)	-16.7%	28	-

Supply & Demand Trends

San Francisco Retail

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	81,684,552	(188,497)	-0.2%	108,027	0.1%	-
2027	81,873,049	(204,337)	-0.2%	126,214	0.2%	-
2026	82,077,386	(207,001)	-0.3%	187,176	0.2%	-
2025	82,284,387	(171,574)	-0.2%	(32,300)	0%	-
2024	82,455,961	141,094	0.2%	(721,469)	-0.9%	-
YTD	82,329,059	14,192	0%	(674,157)	-0.8%	-
2023	82,314,867	(91,573)	-0.1%	(597,957)	-0.7%	-
2022	82,406,440	185,407	0.2%	218,788	0.3%	0.8
2021	82,221,033	160,057	0.2%	26,929	0%	5.9
2020	82,060,976	43,448	0.1%	(1,249,333)	-1.5%	-
2019	82,017,528	(441,149)	-0.5%	(799,565)	-1.0%	-
2018	82,458,677	(252,166)	-0.3%	(771,848)	-0.9%	-
2017	82,710,843	431,770	0.5%	283,731	0.3%	1.5
2016	82,279,073	24,934	0%	(5,252)	0%	-
2015	82,254,139	(275,684)	-0.3%	(318,614)	-0.4%	-
2014	82,529,823	(98,922)	-0.1%	285,528	0.3%	-
2013	82,628,745	(140,762)	-0.2%	305,490	0.4%	-
2012	82,769,507	(331,338)	-0.4%	(267,964)	-0.3%	-

MALLS SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	5,398,871	(13,071)	-0.2%	64,701	1.2%	-
2027	5,411,942	(13,096)	-0.2%	75,630	1.4%	-
2026	5,425,038	(13,135)	-0.2%	82,900	1.5%	-
2025	5,438,173	(13,151)	-0.2%	(21,400)	-0.4%	-
2024	5,451,324	0	0%	(371,513)	-6.8%	-
YTD	5,451,324	0	0%	(343,916)	-6.3%	-
2023	5,451,324	0	0%	(420,903)	-7.7%	-
2022	5,451,324	0	0%	223,512	4.1%	0
2021	5,451,324	456,529	9.1%	424,724	7.8%	1.1
2020	4,994,795	0	0%	(297,780)	-6.0%	-
2019	4,994,795	91,485	1.9%	(103,428)	-2.1%	-
2018	4,903,310	0	0%	35,807	0.7%	0
2017	4,903,310	421,313	9.4%	187,694	3.8%	2.2
2016	4,481,997	0	0%	(23,784)	-0.5%	-
2015	4,481,997	0	0%	(10,202)	-0.2%	-
2014	4,481,997	0	0%	100,152	2.2%	0
2013	4,481,997	0	0%	(46,606)	-1.0%	-
2012	4,481,997	0	0%	54,014	1.2%	0

Supply & Demand Trends

San Francisco Retail

POWER CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	2,551,521	(6,116)	-0.2%	(1,152)	0%	-
2027	2,557,637	(6,126)	-0.2%	(372)	0%	-
2026	2,563,763	(6,138)	-0.2%	188	0%	-
2025	2,569,901	(6,132)	-0.2%	(1,657)	-0.1%	-
2024	2,576,033	0	0%	6,544	0.3%	0
YTD	2,576,033	0	0%	14,375	0.6%	0
2023	2,576,033	0	0%	62,638	2.4%	0
2022	2,576,033	0	0%	40,481	1.6%	0
2021	2,576,033	(7,000)	-0.3%	4,315	0.2%	-
2020	2,583,033	0	0%	(60,971)	-2.4%	-
2019	2,583,033	0	0%	25,365	1.0%	0
2018	2,583,033	14,492	0.6%	(22,383)	-0.9%	-
2017	2,568,541	0	0%	67,089	2.6%	0
2016	2,568,541	0	0%	(166,733)	-6.5%	-
2015	2,568,541	0	0%	(3,847)	-0.1%	-
2014	2,568,541	0	0%	10,834	0.4%	0
2013	2,568,541	0	0%	55,800	2.2%	0
2012	2,568,541	0	0%	(33,992)	-1.3%	-

NEIGHBORHOOD CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	7,710,901	(18,656)	-0.2%	12,264	0.2%	-
2027	7,729,557	(18,692)	-0.2%	17,130	0.2%	-
2026	7,748,249	(18,749)	-0.2%	20,999	0.3%	-
2025	7,766,998	(18,673)	-0.2%	(1,112)	0%	-
2024	7,785,671	0	0%	(119,854)	-1.5%	-
YTD	7,785,671	0	0%	(100,175)	-1.3%	-
2023	7,785,671	0	0%	(43,464)	-0.6%	-
2022	7,785,671	0	0%	(25,290)	-0.3%	-
2021	7,785,671	0	0%	(26,194)	-0.3%	-
2020	7,785,671	10,730	0.1%	(194,889)	-2.5%	-
2019	7,774,941	7,209	0.1%	8,521	0.1%	0.8
2018	7,767,732	0	0%	(94,395)	-1.2%	-
2017	7,767,732	0	0%	42,910	0.6%	0
2016	7,767,732	0	0%	51,950	0.7%	0
2015	7,767,732	11,135	0.1%	(3,535)	0%	-
2014	7,756,597	68,318	0.9%	58,364	0.8%	1.2
2013	7,688,279	0	0%	10,589	0.1%	0
2012	7,688,279	0	0%	11,984	0.2%	0

Supply & Demand Trends

San Francisco Retail

STRIP CENTER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,746,108	(4,201)	-0.2%	(382)	0%	-
2027	1,750,309	(4,208)	-0.2%	(85)	0%	-
2026	1,754,517	(4,214)	-0.2%	(328)	0%	-
2025	1,758,731	(4,126)	-0.2%	(2,117)	-0.1%	-
2024	1,762,857	0	0%	1,709	0.1%	0
YTD	1,762,857	0	0%	7,196	0.4%	0
2023	1,762,857	0	0%	(9,714)	-0.6%	-
2022	1,762,857	(9,775)	-0.6%	(13,292)	-0.8%	-
2021	1,772,632	0	0%	(22,432)	-1.3%	-
2020	1,772,632	0	0%	(26,475)	-1.5%	-
2019	1,772,632	0	0%	6,998	0.4%	0
2018	1,772,632	0	0%	18,269	1.0%	0
2017	1,772,632	11,661	0.7%	(14,128)	-0.8%	-
2016	1,760,971	0	0%	29,235	1.7%	0
2015	1,760,971	0	0%	(6,797)	-0.4%	-
2014	1,760,971	8,919	0.5%	41,477	2.4%	0.2
2013	1,752,052	2,403	0.1%	25,038	1.4%	0.1
2012	1,749,649	0	0%	6,240	0.4%	0

GENERAL RETAIL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	63,250,954	(144,000)	-0.2%	29,086	0%	-
2027	63,394,954	(159,758)	-0.3%	29,086	0%	-
2026	63,554,712	(162,301)	-0.3%	77,373	0.1%	-
2025	63,717,013	(127,034)	-0.2%	(4,873)	0%	-
2024	63,844,047	141,094	0.2%	(192,067)	-0.3%	-
YTD	63,717,145	14,192	0%	(209,385)	-0.3%	-
2023	63,702,953	(91,573)	-0.1%	(229,171)	-0.4%	-
2022	63,794,526	195,182	0.3%	84,873	0.1%	2.3
2021	63,599,344	(289,472)	-0.5%	(355,845)	-0.6%	-
2020	63,888,816	32,718	0.1%	(663,229)	-1.0%	-
2019	63,856,098	(539,843)	-0.8%	(737,021)	-1.2%	-
2018	64,395,941	(266,658)	-0.4%	(698,654)	-1.1%	-
2017	64,662,599	(1,204)	0%	6,241	0%	-
2016	64,663,803	24,934	0%	99,675	0.2%	0.3
2015	64,638,869	(286,819)	-0.4%	(301,805)	-0.5%	-
2014	64,925,688	(176,159)	-0.3%	69,685	0.1%	-
2013	65,101,847	(143,165)	-0.2%	237,026	0.4%	-
2012	65,245,012	(331,338)	-0.5%	(321,731)	-0.5%	-

Supply & Demand Trends

San Francisco Retail

OTHER SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2028	1,026,197	(2,453)	-0.2%	3,510	0.3%	-
2027	1,028,650	(2,457)	-0.2%	4,825	0.5%	-
2026	1,031,107	(2,464)	-0.2%	6,044	0.6%	-
2025	1,033,571	(2,458)	-0.2%	(1,141)	-0.1%	-
2024	1,036,029	0	0%	(46,288)	-4.5%	-
YTD	1,036,029	0	0%	(42,252)	-4.1%	-
2023	1,036,029	0	0%	42,657	4.1%	0
2022	1,036,029	0	0%	(91,496)	-8.8%	-
2021	1,036,029	0	0%	2,361	0.2%	0
2020	1,036,029	0	0%	(5,989)	-0.6%	-
2019	1,036,029	0	0%	0	0%	-
2018	1,036,029	0	0%	(10,492)	-1.0%	-
2017	1,036,029	0	0%	(6,075)	-0.6%	-
2016	1,036,029	0	0%	4,405	0.4%	0
2015	1,036,029	0	0%	7,572	0.7%	0
2014	1,036,029	0	0%	5,016	0.5%	0
2013	1,036,029	0	0%	23,643	2.3%	0
2012	1,036,029	0	0%	15,521	1.5%	0

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$44.49	133	1.9%	1.8%	4,477,384	5.5%	-0.3%
2027	\$43.65	131	1.7%	-0.1%	4,753,217	5.8%	-0.4%
2026	\$42.93	128	1.5%	-1.8%	5,063,225	6.2%	-0.4%
2025	\$42.31	127	-0.8%	-3.2%	5,436,717	6.6%	-0.1%
2024	\$42.66	128	-2.4%	-2.4%	5,560,771	6.7%	1.0%
YTD	\$42.90	128	-2.4%	-1.8%	5,388,453	6.5%	0.8%
2023	\$43.70	131	0.4%	0%	4,700,104	5.7%	0.6%
2022	\$43.52	130	0.7%	-0.4%	4,193,720	5.1%	-0.1%
2021	\$43.21	129	-0.1%	-1.1%	4,227,101	5.1%	0.2%
2020	\$43.24	129	0.9%	-1.1%	4,091,160	5.0%	1.6%
2019	\$42.86	128	2.1%	-1.9%	2,798,379	3.4%	0.4%
2018	\$41.99	126	2.4%	-3.9%	2,482,781	3.0%	0.6%
2017	\$41	123	2.7%	-6.2%	1,954,825	2.4%	0.2%
2016	\$39.91	119	3.1%	-8.7%	1,806,786	2.2%	0.1%
2015	\$38.73	116	4.6%	-11.4%	1,764,120	2.1%	0.1%
2014	\$37.01	111	4.9%	-15.3%	1,721,190	2.1%	-0.5%
2013	\$35.30	106	4.0%	-19.2%	2,105,640	2.5%	-0.5%
2012	\$33.93	102	2.6%	-22.4%	2,551,892	3.1%	-0.1%

MALLS RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$45.02	134	1.1%	-0.9%	1,108,910	20.5%	-1.4%
2027	\$44.55	133	0.8%	-2.0%	1,186,639	21.9%	-1.6%
2026	\$44.21	132	0.5%	-2.7%	1,275,315	23.5%	-1.7%
2025	\$44.01	131	-1.9%	-3.1%	1,371,297	25.2%	0.2%
2024	\$44.86	134	-1.3%	-1.3%	1,363,000	25.0%	6.8%
YTD	\$45.24	135	-1.2%	-0.4%	1,335,403	24.5%	6.3%
2023	\$45.44	135	0.9%	0%	991,487	18.2%	7.7%
2022	\$45.04	134	0.9%	-0.9%	570,584	10.5%	-4.1%
2021	\$44.65	133	0.1%	-1.7%	794,096	14.6%	-0.7%
2020	\$44.58	133	1.8%	-1.9%	762,291	15.3%	6.0%
2019	\$43.78	130	2.6%	-3.6%	464,511	9.3%	3.8%
2018	\$42.68	127	3.5%	-6.1%	269,598	5.5%	-0.7%
2017	\$41.26	123	3.0%	-9.2%	305,405	6.2%	4.6%
2016	\$40.07	119	2.7%	-11.8%	71,786	1.6%	0.8%
2015	\$39.03	116	4.5%	-14.1%	36,502	0.8%	0.2%
2014	\$37.35	111	4.9%	-17.8%	26,300	0.6%	-2.2%
2013	\$35.59	106	4.1%	-21.7%	126,452	2.8%	1.0%
2012	\$34.18	102	3.0%	-24.8%	79,846	1.8%	-1.2%

POWER CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$43.73	140	2.1%	3.8%	62,555	2.5%	-0.2%
2027	\$42.84	137	1.9%	1.7%	67,399	2.6%	-0.2%
2026	\$42.06	135	1.7%	-0.2%	73,033	2.8%	-0.2%
2025	\$41.37	132	-0.6%	-1.8%	79,242	3.1%	-0.2%
2024	\$41.64	133	-1.2%	-1.2%	83,633	3.2%	-0.3%
YTD	\$41.89	134	-1.5%	-0.6%	75,802	2.9%	-0.6%
2023	\$42.14	135	0.8%	0%	90,177	3.5%	-2.4%
2022	\$41.81	134	1.3%	-0.8%	152,815	5.9%	-1.6%
2021	\$41.27	132	0.6%	-2.1%	193,296	7.5%	-0.4%
2020	\$41.03	131	2.0%	-2.6%	204,611	7.9%	2.4%
2019	\$40.24	129	2.7%	-4.5%	143,640	5.6%	-1.0%
2018	\$39.19	125	3.1%	-7.0%	169,005	6.5%	1.4%
2017	\$38.02	122	3.4%	-9.8%	132,130	5.1%	-2.6%
2016	\$36.77	118	2.7%	-12.7%	199,219	7.8%	6.5%
2015	\$35.79	115	4.4%	-15.1%	32,486	1.3%	0.1%
2014	\$34.28	110	5.0%	-18.7%	28,639	1.1%	-0.4%
2013	\$32.65	104	4.0%	-22.5%	39,473	1.5%	-2.2%
2012	\$31.39	100	2.6%	-25.5%	95,273	3.7%	1.3%

NEIGHBORHOOD CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$45.69	137	1.8%	2.3%	559,118	7.3%	-0.4%
2027	\$44.89	135	1.5%	0.5%	589,737	7.6%	-0.4%
2026	\$44.23	133	1.3%	-1.0%	625,291	8.1%	-0.5%
2025	\$43.67	131	-1.0%	-2.2%	664,766	8.6%	-0.2%
2024	\$44.12	132	-1.2%	-1.2%	682,140	8.8%	1.5%
YTD	\$44.42	133	-1.4%	-0.5%	662,461	8.5%	1.3%
2023	\$44.67	134	0.7%	0%	562,286	7.2%	0.6%
2022	\$44.34	133	1.2%	-0.7%	518,822	6.7%	0.3%
2021	\$43.80	131	0.3%	-1.9%	493,532	6.3%	0.3%
2020	\$43.68	131	1.6%	-2.2%	467,338	6.0%	2.6%
2019	\$42.98	129	2.5%	-3.8%	261,719	3.4%	0%
2018	\$41.92	126	3.2%	-6.2%	263,031	3.4%	1.2%
2017	\$40.63	122	3.3%	-9.0%	168,636	2.2%	-0.6%
2016	\$39.35	118	2.7%	-11.9%	211,546	2.7%	-0.7%
2015	\$38.32	115	4.5%	-14.2%	263,496	3.4%	0.2%
2014	\$36.67	110	4.8%	-17.9%	248,826	3.2%	0.1%
2013	\$34.98	105	4.0%	-21.7%	238,872	3.1%	-0.1%
2012	\$33.65	101	2.7%	-24.7%	249,461	3.2%	-0.2%

STRIP CENTER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$38.06	137	2.1%	2.7%	64,703	3.7%	-0.2%
2027	\$37.29	134	1.8%	0.7%	68,135	3.9%	-0.2%
2026	\$36.63	132	1.6%	-1.1%	71,865	4.1%	-0.2%
2025	\$36.05	130	-0.7%	-2.7%	75,354	4.3%	-0.1%
2024	\$36.30	131	-2.0%	-2.0%	77,079	4.4%	-0.1%
YTD	\$36.49	131	-2.0%	-1.5%	71,592	4.1%	-0.4%
2023	\$37.04	133	0.7%	0%	78,788	4.5%	0.6%
2022	\$36.77	132	1.0%	-0.7%	69,074	3.9%	0.2%
2021	\$36.39	131	0.8%	-1.8%	65,557	3.7%	1.3%
2020	\$36.12	130	0.9%	-2.5%	43,125	2.4%	1.5%
2019	\$35.81	129	2.7%	-3.3%	16,650	0.9%	-0.4%
2018	\$34.87	125	2.8%	-5.9%	23,648	1.3%	-1.0%
2017	\$33.92	122	3.7%	-8.4%	41,917	2.4%	1.4%
2016	\$32.71	118	3.6%	-11.7%	16,128	0.9%	-1.7%
2015	\$31.56	114	4.6%	-14.8%	45,363	2.6%	0.4%
2014	\$30.16	108	4.8%	-18.6%	38,566	2.2%	-1.9%
2013	\$28.77	103	4.1%	-22.3%	71,124	4.1%	-1.3%
2012	\$27.65	99	2.5%	-25.4%	93,759	5.4%	-0.4%

GENERAL RETAIL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$43.76	133	2.0%	2.2%	2,572,155	4.1%	-0.2%
2027	\$42.90	130	1.8%	0.2%	2,725,445	4.3%	-0.3%
2026	\$42.14	128	1.6%	-1.5%	2,894,619	4.6%	-0.3%
2025	\$41.48	126	-0.7%	-3.1%	3,114,481	4.9%	-0.2%
2024	\$41.78	127	-2.4%	-2.4%	3,222,064	5.0%	0.5%
YTD	\$41.99	128	-2.4%	-1.9%	3,114,376	4.9%	0.3%
2023	\$42.80	130	0.3%	0%	2,890,799	4.5%	0.2%
2022	\$42.67	130	0.6%	-0.3%	2,753,201	4.3%	0.2%
2021	\$42.40	129	-0.2%	-0.9%	2,642,892	4.2%	0.1%
2020	\$42.47	129	0.7%	-0.8%	2,573,706	4.0%	1.1%
2019	\$42.20	128	2.0%	-1.4%	1,877,759	2.9%	0.3%
2018	\$41.39	126	2.2%	-3.3%	1,723,399	2.7%	0.7%
2017	\$40.51	123	2.6%	-5.4%	1,283,129	2.0%	0%
2016	\$39.47	120	3.2%	-7.8%	1,290,574	2.0%	-0.1%
2015	\$38.25	116	4.7%	-10.6%	1,364,335	2.1%	0%
2014	\$36.54	111	4.9%	-14.6%	1,349,349	2.1%	-0.4%
2013	\$34.84	106	4.1%	-18.6%	1,595,193	2.5%	-0.6%
2012	\$33.47	102	2.6%	-21.8%	1,975,384	3.0%	0%

OTHER RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2028	\$90.69	116	1.7%	-7.3%	109,943	10.7%	-0.5%
2027	\$89.13	114	1.5%	-8.9%	115,862	11.3%	-0.7%
2026	\$87.85	112	1.2%	-10.2%	123,102	11.9%	-0.8%
2025	\$86.82	111	-1.1%	-11.3%	131,577	12.7%	-0.1%
2024	\$87.83	112	-10.2%	-10.2%	132,855	12.8%	4.5%
YTD	\$88.48	113	-10.3%	-9.6%	128,819	12.4%	4.1%
2023	\$97.83	125	0.7%	0%	86,567	8.4%	-4.1%
2022	\$97.16	124	0.1%	-0.7%	129,224	12.5%	8.8%
2021	\$97.05	124	-0.6%	-0.8%	37,728	3.6%	-0.2%
2020	\$97.60	125	1.1%	-0.2%	40,089	3.9%	0.6%
2019	\$96.50	123	1.8%	-1.4%	34,100	3.3%	0%
2018	\$94.81	121	2.8%	-3.1%	34,100	3.3%	1.0%
2017	\$92.24	118	2.0%	-5.7%	23,608	2.3%	0.6%
2016	\$90.40	116	1.8%	-7.6%	17,533	1.7%	-0.4%
2015	\$88.79	114	3.6%	-9.2%	21,938	2.1%	-0.7%
2014	\$85.74	110	4.4%	-12.4%	29,510	2.8%	-0.5%
2013	\$82.10	105	2.9%	-16.1%	34,526	3.3%	-2.3%
2012	\$79.80	102	1.5%	-18.4%	58,169	5.6%	-1.5%

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$546.97	173	5.2%
2027	-	-	-	-	-	-	\$524.32	166	5.3%
2026	-	-	-	-	-	-	\$497.16	157	5.4%
2025	-	-	-	-	-	-	\$487.89	154	5.5%
2024	-	-	-	-	-	-	\$530.15	168	5.1%
YTD	137	\$349.2M	1.1%	\$2,771,796	\$414.17	4.9%	\$543.08	172	5.0%
2023	138	\$339.5M	1.5%	\$2,611,892	\$390.97	5.6%	\$575.29	182	4.8%
2022	225	\$836.3M	2.9%	\$4,059,708	\$388.48	4.9%	\$582.93	184	4.7%
2021	226	\$1.3B	3.0%	\$6,142,054	\$604.19	5.1%	\$604.83	191	4.5%
2020	161	\$773.4M	1.6%	\$4,925,858	\$600.18	4.6%	\$576.46	182	4.5%
2019	527	\$1.4B	4.1%	\$6,191,234	\$650.80	4.7%	\$568.93	180	4.6%
2018	542	\$602.6M	5.3%	\$3,058,832	\$619.24	4.5%	\$554.71	176	4.6%
2017	623	\$1B	5.6%	\$5,150,581	\$588.93	4.8%	\$526.23	166	4.7%
2016	418	\$858.8M	3.1%	\$4,069,995	\$481.90	4.8%	\$511.03	162	4.7%
2015	528	\$1.3B	4.8%	\$5,486,497	\$527.68	4.6%	\$502.98	159	4.6%
2014	464	\$657.8M	3.2%	\$2,729,326	\$438.91	5.3%	\$455.68	144	4.9%
2013	573	\$582.8M	3.7%	\$2,398,234	\$383.54	5.7%	\$390.16	123	5.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

MALLS SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$559.11	168	4.9%
2027	-	-	-	-	-	-	\$540.58	163	5.0%
2026	-	-	-	-	-	-	\$517.25	156	5.1%
2025	-	-	-	-	-	-	\$513.15	155	5.2%
2024	-	-	-	-	-	-	\$565.39	170	4.8%
YTD	-	-	-	-	-	-	\$581.44	175	4.7%
2023	-	-	-	-	-	-	\$624.38	188	4.5%
2022	2	\$93.4M	12.2%	\$46,714,833	\$140.57	-	\$638.62	192	4.4%
2021	11	\$353.5M	13.0%	\$32,135,743	\$498.73	-	\$672.20	202	4.2%
2020	1	\$198M	5.1%	\$198,001,200	\$774.15	-	\$624.12	188	4.3%
2019	1	\$179M	5.1%	\$179,000,000	\$699.86	-	\$622.73	188	4.3%
2018	4	\$0	37.6%	-	-	-	\$605.29	182	4.3%
2017	2	\$0	15.1%	-	-	-	\$559.20	168	4.4%
2016	-	-	-	-	-	-	\$542.75	163	4.4%
2015	3	\$174.4M	18.1%	\$174,400,000	\$298.96	6.5%	\$537.21	162	4.4%
2014	-	-	-	-	-	-	\$485.52	146	4.6%
2013	-	-	-	-	-	-	\$415.43	125	5.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

POWER CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$496.79	182	5.2%
2027	-	-	-	-	-	-	\$475.25	174	5.3%
2026	-	-	-	-	-	-	\$449.59	165	5.5%
2025	-	-	-	-	-	-	\$440.27	162	5.5%
2024	-	-	-	-	-	-	\$477.58	175	5.2%
YTD	-	-	-	-	-	-	\$489.61	180	5.1%
2023	-	-	-	-	-	-	\$550.72	202	4.7%
2022	-	-	-	-	-	-	\$552.74	203	4.6%
2021	2	\$103.6M	5.8%	\$51,815,228	\$698.37	6.0%	\$553.36	203	4.4%
2020	2	\$53.7M	4.0%	\$26,828,500	\$516.63	-	\$540.64	198	4.4%
2019	-	-	-	-	-	-	\$539.51	198	4.5%
2018	-	-	-	-	-	-	\$496.11	182	4.6%
2017	10	\$124.1M	17.1%	\$17,728,571	\$539.03	-	\$469.29	172	4.7%
2016	-	-	-	-	-	-	\$454.96	167	4.7%
2015	5	\$69.4M	5.4%	\$13,871,131	\$496.70	-	\$444	163	4.7%
2014	-	-	-	-	-	-	\$400.52	147	5.0%
2013	6	\$92M	7.5%	\$15,325,767	\$476.38	-	\$345.92	127	5.3%

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NEIGHBORHOOD CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$484.89	170	5.2%
2027	-	-	-	-	-	-	\$465.08	163	5.3%
2026	-	-	-	-	-	-	\$441.34	154	5.4%
2025	-	-	-	-	-	-	\$433.58	152	5.5%
2024	-	-	-	-	-	-	\$471.64	165	5.1%
YTD	1	\$37.1M	2.4%	\$37,140,000	\$199.72	-	\$483.81	169	5.0%
2023	8	\$43.2M	2.6%	\$14,400,000	\$451.18	5.3%	\$524.48	183	4.7%
2022	9	\$38.5M	4.4%	\$12,833,333	\$269.46	-	\$529.17	185	4.6%
2021	6	\$117M	2.1%	\$19,492,334	\$703.58	-	\$543.38	190	4.5%
2020	4	\$68.3M	1.9%	\$17,084,375	\$474.02	-	\$523.27	183	4.5%
2019	11	\$186.5M	5.2%	\$16,959,091	\$463.23	-	\$524.64	183	4.5%
2018	2	\$56M	1.4%	\$28,000,000	\$527.36	5.2%	\$497.08	174	4.6%
2017	8	\$184.8M	3.4%	\$23,105,400	\$691.71	-	\$455.67	159	4.7%
2016	4	\$246.5M	6.3%	\$61,625,214	\$504.81	-	\$442.49	155	4.7%
2015	6	\$145.9M	3.9%	\$24,309,250	\$482.45	5.0%	\$433.47	152	4.7%
2014	8	\$53.9M	2.1%	\$7,705,414	\$350.61	-	\$392.02	137	5.0%
2013	8	\$66.4M	1.9%	\$8,299,088	\$460.69	-	\$336.84	118	5.3%

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STRIP CENTER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$530.37	194	5.0%
2027	-	-	-	-	-	-	\$507.72	186	5.1%
2026	-	-	-	-	-	-	\$480.74	176	5.3%
2025	-	-	-	-	-	-	\$471.27	172	5.3%
2024	-	-	-	-	-	-	\$511.85	187	5.0%
YTD	3	\$3.4M	1.6%	\$3,400,000	\$350.91	-	\$524.46	192	4.9%
2023	-	-	-	-	-	-	\$550.94	201	4.7%
2022	4	\$24.2M	1.5%	\$6,058,027	\$916.60	-	\$554.18	203	4.6%
2021	1	\$15.5M	0.8%	\$15,500,000	\$1,165.15	3.3%	\$554.50	203	4.5%
2020	1	\$30K	0.1%	\$30,000	\$30	-	\$527.29	193	4.6%
2019	8	\$37.8M	3.1%	\$6,304,167	\$815.84	3.5%	\$521.46	191	4.6%
2018	4	\$11.5M	1.5%	\$5,757,086	\$872.02	4.0%	\$498.63	182	4.7%
2017	3	\$3.7M	1.1%	\$1,850,000	\$355.77	4.4%	\$464.76	170	4.8%
2016	2	\$8.5M	0.9%	\$4,225,000	\$547.03	-	\$449.97	164	4.8%
2015	6	\$15M	3.0%	\$5,008,333	\$527.30	5.1%	\$439.11	160	4.8%
2014	4	\$15.9M	2.2%	\$3,975,000	\$419.53	7.6%	\$391.63	143	5.1%
2013	14	\$9.7M	5.2%	\$1,619,167	\$275.21	-	\$335.48	123	5.4%

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GENERAL RETAIL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$556.70	175	5.2%
2027	-	-	-	-	-	-	\$533.24	167	5.3%
2026	-	-	-	-	-	-	\$505.19	158	5.5%
2025	-	-	-	-	-	-	\$495.25	155	5.5%
2024	-	-	-	-	-	-	\$537.47	169	5.1%
YTD	133	\$308.7M	1.1%	\$2,489,567	\$476.69	4.9%	\$550.29	173	5.1%
2023	127	\$268.3M	1.0%	\$2,129,730	\$440.95	5.6%	\$577.36	181	4.8%
2022	210	\$680.1M	2.1%	\$3,452,477	\$515.72	4.9%	\$585.09	183	4.7%
2021	206	\$755.5M	2.3%	\$3,796,644	\$635.12	5.1%	\$608.31	191	4.5%
2020	153	\$453.3M	1.3%	\$3,042,511	\$578.42	4.6%	\$579.89	182	4.6%
2019	507	\$1B	4.2%	\$4,827,063	\$687.64	4.7%	\$570.52	179	4.6%
2018	532	\$535.1M	3.8%	\$2,772,413	\$626.76	4.5%	\$559.48	175	4.6%
2017	600	\$727.8M	4.9%	\$3,933,914	\$578.16	4.8%	\$533.22	167	4.7%
2016	412	\$603.8M	3.1%	\$2,945,454	\$472.36	4.8%	\$517.86	162	4.7%
2015	508	\$868.2M	4.1%	\$4,001,065	\$639.15	4.5%	\$509.75	160	4.6%
2014	452	\$587.9M	3.8%	\$2,556,216	\$449.87	5.2%	\$462.16	145	4.9%
2013	545	\$414.7M	4.1%	\$1,859,679	\$361.56	5.7%	\$395.42	124	5.3%

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OTHER SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2028	-	-	-	-	-	-	\$502.08	108	5.9%
2027	-	-	-	-	-	-	\$483.87	104	6.0%
2026	-	-	-	-	-	-	\$461.98	99	6.2%
2025	-	-	-	-	-	-	\$455.63	98	6.2%
2024	-	-	-	-	-	-	\$494.38	106	5.8%
YTD	-	-	-	-	-	-	\$506.91	109	5.8%
2023	3	\$28M	40.8%	\$28,000,000	\$170.56	-	\$673.82	144	4.8%
2022	-	-	-	-	-	-	\$684.68	147	4.7%
2021	-	-	-	-	-	-	\$711.17	152	4.5%
2020	-	-	-	-	-	-	\$686.62	147	4.5%
2019	-	-	-	-	-	-	\$674.58	145	4.6%
2018	-	-	-	-	-	-	\$668.88	143	4.5%
2017	-	-	-	-	-	-	\$697.59	149	4.4%
2016	-	-	-	-	-	-	\$680.80	146	4.4%
2015	-	-	-	-	-	-	\$682.58	146	4.3%
2014	-	-	-	-	-	-	\$623.94	134	4.6%
2013	-	-	-	-	-	-	\$536.79	115	4.9%

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