

Market fundamentals remain strong despite negative absorption

▲ 5.9%

Availability Rate

▼ -781K

SF Net Absorption (000s)

▼ 7K

SF Completed (000s)

▲ \$3.09

Avg. Asking Rent (NNN)

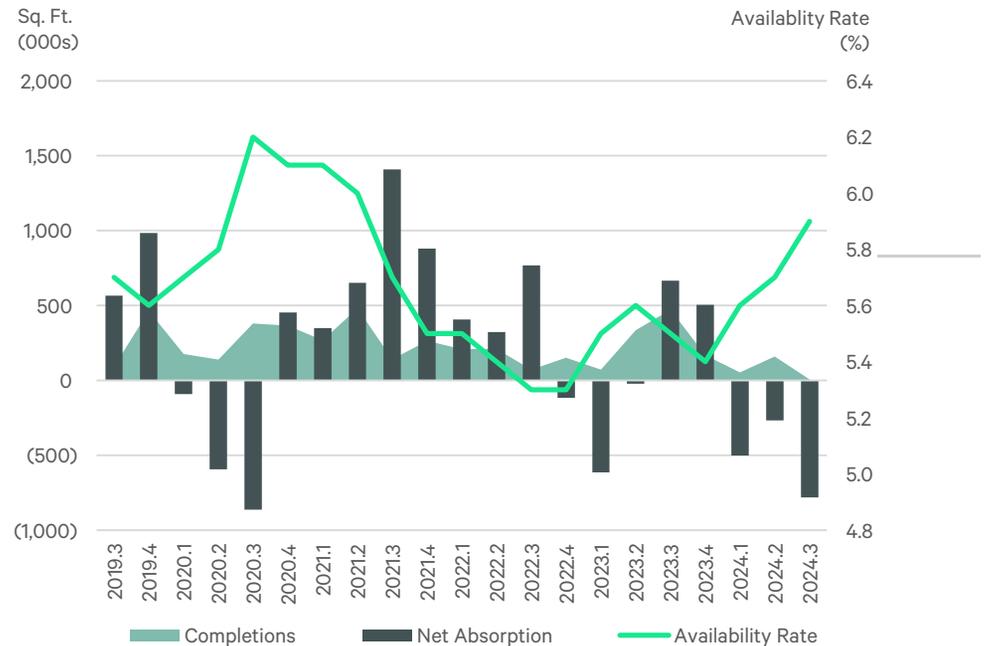
Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q3 2024.

MARKET HIGHLIGHTS

- The Los Angeles retail market closed Q3 2024 with an availability rate of 5.9%. This represented a .2% increase from Q2 2024.
- The total retail sq. ft. absorbed in Q3 2024 was -781 thousand sq. ft., compared to -266 thousand sq. ft. in Q2 2024.
- There was 7 thousand sq. ft. delivered in Q3 2024, compared to 159 thousand sq. ft. in Q2 2024.
- The overall average net asking rent for retail in Los Angeles ended Q3 2024 at \$3.09, which was up \$0.06 from Q2 2024.
- The total retail investment sales in Q3 2024 amounted to \$192.4 million in total volume, compared to \$610.6 million in Q2 2024.

FIGURE 1: Completions, Net Absorption, and Availability Rate



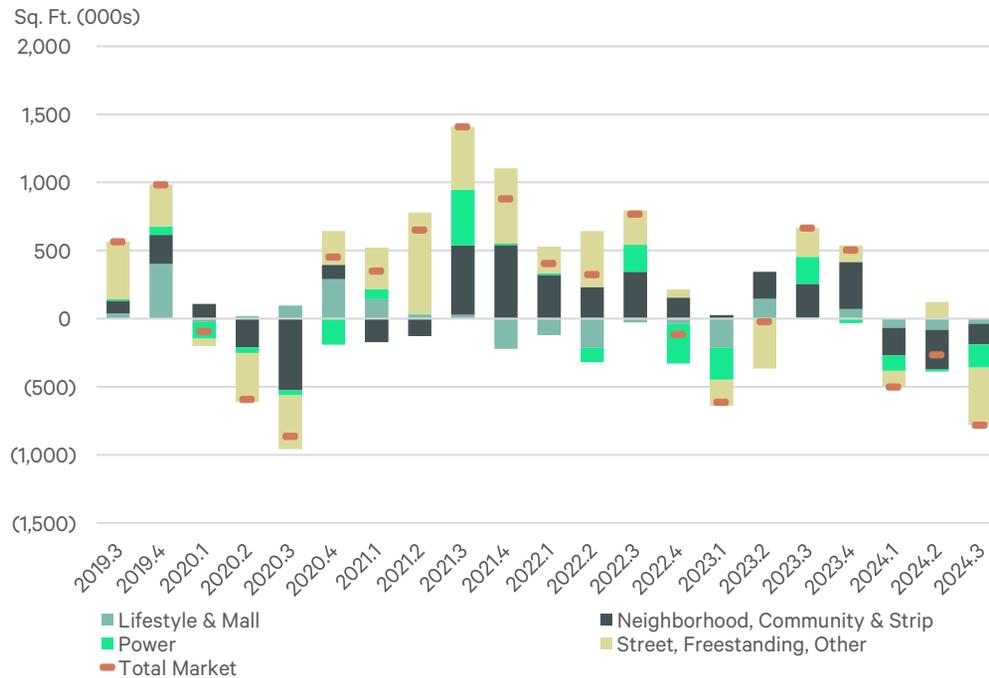
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	41,348	9.1	(38)	0	\$3.37
Neighborhood, Community & Strip	138,788	6.6	(151)	0	\$2.87
Power	22,799	6.2	(170)	0	\$4.46
Street, Freestanding, Other	181,843	4.6	(422)	7	-
Total Market	384,778	5.9	(781)	7	\$3.09

Source: CBRE Econometric Advisors, Q3 2024.

FIGURE 3: Net Absorption by Center Type



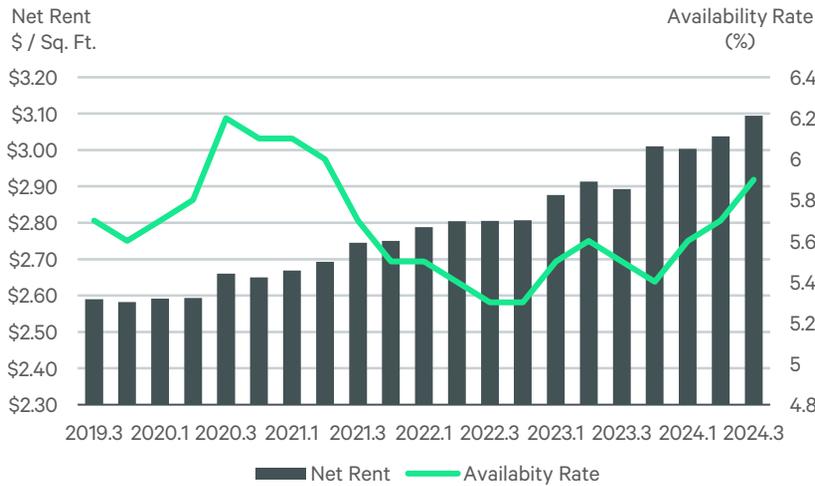
Source: CBRE Econometric Advisors, Q3 2024.

FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	384,778	5.9	(781)	7	\$3.09
Antelope Valley	16,203	7.1	14	0	\$1.71
Downtown LA	13,695	6.4	(38)	0	\$2.94
Gateway Cities	36,789	5.6	8	5	\$2.36
Hollywood/Wilshire	27,869	8.1	(5)	0	\$4.10
Outlying LA	294	5.4	(1)	0	\$1.00
San Fernando Valley	54,390	4.7	(179)	0	\$3.09
San Gabriel Valley	63,264	4.7	(90)	0	\$2.34
Santa Clarita Valley	12,532	5.3	(83)	0	\$2.36
South Bay	59,007	7.1	(298)	0	\$2.80
Southeast LA	36,520	4.9	(135)	0	\$2.40
Tri-Cities	34,033	4.5	31	2	\$3.60
Westside	30,182	8.7	(5)	0	\$4.91

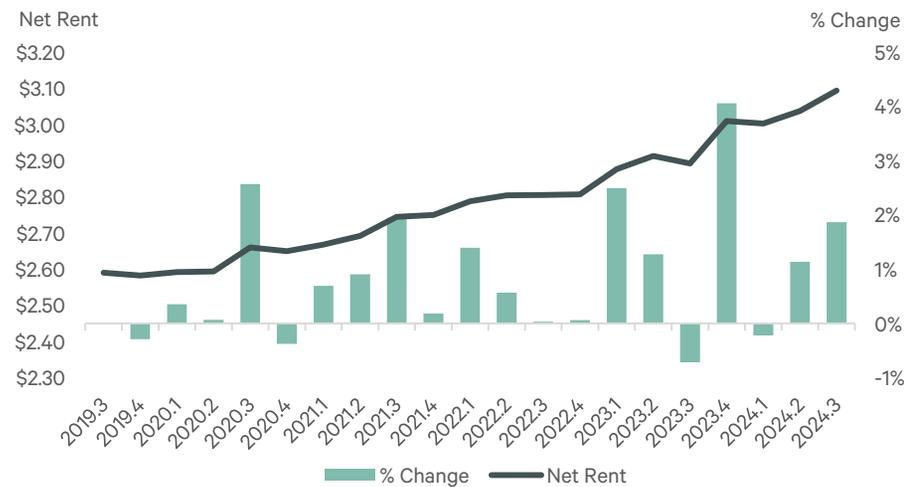
Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



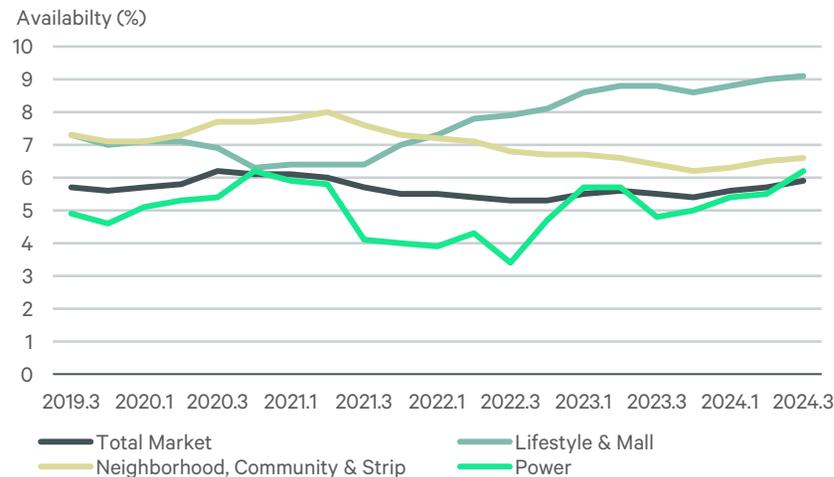
Source: CBRE Econometric Advisors, Q3 2024.

FIGURE 6: Net Rent and % Change



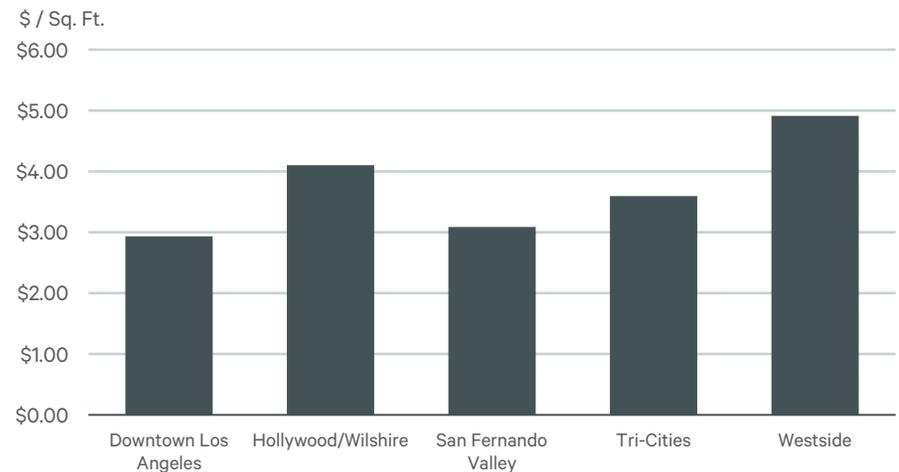
Source: CBRE Econometric Advisors, Q3 2024.

FIGURE 7: Availability by Center Type



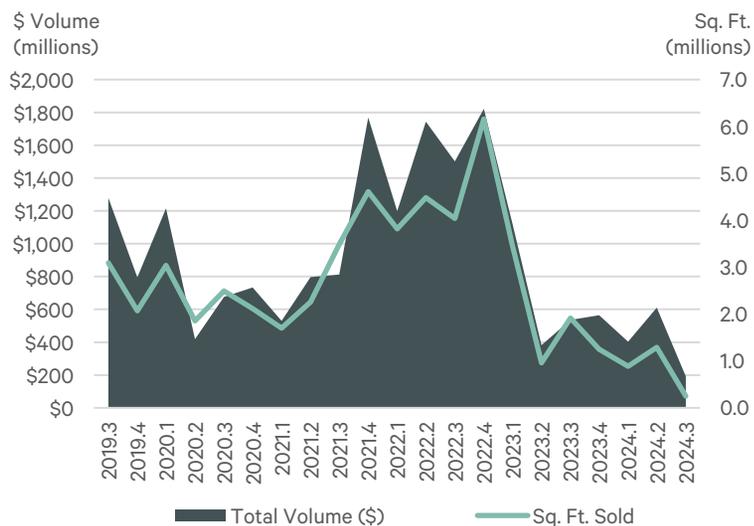
Source: CBRE Econometric Advisors, Q3 2024.

FIGURE 8: Top 5 Submarket by Net Rent



Investment Sales

FIGURE 9: Retail Investment Sale Volume



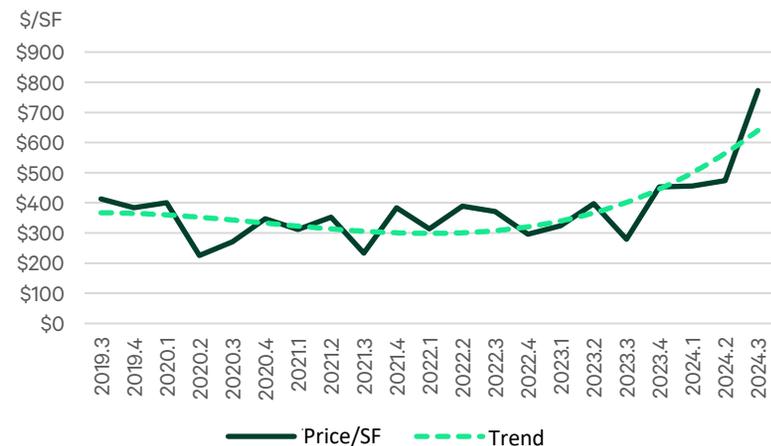
Source: MSCI Real Capital Analytics, Q3 2024.

FIGURE 11: Q3 2024 Sale Transactions

Property Name	City	Building SF	Year Built	Sale Price	Price / SF
Wilshire Rodeo Plaza Retail	Beverly Hills	56,855	1987	\$50,666,588	\$891
2110 Sunset Boulevard	Los Angeles	10,999	1919	\$28,750,000	\$2,614
1110 Pacific Coast Highway	Hermosa Beach	49,911	1977	\$27,800,000	\$557
350 North Beverly Drive	Beverly Hills	5,500	1941	\$20,055,811	\$3,647
408 North Beverly Drive	Beverly Hills	5,250	1938	\$19,144,183	\$3,647
Smart & Final	Los Angeles	34,661	1963	\$16,750,000	\$483
1530 W West Covina Parkway	West Covina	37,500	1962	\$14,000,000	\$373
Artistry Theater Building	Pasadena	10,230	1931	\$11,500,000	\$1,124
Harbor Village Shopping Center	San Pedro	32,686	1956	\$10,698,840	\$327
26 E Colorado Boulevard	Pasadena	12,630	1930	\$10,600,000	\$839
2800 N Hollywood Way	Burbank	16,867	1985	\$9,900,000	\$587
41 Valley Street	Pasadena	13,932	1952	\$9,650,000	\$693

Source: MSCI Real Capital Analytics, CoStar, Q3 2024.

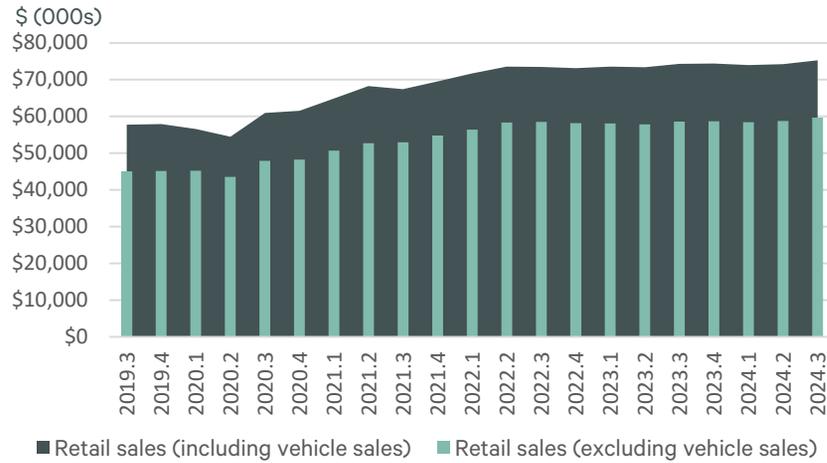
FIGURE 10: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q3 2024.

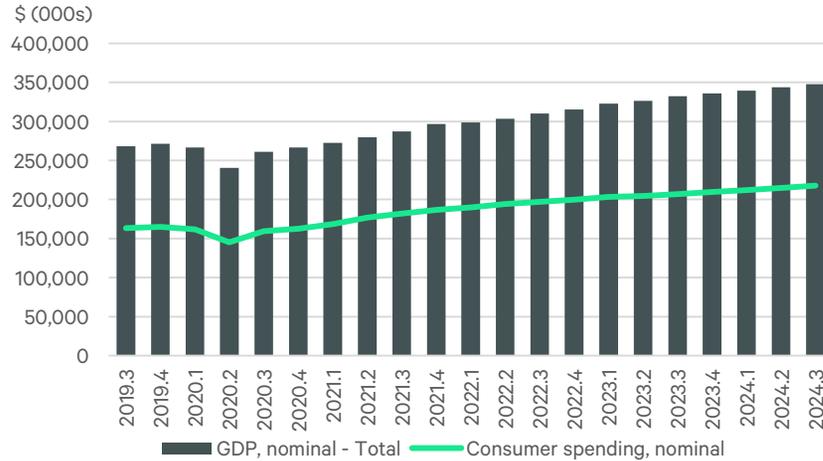
Economic Overview

FIGURE 12: Total Retail Sales



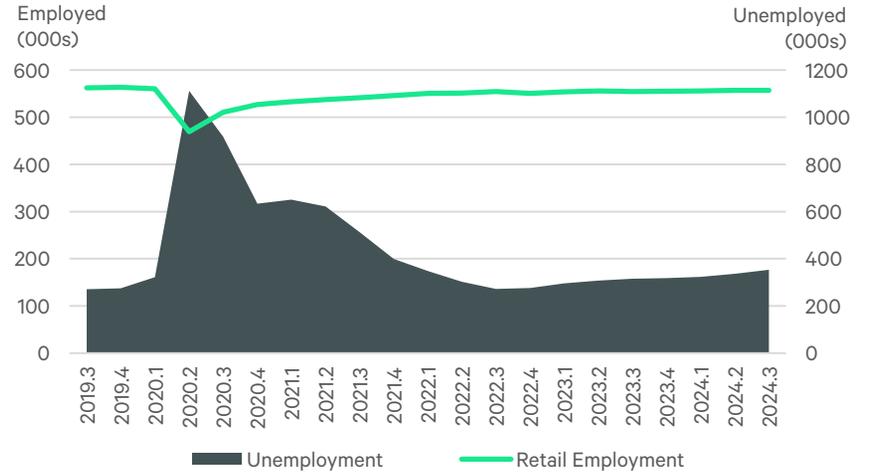
Source: Oxford Economics, Q3 2024.

FIGURE 14: GDP & Consumer Spending



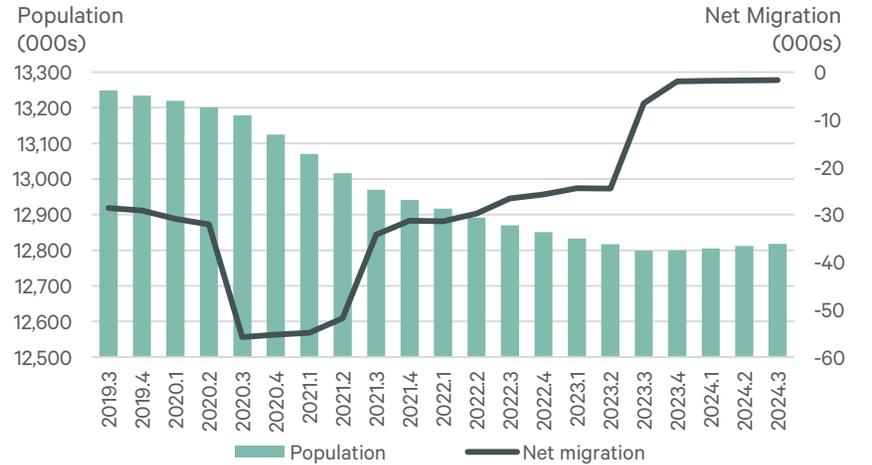
Source: Oxford Economics, Q3 2024.

FIGURE 13: Retail Employment vs. Unemployment



Source: Oxford Economics, Q3 2024.

FIGURE 15: Total Population & Net Migration



Contacts

Maxine David

Research Analyst
maxine.david@cbre.com

Alex Hall

Senior Research Analyst
alex.hall1@cbre.com

Konrad Knutsen

Director of Research
konrad.knutsen@cbre.com

CBRE Econometric Advisors

Daniel Diebel

Economist
daniel.diebel@cbre.com

Retail Definitions

Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.

Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.

Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.

Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

Disclaimer

Beginning Q2 2024, CBRE has revised our market coverage for the Los Angeles quarterly Retail Figures report. Statistical metrics are based on data for retail spaces of 1,000 sq. ft. or greater, for retail property types including neighborhood, community and strip centers, lifestyle centers, power centers and freestanding retail (see definitions section for more details). This statistical property data set differs from that used in CBRE Los Angeles Retail Figures reports published prior to Q2 2024.

Market Definition

The Los Angeles market consists of the submarkets of Antelope Valley, Downtown Los Angeles, Gateway Cities, Hollywood/Wilshire, Outlying Los Angeles, San Fernando Valley, San Gabriel Valley, Santa Clarita Valley, South Bay, Southeast Los Angeles, Tri-Cities, and Westside.

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