



WESTERN UNITED STATES RETAIL TRADES

YTD THROUGH DECEMBER 2021

IPA

INSTITUTIONAL
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ADVISORS

WESTERN UNITED STATES INVESTMENT THEMES



The combination of lack of inventory, a record amount of equity capital raising and historically low interest rates has compressed retail cap rates significantly across risk spectrum



There have been over \$3.5 billion in retail trades above \$10 million over the past 90 days, which represents the highest quarterly transaction velocity we have seen in the Western US since the onset of the pandemic



The public retail REITs are extremely active on the buy side and fund advisors are once again considering retail investment opportunities, though they are being highly selective with their acquisition criteria



Fund advisors are easing pursuit of industrial and multifamily product at 3.75% - 4.25% cap rates while the NCREIF is expected to perceive shopping centers as an asset class that delivers relative value in this environment



Capital raising for value-add strategies has outpaced core equity raising by a significant margin, which has led to levered value-add returns compressing to those of a core-plus investment profile



While the majority of deals closed this year have been off-market executions, a number of new deals were launched after Labor Day through a traditional process utilizing an intermediary



Real estate fundamentals have been surprisingly strong, and Western US retail operators have emerged from the pandemic with strong collections and increased demand from quality tenants



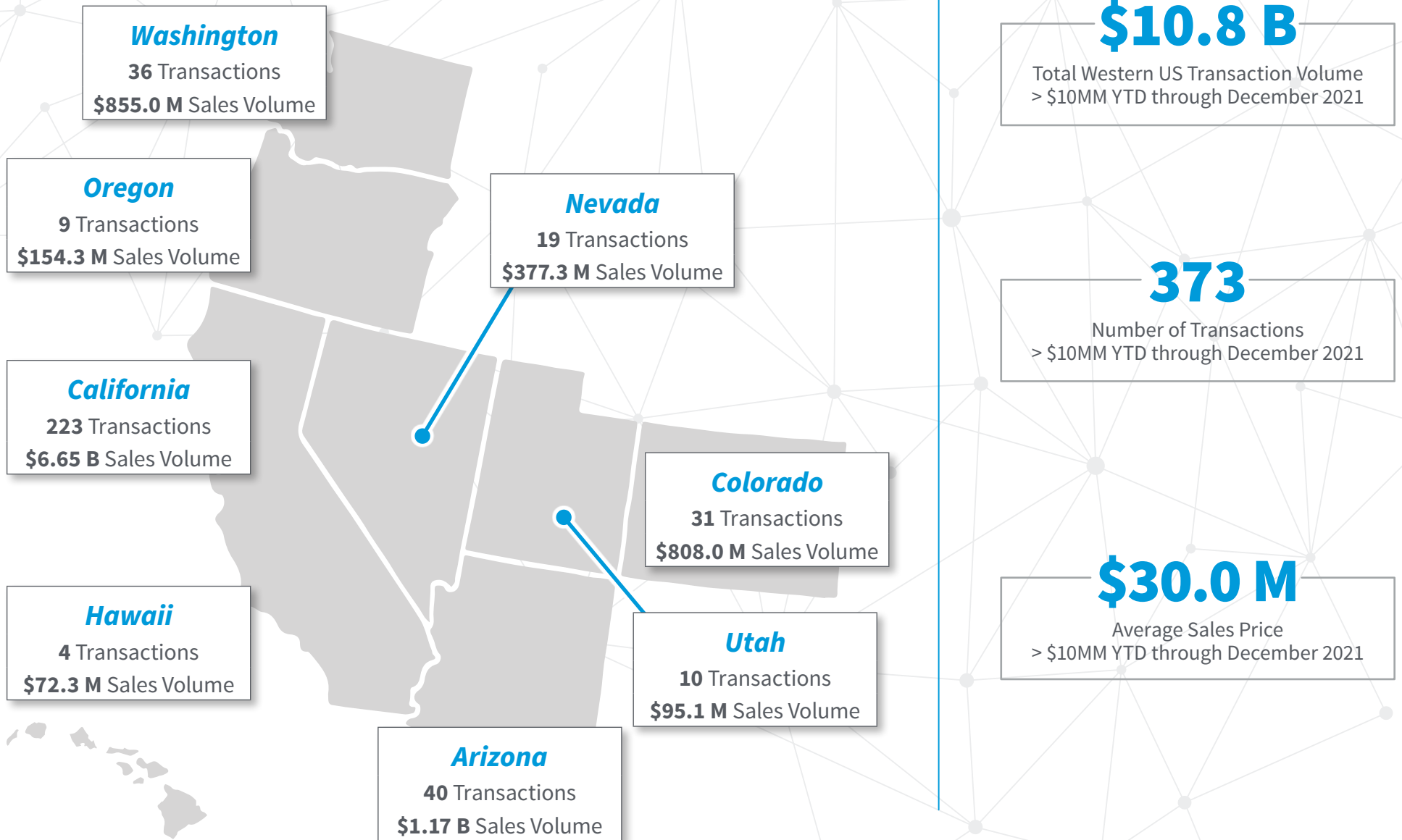
Many industry participants are reporting that leasing activity has been much more robust than they would have anticipated



A number of trades in the Western US represent the conversion of retail to mixed-use redevelopment, especially in infill markets such as Los Angeles, Silicon Valley and Seattle

WESTERN US RETAIL TRADES

ALL RETAIL DEALS | YTD THROUGH DECEMBER 2021 > \$10MM



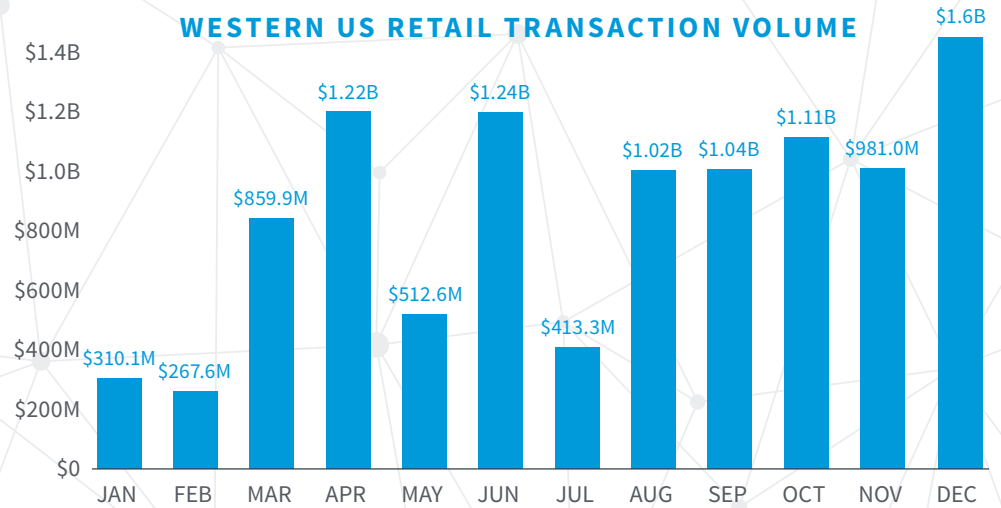
WESTERN US RETAIL TRADES

ALL RETAIL DEALS | YTD THROUGH DECEMBER 2021 > \$10MM

NUMBER OF WESTERN US RETAIL TRANSACTIONS

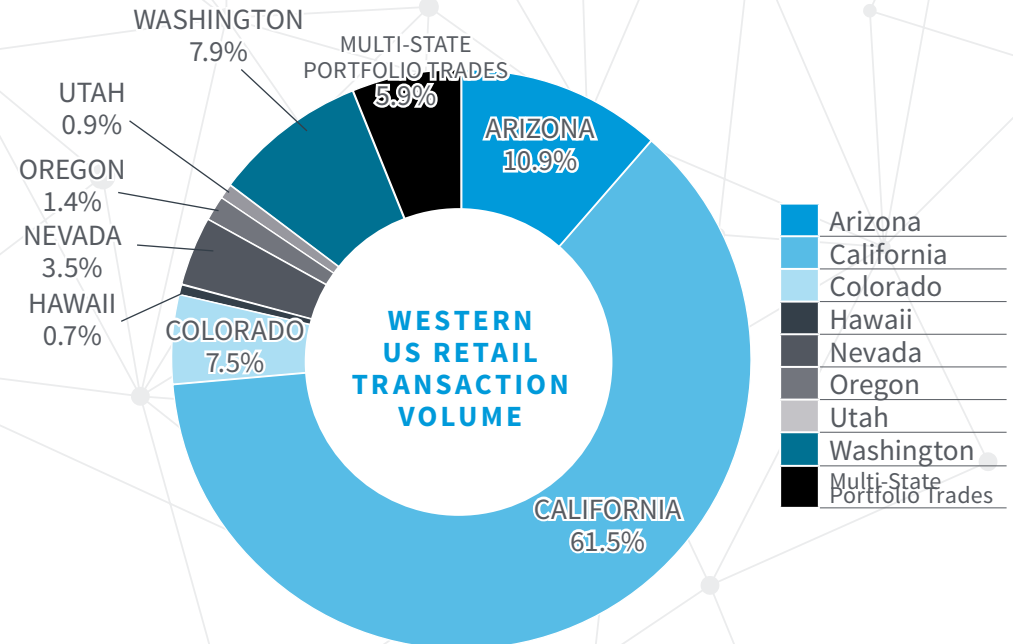
State	Count	% of Total
Arizona	40	10.7%
California	223	59.8%
Colorado	31	8.3%
Hawaii	4	1.1%
Nevada	19	5.1%
Oregon	9	2.4%
Utah	10	2.7%
Washington	36	9.7%
Multi-State Portfolio Trades	1	0.3%
TOTAL TRANSACTIONS	373	

WESTERN US RETAIL TRANSACTION VOLUME



WESTERN US RETAIL TRANSACTION VOLUME

State	Volume	% of Volume
Arizona	\$1,173,632,882	10.9%
California	\$6,646,688,271	61.5%
Colorado	\$808,009,033	7.5%
Hawaii	\$72,300,000	0.7%
Nevada	\$377,313,929	3.5%
Oregon	\$154,287,500	1.4%
Utah	\$95,100,000	0.9%
Washington	\$855,018,833	7.9%
Multi-State Portfolio Trades	\$626,000,000	5.8%
TOTAL VOLUME	\$10,808,350,449	



WESTERN US RETAIL TRADES

ALL RETAIL DEALS | YTD THROUGH DECEMBER 2021 > \$10MM

SALE DATE	PROPERTY NAME	CITY	STATE	SQUARE FEET	SALE PRICE	SALE PRICE PSF	CAP RATE	OWNER/BUYER	SELLER	TENANTS
ARIZONA										
Dec-21	Pollack Apache Center	Tempe	AZ	11,500	\$10,700,000	\$930		City of Tempe	Michael A Pollack RE	Family Dollar
Dec-21	2860 S Alma School Rd	Chandler	AZ	114,373	\$25,100,000	\$219		Capital Asset Management	De Rito Partners	Aldi; Big Air Trampoline Park; Dollar Tree; The Vape Lab
Dec-21	4338 N Scottsdale Rd	Scottsdale	AZ	31,235	\$16,000,000	\$512		Creation RE LLC	Jennifer Unger	Diego Pops; Geisha A Go Go; Merkin Vineyards; The Drunk Munk; Tokyo Tonic
Dec-21	16640 North Scottsdale Road	Phoenix	AZ	15,740	\$12,250,000	\$778		SBL Holdings LLC	Magna Legacy Partners, Cambridge Properties, Saxa Inc	Coconut's Fish Cafe; La Torretta Ristorante; Paris Paris Furniture
Dec-21	5455 East Broadway Boulevard	Tucson	AZ	59,963	\$14,900,000	\$248		Larsen Baker	SDR Associates LLP	Cox Store; Davis Kitchen; Jimmy John's; Mattress Firm; Petco; UPS
Nov-21	Arcadia Fiesta	Phoenix	AZ	109,646	\$41,650,000	\$380		Brad Clough	De Rito Partners, VanTrust Real Estate	Ace Hardware; JoAnn Fabric; O'Reilly Auto Parts; Ross Dress for Less; The Tile Shop
Nov-21	Gilbert Gateway Towne Center II	Gilbert	AZ	267,379	\$50,200,000	\$188		Karim Kanjiyani	Vestar Development	Michaels; PetSmart; Ross Dress for Less; Sally Beauty; Target
Nov-21	Arcadia Crossing	Phoenix	AZ	445,401	\$65,800,000	\$148		JFRCO, LLC	Fry Investments Co	Fry's Food And Drug; Petco; Ross Dress for Less; Target
Oct-21	Shops at Cooley Station	Gilbert	AZ	15,912	\$10,000,000	\$628	5.75%	Darin W Gilchrist	Evergreen DevCo	F45; Fry's Marketplace; Little Caesars; My House; Wingstop
Oct-21	Sunrise Promenade at Lake Pleasant	Peoria	AZ	26,852	\$18,250,000	\$680		SimonMed Imaging	Thompson Thrift	Aldi; Black Coffee Bar; Club Pilates; Pearle Vision; Sherwin- Williams
Sep-21	La Encantada	Tucson	AZ	246,000	\$172,000,000	\$699		HSL Properties Inc, Iridius Capital, Town West Realty	Macerich	Anthropologie; Apple Store; Coach; Pottery Barn; Williams Sonoma
Sep-21	Agua Caliente	Scottsdale	AZ	48,860	\$14,000,000	\$286		CenterSquare	YAM Properties	At Home Fitness; Goody Two's Toffee Co; Kidstop
Sep-21	Mesa Ranch Plaza	Mesa	AZ	210,986	\$17,600,000	\$83	6.00%	Simon CRE	Reddy Development	Cardenas Market; T-Mobile; WSS
Sep-21	7117 East 3rd Avenue	Scottsdale	AZ	16,873	\$12,500,000	\$741		PEG Capital Partners	Victor J Perrillo	Scottsdale Comedy Spot Comedy Club; The Venue
Sep-21	Eos Fitness	Glendale	AZ	38,000	\$11,656,829	\$307		VEREIT	Barclay Group	EOS Fitness
Sep-21	Eos Fitness	Gilbert	AZ	38,083	\$11,268,966	\$296		VEREIT	Barclay Group	EOS Fitness
Jul-21	The Plant Shops North and South	Chandler	AZ	30,820	\$18,300,000	\$594		Armstrong Cap Dev	Crow Holdings	Advanced Orthodontics; AT&T Store; Dunkin'; Tryst Cafe
Jul-21	Overstreet	Chandler	AZ	31,804	\$14,700,000	\$462		Ass Kickin Ranch LLC	Vivo Partners	
Jul-21	Arcadia Village	Phoenix	AZ	37,400	\$21,000,000	\$561		Retail Properties of America	Crow Holdings	Baskin Robbins; CVS/Pharmacy; Sushiholic; The Grind; Urban Wax

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ARIZONA, CONTINUED										
Jul-21	Longbow Marketplace	Mesa	AZ	51,455	\$26,000,000	\$505	5.77%	Ripan Chaudhary	Kitchell Development Co	In-N-Out; Someburros; Sprouts
Jul-21	4949 West Ray Road	Chandler	AZ	62,147	\$12,761,000	\$205		Regency Chandler Holdings L	Wadsworth Dev Group	EOS Fitness; Goodwill
Jul-21	1836 W Baseline Road	Mesa	AZ	24,724	\$11,600,000	\$469		Belmont Property Investments LLC, Holly St Investments LLC, High Summit Real Estate Investments LLC	ATOS Inc	Mattress Discount; Super E Mart
Jun-21	Chauncey Lane Marketplace	Scottsdale	AZ	35,000	\$17,400,000	\$497	6.40%	Ronal LLC	Chauncey Retail Partners	
Jun-21	The Shops at Hilton Village	Scottsdale	AZ	96,546	\$37,500,000	\$388		Federal Realty	RED Development , BIG Shopping Centers	Chico's; Starbucks
Jun-21	Camelback Colonnade	Phoenix	AZ	621,000	\$162,500,000	\$262	5.50%	Federal Realty	RED Development , BIG Shopping Centers	Bed Bath & Beyond; Best Buy; Fry's Food Stores; Ulta
Jun-21	Mountain View Marketplace	Phoenix	AZ	123,172	\$17,400,000	\$141	7.83%	United Growth	Cadence Fortis Mountain View Phoenix AZ LP	Vasa Fitness; Walgreens
May-21	Rolling Hills Square	Tucson	AZ	114,081	NAV		7.08%	Portal Investment Management	Phillips Edison & Co	Fry's Food And Drug
Apr-21	Paradise Valley Mall	Phoenix	AZ	391,779	\$105,263,157	\$269		RED Development	Macerich	Bath & Body Works; Vans
Apr-21	7400 N Via Paseo Del Sur	Scottsdale	AZ	29,113	\$14,000,000	\$481		McCormick Project LLC	McCormick Retail Partners LLC	Crumbl Cookies; Luci's at the Grove; Obon Sushi & Ramen
Apr-21	Rolling Hills Square	Tucson	AZ	114,081	\$26,175,000	\$229		Portal Investment Management	Phillips Edison & Co	Fry's Food And Drug
Apr-21	WalMart at Talavi Towne Center	Glendale	AZ	196,671	n/a				Optimus Building	Walmart
Mar-21	College Park Center	Phoenix	AZ	106,121	\$15,950,000	\$150		James Shough, Meyer Farms	Texere Inc	Great Wall Cuisine; Lams Market; Subway; Sun Nail Supply
Mar-21	Scottsdale Towne Center	Scottsdale	AZ	168,090	\$27,750,000	\$165		Imagine Scottsdale Towne Center LLC	Vestar Development	Ross Dress for Less; Subway; Target; TJ Maxx
Mar-21	Dillard's	Phoenix	AZ	201,877	\$16,000,000	\$79		RED Development	Dillard's	Dillard's
Mar-21	The Park at Chandler	Chandler	AZ	111,500	\$12,400,000	\$111		Tabani Group	Grossman Co Props	Husky Roofing; Jiffy Lube; Safeway; Sherwin - Williams; Wendy's
Mar-21	Former Roomstore	Phoenix	AZ	32,560	\$15,000,000	\$461		Embrey Development	Chiao Family	Former Roomstore
Jan-21	Augusta Ranch Marketplace	Mesa	AZ	80,247	\$12,500,000	\$156	9.76%	Yi Wai Derek Wong; Nicholas Sim	Shopoff Props Trust	Basha's
Jan-21	Moon Valley Towne Center	Phoenix	AZ	106,571	\$20,000,000	\$188		Westpoint Group	LNR Partners	Hobby Lobby; Sally Beauty; Subway
Jan-21	Oracle Westmore Shopping Center	Tucson	AZ	150,170	\$38,012,500	\$253		Black Lion Investment Group	Weingarten Realty	Home Depot; PetsMart; Ulta Beauty; Walgreens

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Jan-21	Tri-City Pavilions	Mesa	AZ	82,003	\$13,145,430	\$160	7.00%	HK Real Estate Investment	Lamar Companies	Jd Nails; Safeway; Shaanxi Garden; Starbucks
Jan-21	40649 North Gantzel Road	North Pinal	AZ	55,598	\$14,400,000	\$259		Simon CRE	Reddy Development	Ace Hardware; McDonald's; Walgreens
TOTAL			40	4,404,441	\$1,173,632,882					
CALIFORNIA										
Dec-21	Glendale Marketplace	Glendale	CA	154,049	\$64,100,000	4416	6.10%	Pine Tree	EB Arrow/Cypress Equities	HomeGoods, LA Fitness, Old Navy, Ross Dress For Less, Five Below
Dec-21	Brea Gateway	Brea	CA	181,831	\$85,700,000	\$471	5.14%	Brixmor	Watt Companies	Ralphs, Rite Aid, HomeGoods, Cost Plus World Market
Dec-21	Spruce Shopping Center	South San Francisco	CA	135,818	\$98,000,000	\$722		SteelWave	Shamaim Inc	
Dec-21	1933 Wilshire Boulevard	Santa Monica	CA	13,177	\$20,000,000	\$1,518		US 1931 Wilshire Owner LLC	CenterCal Properties	Gap; Gap Kids
Dec-21	US Post Office	Los Angeles	CA	25,565	\$10,000,000	\$391		Lithia Motors	Howard A Keyes	US Post Office
Dec-21	Bowling Alley	Los Angeles	CA	25,537	\$10,700,000	\$419		Charter Communications	Noahs Dwelling LLC	
Dec-21	The GH	Los Angeles	CA	200,409	\$69,675,000	\$348		Northwood Investors	Combined Properties	Michaels; Office Max; Ralph's; Ross California Fish Grill; Dave's Hot Chicken; Mattress Firm; The Joint Chiropractic; Urbane Cafe
Dec-21	Fletcher Marketplace	El Cajon	CA	11,996	\$11,400,000	\$950			Brixton Capital	
Dec-21	Long Beach Exchange	Long Beach	CA	265,000	\$159,100,000	\$600		DJM Capital Partners	Rockwood Capital, Burnham USA Equities	365 by Whole Foods; Nordstrom Rack; TJ Maxx; Ulta
Dec-21	Gateway Shopping Center	Mission Viejo	CA	82,500	\$39,515,000	\$479		DJM Capital Partners	Gerrity Group	Cold Stone Creamery; FIT Pilates Studio; French's Bakery; Happy Minds Kids Academy; Pho King Way; Subway
Dec-21	Sequoia Station	Redwood City	CA	103,148	\$73,000,000	\$708		LOWE, Eden Housing	Regency Centers	CVS; Jamba Juice; Panda Express; Safeway; The Habit
Dec-21	Fallbrook Mercantile Center	Fallbrook	CA	70,409	\$27,282,500	\$387	6.22%	Victoria F Jaglom	Gerrity Group	Anytime Fitness; Denny's; Fantastic Sams; Jersey Mikes; Major Market; Sherwin Williams
Dec-21	Aero Drive II Retail Center	San Diego	CA	12,830	\$10,985,500	\$856		Street Properties LLC	Kim H Peterson	
Dec-21	1417 University Avenue	San Diego	CA	24,668	\$13,000,000	\$527		Ben-Moshe Family	Peter R Katz & Teresa M Katz 1998 Family Trust	
Dec-21	South Bay Pavilion	Carson	CA	370,000	\$68,000,000	\$184		Atlas Capital Group	PCCP	Cinemark; IKEA; Old Navy
Dec-21	1458 3rd St Promenade	Santa Monica	CA	20,000	\$25,200,000	\$1,260		Festival Companies		American Express; Cult Coffee

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CALIFORNIA, CONTINUED										
Dec-21	1013 Crocker Street	Los Angeles	CA	14,483	\$10,600,000	\$732		Jack J Yang	Bank of Hope	Andrea Bijoux; Carmin; Joia Shoes
Dec-21	Mesa Vista Center	Vista	CA	48,985	\$13,354,000	\$273		CH Retail Fund II of San Diego VI	Black Lion Investment Group	Oreilly Auto Parts; Sport About; Upper Crust Pizza
Dec-21	Chino Hills Plaza II	Chino	CA	33,851	\$13,215,000	\$390		Ayres 107 LLC	Craig Campbell	Chino Hills Pizza Company; KYR Music
Dec-21	Silver Lakes Plaza	Los Angeles	CA	12,911	\$10,610,000	\$822		Charing Cross Partners LP	Nabil Soliman; Janet Soliman	Burger King; Chy Coin Laundromat; Hard Times Pizza; It's Thai Hometaurant
Dec-21	Roseville Plaza 41	Roseville	CA	30,272	\$15,616,000	\$516		Gregory Crouse	Petrovich Development	Mountain Mike's Pizza; Rite Aid
Dec-21	10870 West Katella Avenue	Garden Grove	CA	90,000	\$33,500,000	\$372		Golden Star Trading Inc	Red Mountain Group	Gold's Gym; Smart & Final; T-Mobile; Wholesale Nutrition
Dec-21	Fmr Kmart	Redlands	CA	105,664	\$13,500,000	\$128		Jaycie Howard	Auto Fit Inc; Afca Holdings LLC	
Dec-21	Washington Square	Petaluma	CA	215,761	\$56,208,000	\$261		Paragon Commercial Grp, Canyon Partners Real Estate; Canyon Catalyst Fund	Fulcrum Group	Bank of America; Party City; Pet Food Express; Planet Fitness; Westamerica Bank
Dec-21	Shops on Hill	Pasadena	CA	33,408	\$18,000,000	\$539		Illco LLC; 656 Huntley 26 LLC; 2 Stories LLC; 8737 Ashcroft 26 LLC	Engine Real Estate	Dominos; Lavender & Honey Espresso Bar; Mary Not Martha; Ray's Electronics; Sidecca; The Camp Transformation Center
Dec-21	428 Front Street	Santa Cruz	CA	10,334	\$15,000,000	\$1,452		Bridge Investment Grp	Owen Lawlor	India Joze; University Copy; Yoga Center Santa Cruz
Dec-21	Carlsbad Village Plaza	Carlsbad	CA	58,735	\$23,500,000	\$400		Tooley Investment Co	Balboa Retail Partners	Ace Hardware; Carlsbad Village Pharmacy; Mikko Sushi; Smart & Final
Dec-21	Canyon Lakes Shopping Center	San Ramon	CA	28,396	\$11,100,000	\$391		500 Bollinger Canyon Way LLC	Milestone Holdings	Domino's Pizza; Tips N Toes Spa
Dec-21	6615 Flanders Drive	San Diego	CA	28,009	\$15,550,000	\$555		Jenathan Hammer	Capital Growth Props	Dance & Company; Golden Bagel; Instant Imprints; Wich Addiction
Nov-21	fmr Stein Mart	Mission Viejo	CA	37,177	\$11,900,000	\$320		City of Mission Viejo	Kinstler Living Trust	
Nov-21	Pomona Market Place	Pomona	CA	108,576	\$10,500,000	\$97		Linda Ma	PMP Business Plaza LLC	97 Cent Discount Store; Get Air Trampoline Park; Home Depot
Nov-21	942 North Tustin Street	Orange	CA	79,306	\$27,500,000	\$347		FH Orange LLC	Corning DEV Corp	Albertson's; Aqua-Tots Swim Schools; OC Mattress & Furniture; Ultimate Hobbies
Nov-21	Hilltop Plaza	Redding	CA	68,827	\$12,150,000	\$177		Califco	CommPros	Chevy's; Designworks Home & Garden; Tuesday Morning, Inc.
Nov-21	Buena Park Marketplace	Buena Park	CA	103,973	\$25,000,000	\$240	6.00%	Red Mountain Group	Nathan Golden & Associates	Jo Ann Fabric; Marshalls; Ross Dress for Less

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CALIFORNIA, CONTINUED										
Nov-21	California Bank & Trust	Mountain View	CA	4,323	\$10,500,000	\$2,429		GPR Ventures	Lin Shiu-Wen H	California Bank & Trust
Nov-21	Sears	Montclair	CA	174,675	\$10,000,000	\$57		CIM Group	Seritage Growth Props	Sears
Nov-21	Edgewood Shopping Center	Azusa	CA	157,049	\$22,600,000	\$144		Ficus Columns Properties LP	Edgewood Partners	Don Roberto Jewelers; Family Dollar; Gladstone Donut House; Jesse Barber Shop; Sityodtong LA; Stop 4 Water; Taco King; Western Union
Nov-21	Brentwood Shopping Center	Los Angeles	CA	14,789	\$30,000,000	\$2,029		Fields Holdings LLC	11690 Sanbar LLC	Chipotle; Coffee Bean; Juice Crafters; Sortino Restaurant
Nov-21	Sears	Chula Vista	CA	219,000	\$19,300,000	\$88		GGP	Seritage Growth Props	Sears
Nov-21	Marina Shores Shopping Center	Long Beach	CA	68,538	\$67,900,000	\$991		Onni Group	Oregon PERS, Regency Centers	EB Ameritrade; Five Guys; Orange Theory; Petco; Phoenix Salon & Day Spa
Nov-21	Shops at Dos Lagos	Corona	CA	350,000	\$47,400,000	\$135	6.00%	Barret Woods, Oerp LLC	CA1Real Estate, Myung SYi	Daniel's Jewelers; Express; Fat Burger; Miguel's; Papaya; Sleep Number; Trader Joe's; Woodranch BBQ
Nov-21	55 E Colorado Boulevard	Pasadena	CA	5,500	\$11,737,000	\$2,134		GM Colorado Blvd LLC	Daniel Mellinkoff	Intelligentsia Coffee
Nov-21	Fmr Orchard Supply	Buena Park	CA	44,110	\$13,300,000	\$302		Perge Ventures INC	Daryl Priest	
Nov-21	3731 6th Avenue	San Diego	CA	30,883	\$16,525,719	\$535		Carmel Partners	Greenwald Company	
Nov-21	fmr Sears	San Bruno	CA	276,594	\$128,000,000	\$463		Alexandria	Seritage Growth Props	
Nov-21	107 East Broadway	Glendale	CA	13,110	\$15,200,000	\$1,159		Tanya Roofian	Ashton 2006 Family Trust	
Nov-21	Whole Foods	Santa Monica	CA	53,000	\$54,158,500	\$1,022	3.44%	Deka Immobilien	Tooley Investment Co	Groundwork Coffee Co; Whole Foods
Nov-21	Albertson's	Orange	CA	50,223	\$19,500,000	\$388		Channel Islands Village I LLC	Laulima Families	Albertson's
Nov-21	Chino Hills Plaza	Chino Hills	CA	12,943	\$11,425,000	\$883	5.00%	Tsay J & R LLC	Treh Partners II LLC	
Oct-21	Walgreens	Lake Elsinore	CA	13,678	\$10,500,000	\$768	4.85%	W Union LLC	MF Salta Co Inc	
Oct-21	Victor Valley Town Center	Victorville	CA	95,864	\$21,000,000	\$219	8.28%	Victor Valley Shopping Center LLC	Antoine Abi-habib	Ross Dress for Less; Ross Dress for Less; Waba Grill
Oct-21	Town & Country Village	Sacramento	CA	216,320	\$62,150,000	\$287	6.47%	Phillips Edison & Co	Donahue Schriber	Bed Bath & Beyond, Ross Dress for Less, TJ Maxx, Five Below
Oct-21	Palomar Village	Temecula	CA	139,130	\$32,500,000	\$234	6.20%	Retail Opp Inv'ts Corp	BIG Shopping Centers	Albertsons; CVS Pharmacy
Oct-21	JCPenney	Carson	CA	200,697	\$19,000,000	\$95		Atlas Capital Group	Copper Property CTL Pass Through Trust	JC Penney
Oct-21	Hanford Mall	Hanford	CA	306,636	\$25,000,000	\$82	11.05%	Chris Henry	Moise Belinow	Azkara; Foot Locker; GNC; Hop Topic; Kay Jeweler; Lids; The Children's Place

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Oct-21	Temecula Creek Plaza	Temecula	CA	67,076	\$19,998,000	\$298	6.00%	Temecula Creek Plaza LLC	Meenakshi Kovil Inc	CVS; Epic Wings; Golden Bowl Thai; Lash Lounge 79; Scrubs N Extras
Oct-21	Countryside Marketplace	Menifee	CA	721,739	\$121,175,000	\$168	6.00%	Shin Yen Investments	Donahue Schriber	Anchored by Super Target, Lowe's, Kohl's, Best Buy, T.J. Maxx, HomeGoods, Michaels, Burlington, Staples, Petco and Ulta Beauty
Oct-21	North Hills Plaza	Granada Hills	CA	95,608	\$37,000,000	\$387		Home Depot	ACF Property Mgmt	Panera Bread; Regency Theaters; See's Candies; Water & Power Community Credit Union
Oct-21	Trader Joe's	Agoura Hills	CA	12,809	\$14,550,000	\$1,136		Creekside Shops LLC	Oak Creek Square LLC	Trader Joe's
Oct-21	Former Borders	Pasadena	CA	40,440	\$16,180,000	\$400		CWCapital	McAwleo Investments LLC	
Oct-21	San Juan Plaza	Citrus Heights	CA	131,535	\$17,600,000	\$134		Chris Henry	Poppy Bank	Safeway, Dollar Tree, Baskin Robbins
Oct-21	158 N Robertson Boulevard	West Hollywood	CA	4,625	\$10,995,000	\$2,377		Cedars-Sinai	158 Beverly-Robertson LLC	Curve; Starbucks
Oct-21	2333 Foothill Boulevard	La Verne	CA	39,400	\$24,600,000	\$624		Montecito Medical	StoneCreek Company	Citrus Veterinary Clinic; Pomona Valley Hospital Medical Center
Oct-21	Saks Fifth Avenue	San Francisco	CA	135,000	\$156,000,000	\$1,156		Cara Investment GmbH, Lincoln Property Co	Madison International, DWS Group Americas	Saks Fifth Avenue
Oct-21	Former Mitsuwa Marketplace	Torrance	CA	56,333	\$18,950,000	\$336		Rexford Industrial REIT	Real Property Resources	
Oct-21	Home Depot	Anaheim	CA	205,000	\$53,000,000	\$259	4.50%	SIHI	Maxim Properties Inc	Home Depot
Oct-21	Newport 17th Plaza	Costa Mesa	CA	28,450	\$14,300,000	\$503	3.04%	Platinum Courtyard LLC	17th Street Barclay Center LP	Chase Bank; Just food For Dogs; Pho Lantern Cafe; The Butchery Quality Meats
Oct-21	Food 4 Less - Stockton	Stockton	CA	43,240	\$12,000,000	\$278		Margaret W Dream Trust	Sebanc Group	Food 4 Less
Oct-21	Burbank Town Center (Leasehold)	Burbank	CA	1,000,000	\$136,000,000	\$136		Onni Group	Cypress Equities	AMC, Macys, Bed Bath & Beyond, Red Persimmon
Oct-21	Orchard Walk East	Visalia	CA	150,000	\$31,500,000	\$210		JH Real Estate Partners	Donahue Schriber	Vallarta Supermarkets, T.J. Maxx, Ross Dress for Less, shadow-anchored by Target
Oct-21	2307 Huntington Drive	Duarte	CA	19,495	\$11,950,000	\$613		Grand Living Investment LLC, El Cerrito House Apt LLC	Gail And John Sullivan Revocable Trust	Bank of America; Children 1st Pediatric Group; CVS
Oct-21	Former Nordstrom	Santa Barbara	CA	175,000	\$13,086,000	\$75		Praelium, Shopoff Props Trust, Dune RE Partners	Nordstrom Inc	

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CALIFORNIA, CONTINUED										
Oct-21	Grocery Outlet	San Gabriel	CA	21,400	\$10,930,000	\$511	5.51%	WAH International Properties	PacTrust	Grocery Outlet
Oct-21	Ralph's West Hollywood	West Hollywood	CA	47,000	\$24,353,500	\$518		Safco Capital Group	RSH Ralphs Properties I LLC	Ralph's Grocery Market
Sep-21	Best Buy - Orange	Orange	CA	45,675	\$23,250,000	\$509		Burnham USA Equities	Continental Dev Corp	Best Buy
Sep-21	The Palms	Bakersfield	CA	47,987	\$10,631,500	\$222	6.93%	Millennium Holding Co LLC	Breakaway Capital	Nail Spa; Subway; UPS Store
Sep-21	Country Club Village	Madera	CA	77,416	\$10,300,000	\$133	3.95%		MJW Investments	Country Waffles; Renter's Choice; Save Mart
Sep-21	Golden Eagle	Petaluma	CA	112,980	\$22,500,000	\$199		Sam LaMonica	Basin Street Properties	Grocery Outlet Inc.
Sep-21	Sunkist Center	La Puente	CA	168,549	\$18,000,000	\$107		UKA BIG SAVER FOODS, INC.	PJB SUNKIST LP	Audio City; Big Saver Foods; Rite Aid
Sep-21	JCPenney	San Bruno	CA	223,232	\$105,250,000	\$471		Alexandria	Copper Property CTL Pass Through Trust	JCPenney
Sep-21	1165 Renaissance Pkwy	Rialto	CA	14,675	\$10,330,000	\$704	5.58%	KNL GROUP	Lewis Group of Cos	
Sep-21	The Village at San Antonio Center	Mountain View	CA	90,452	\$77,100,000	\$852	4.50%	TA Realty	Merlone Geier Partners	Jared And the Counter; Mizu Sushi; Safeway; T-Mobile
Sep-21	Marketplace Beaumont	Beaumont	CA	187,851	\$37,500,000	\$200		Brixton Capital	Frederick J Hanshaw Trust	Aldi; Bed Bath & Beyond; Best Buy; Petco; Ross Dress for Less; Taco Bell
Sep-21	Canyon Creek Plaza	San Jose	CA	61,049	\$27,900,000	\$457		Retail Opp Inv'ts Corp	CRW Development	Comerica Bank; Mexico Lindo; New Seasons Market; Orange Theoryfitness
Sep-21	3377 West Olympic Boulevard	Los Angeles	CA	23,125	\$12,250,000	\$530		Bandus Holdings Corp	Urban Commons	
Sep-21	Ontario Gateway	Ontario	CA	219,898	\$41,500,000	\$189	6.70%	JH Real Estate Partners	Zelman, Grayburn Properties	Big Lots; Davids Bridal; Dollar Tree; Grocery Outlet; Ross Dress for Less
Sep-21	Sunset Plaza	Rocklin	CA	72,685	\$10,376,500	\$143		6005 Pacific Street LLC	Ethan Conrad Properties	Carquest Auto Parts; Jasmine Donuts; Roseville Motorsports
Sep-21	Walgreens	Gilroy	CA	14,489	\$11,050,000	\$763		William Miner & Leslie Miner Trust	G&I Pirnik 1992 Trust	Walgreens
Sep-21	Mercado Del Barrio	San Diego	CA	47,578	\$13,850,000	\$291		Barrio Logan Enterprises LLC	Shea Properties	Asia Wok Teppanyaki & Chinese Food; Little Caesars Pizza; Mariscos El Pulpo; Northgate Market; Sally Beauty
Sep-21	Stater Bros	Costa Mesa	CA	46,017	\$21,200,000	\$461	5.26%	5710 LA Palma LP	Warmington Group, Baker-Fairview Associates	Stater Bros
Sep-21	Mills Shopping Center	Rancho Cordova	CA	235,511	\$28,805,000	\$122	8.20%	Ethan Conrad Properties	Retail Opp Inv'ts Corp	Callen Pool Supply; Dd's Discount; Planet Fitness; The Salvation Army; Viva Supermarkets

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CALIFORNIA, CONTINUED										
Sep-21	Walgreens	Huntington Beach	CA	11,951	\$11,290,000	\$945	5.00%	HRAPTS1 LLC	Stanford Hotels Corp	Walgreens
Sep-21	Rite Aid	Sacramento	CA	17,272	\$10,125,000	\$586	6.63%	Khasigian Properties	Ling Sha Shiao	Rite Aid
Aug-21	Vons	Long Beach	CA	19,064	\$15,150,000	\$795	3.30%	Safco Capital Group	Hankins; Coulter; Raffin, Darling; Pius-Nwagwu; Turner	Vons
Aug-21	128 Manhattan Beach Boulevard	Manhattan Beach	CA	6,750	\$19,750,000	\$2,926		Skechers USA	Michael J Troeger	Mangiamo Ristorante; Skechers
Aug-21	600 East Bay Avenue	Newport Beach	CA	18,500	\$21,000,000	\$1,135		Chartwell Real Estate Development	Discovery Science Center of Orange County	
Aug-21	Vons	Long Beach	CA	19,064	\$15,150,000	\$795		Safco Capital Group	Hankins, Raffin, Turner, Darling; Pius-Nwagwu	Vons
Aug-21	305 S Ocean Front Walk	Venice, Los Angeles	CA	20,477	\$19,023,891	\$929		Trez Capital	Fogel Real Estate Group	Arbor Skateboards; Venice Ale House
Aug-21	Plaza de Acacias	Rancho Santa Fe	CA	29,196	\$19,500,000	\$668	5.15%	Kleege Enterprises	Merlone Geier Partners	
Aug-21	Brea Towne Centre	Brea	CA	39,285	\$19,900,000	\$507	5.75%	KKC Imperial LLC	Gregory M Davies	A Snail's Pace; In Flower; Jamba Juice; Kinecta; Lenscrafter; Nothing Bundt Cakes; Ortho Mattress; Subway; Tempo Urban Kitchen; The Coffee Bean
Aug-21	future Sola Apartment	Los Angeles	CA	47,346	\$11,000,000	\$232		Sola Impact Fund	TBM Trust	Hog Parts Pros; Lux Legend; Southwest Carpet
Aug-21	Green Valley Station	Cameron Park, Shingle Springs	CA	52,245	\$15,087,000	\$289		Turner Island Farms	Retail Opp Inv'ts Corp	CVS; El Dorado Fitness; Fresh Cleaners; Magic Twins Sushi; Sears; Starbucks; Tip Toe's Nails
Aug-21	Penasquitos Village	San Diego	CA	110,000	\$10,800,000	\$98		Atlantic Pacific Cos	UBS	24 Hour Fitness; Floor & Decor
Aug-21	Highland Village Plaza	Highland	CA	110,436	\$25,500,000	\$231		HVP Associates LLC	Braemar Group	Albertsons; Arrowhead Credit Union; Baskin Robbins; Chase; CVS; Goodwill; H&R Block; McCleaners; Pizza Hut; Tutor Time; UPS
Aug-21	Fmr Sears	Long Beach	CA	125,451	\$11,700,000	\$93		Bellflower 21 LP	ESL Investments	
Aug-21	Times Square	Fresno	CA	152,000	\$16,250,000	\$107		Vintage Properties	Jade Enterprises	Chuck E Cheese; Rite Aid/Payless Drug; Ross Store (Sublease to Vons)
Aug-21	The Village at San Antonio Center	Mountain View	CA	180,904	\$77,100,000	\$426	4.50%	TA Realty	Merlone Geier Partners	Jared And the Counter; Mizu Sushi; Safeway; T-Mobile
Aug-21	JCPenney (Ground Lease)	San Diego	CA	268,859	\$14,750,000	\$54.86		Simon Property Group	Copper Property CTL Pass Through Trust	JCPenney

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CALIFORNIA, CONTINUED										
Aug-21	Forum at Carlsbad	Carlsbad	CA	264,818	\$185,000,000	\$699		Northwood Partial Interest	Nuveen	Jimbo's Naturally
Aug-21	Home Depot	Glendale	CA	111,624	\$61,750,000	\$553	4.45%	Charing Cross Partners LP	Decron Properties Corp	Home Depot
Aug-21	Baldwin Hills Crenshaw Plaza	Los Angeles	CA	820,000	\$111,000,000	\$135		Harridge Dev Group	Capri, LACERA	Fashion Q; Footaction; Southern Girl Desserts, Albertson's
Aug-21	12221-17312 Norwalk Boulevard	Cerritos	CA	52,551	\$14,800,000	\$282		Balboa Retail Partners	JFRCO III LLC	Goldilocks; Mabuhay Kitchen; Seafood City
Aug-21	Macy's	Los Angeles	CA	436,126	\$31,333,333	\$72		Harridge Dev Group	Macy's	Macy's
Aug-21	Former Macy's	El Cajon	CA	115,612	\$10,500,000	\$91		Tourmaline Capital	Macy's	Former Macy's
Aug-21	1132-1140 S de Anza Boulevard	San Jose	CA	19,296	\$15,800,000	\$819		Stanley K Woo	Saratoga-Sunnyvale LP	For The Birds; India Cash & Carry; Niviya Kitchen & Bath Cabinets
Aug-21	Hamilton Marketplace	Novato	CA	90,769	\$67,250,000	\$741		DWS Group Americas	Grosvenor Americas	Peet's Coffee; Pet Food Express; Safeway; Super Duper; Toast Restaurant; Wells Fargo
Aug-21	Village Center	Fountain Valley	CA	92,386	\$14,737,500	\$160		Canyon Partners, Paragon Commercial Grp	John R Martineau; Alice A Martineau	Big Lots; Dollar Tree; Rite Aid
Aug-21	Former Walmart	Fairfield	CA	114,792	\$11,000,000	\$96		Trammell Crow Co (CBRE)	Lefever Mattson	Former Walmart
Aug-21	Anaheim Gateway	Anaheim	CA	15,356	\$20,500,000	\$1,335		Private Client	Wayne Diaz Trust	California Fish Grill; Habit Burger; Starbucks Coffee
Aug-21	Foothill Farms	Sacramento	CA	64,813	\$10,050,000	\$155		Biopharma Sacramento LP	Real Estate Affiliates	Harbor Freight Tools; Oreilly Auto Parts; Twice as Nice Furniture
Aug-21	Marina Center	Long Beach	CA	32,757	\$16,200,000	\$495	4.35%	Tourmaline Capital	Marina Center LLC	Audio Concepts; Belmont Shore Veterinary Hospital; Golden State Tanning; Image RX; Lavender Nails; Ortho Mattress; Subway
Aug-21	308 Soscol Avenue	Napa	CA	24,850	\$15,525,000	\$625	5.85%	Gateway Crossing INC	Pacific Props Group	
Jul-21	2108 Berkeley Way	Berkeley	CA	13,503	\$14,000,000	\$1,037		1951 Shattuck LLC	Bay Properties Inc	Artistic Picture Framing; Smart Mart; The Cutaway
Jul-21	1607 Shattuck Ave	Berkeley	CA	13,910	\$12,500,000	\$899		Shattuck Connections LP	JCC Shattuck LLC	
Jul-21	4242 Crenshaw Boulevard	Los Angeles	CA	15,704	\$11,000,000	\$700		4242 Crenshaw LLC	Community Builders Group	Crenshaw Carwash; NCM Automotive
Jul-21	1220 University Avenue	San Diego	CA	19,291	\$11,955,130	\$620		Victoria M Hsieh	Foley Enterprises	Gossip Grill; Mattress Firm
Jul-21	West Gate Plaza	Tracy	CA	60,691	\$10,371,000	\$171		McCorduck Properties	Lissberger John Living Trust	99 Cents Only Store; Kovalam Indian Groceries; Sally Beauty
Jul-21	Lincoln Crossing	Altadena	CA	63,651	\$15,500,000	\$244	high 5%	Melissa Bederman	East West Bank	20/10 Vision Care Optometry; 24 Hour Fitness; Metro PCS; Subway
Jul-21	Amazon Fresh	Los Angeles	CA	29,456	\$35,000,000	\$1,188	3.40%	David M Family Holdings	Red Mountain Group	Amazon Fresh

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CALIFORNIA, CONTINUED										
Jul-21	Mission Douglas Plaza	Oceanside	CA	88,004	\$19,800,000	\$225	5.70%	Farhad Nedjat	Yacoel Properties	Albertons Inc; Goodwill; Jack in the Box
Jul-21	Dai Thanh Supermarket	San Jose	CA	7,050	\$17,100,000	\$2,426		Urban Community	Hua Family Trust	Dai Thanh Supermarket
Jul-21	Red Rock Center	San Marcos	CA	73,939	\$18,700,000	\$253		Private Client	Coseo Properties Inc	Coles Fine Flooring; DaVita; Fan Diego, Inc HobbyTown; SGI-USA Buddhist Center; Turner's Outdoorsman; UEI College; Veterinary Specialty
Jun-21	11069-11079 West Pico Boulevard	Los Angeles	CA	8,377	\$10,800,000	\$1,289.24		HATCHspaces LLC, NexCore Group	Nancy Rosenbloom	Donut Star; Rita's Italian Ice; Supercuts
Jun-21	1251 3rd Street Promenade	Santa Monica	CA	10,500	\$24,531,000	\$2,336.29				Casa Martin; Flight 23; Max Studio
Jun-21	2828 National Avenue	San Diego	CA	19,849	\$16,500,000	\$831.28		Dawood N Beshay	National LLC	Panda Express; Popeyes; T-Mobile
Jun-21	4470 Sunset Boulevard	Los Angeles	CA	20,132	\$11,000,000	\$546.39		4470 Sunset Blvd LLC	Stanton H Wong	Crossroads Trading (Crossroads Trading Co., Inc.); Supercuts; The UPS Store
Jun-21	Amazon Fresh	Los Angeles	CA	29,456	\$35,000,000	\$1,188		David M Family Holdings	Red Mountain Group	Amazon Fresh
Jun-21	4251 Martingale Way	Newport Beach	CA	58,073	\$45,000,000	\$775		Deba Shyam	WLA Investments	Barbery Coast Hair Studio; il Barone bottega; Silk Flower
Jun-21	Posh Furniture Inc	Santa Clarita	CA	73,399	\$12,400,000	\$169		Royz Golden Triangle LLC	Golden Triangle Road LLC	Posh Furniture Inc
Jun-21	Dynasty Center	Los Angeles	CA	75,280	\$29,500,000	\$392		Redcar Properties Ltd	De Y Kim	Fashion Instyle; Goldland Jewelry; MC Fashion; New Vinh Hoa Gifts
Jun-21	3935 Mission Avenue	Oceanside	CA	88,923	\$19,800,000	\$223	5.40%	3905-3945 Mission Douglas Plaza	Yacoel Properties	Albertsons; Fratelli's Italian Kitchen; Goodwill; Pho Ha Grill & Bar
Jun-21	Atwater Marketplace	Atwater	CA	97,564	\$16,600,000	\$170	7.10%	Moise Belinow	PECO I	Ace Cash Express; CVS; Great Clips; Merco Credit Union; Save Mart; Sourdough & Co
Jun-21	Kohl's	Poway	CA	114,428	\$27,500,000	\$240		Aardema Family	AVR Realty	Kohl's
Jun-21	Tierrasanta Gateway	San Diego	CA	42,160	\$15,500,000	\$368	5.63%	Private Client	TGSC LLC	Dairy Queen; Just Yu Massage; Tierra Santa Mexican; TLC Hair & Nail; US Post Office
Jun-21	17000 Ventura Boulevard	Encino	CA	35,113	\$13,200,000	\$376		Moiez Benyaminov	Jamison Services	
Jun-21	Footaction - Third Street Promenade	Santa Monica	CA	15,000	\$24,531,000	\$1,635		Leo Pustilnikov	Herbert Lundin	Footaction
Jun-21	@First	San Jose	CA	84,001	\$54,500,000	\$649		LaSalle	American Realty Advisors	CVS; El Camino Health; Five Guys; Fresh & Easy; Target; Union Bank

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CALIFORNIA, CONTINUED										
Jun-21	Andy's Pet Shop	San Jose	CA	6,660	\$20,000,000	\$3,003		Acquity Realty	Del Grande Investment Property LLC	Andy's Pet Shop
Jun-21	Eagle Rock Plaza	Los Angeles	CA	462,823	\$76,000,000	\$164	3.02%	Atlas Capital Group, Eastern Real Estate LLC	LNR Partners	Macy's; Target
Jun-21	Torrey Hills Center	San Diego	CA	86,582	\$51,925,000	\$600	5.00%	First Washington Realty	Sea Breeze Properties	Daphne's Greek Café; Starbucks; Subway; Vons
Jun-21	ShopSmart	Sacramento	CA	109,125	\$10,500,000	\$96		Voong Real Estate Holdings LLC	FF Investments LP	ShopSmart
Jun-21	Montgomery Village	Santa Rosa	CA	292,353	\$93,000,000	\$318		WS Development	Codding Enterprises	Copperfield's Books; Monti's Rotisserie & Bar -; Ross Dress for Less; Sea Thai Bistro & Bar; Sonoma Outfitters
Jun-21	26911 Trabuco Road	Mission Viejo	CA	27,979	\$11,000,000	\$393	5.23%	Armand A Behpour	StarPoint Properties	Saddleback Carpet & Flooring; Smart & Final
Jun-21	Grossmont Shopping Center	La Mesa	CA	925,000	\$169,600,667	\$183		Federal Realty	Cushman Investments LLC	Barnes and Noble; CVS; Macy's; Reading Cinemas; Target; Walmart
Jun-21	Chick Fil A	Los Angeles	CA	4,000	\$13,650,000	\$3,413	3.10%	MM Investments Properties LLC	Red Mountain Realty Group	Chick Fil A
May-21	Aliso Viejo Town Center	Aliso Viejo	CA	55,799	\$18,100,000	\$312	6.26%	Donahue Schriber	Schiffman Enterprises	Dollar Tree; TJ Maxx
May-21	1818 North Grand Avenue	Santa Ana	CA	63,949	\$15,375,000	\$240.43		Auburndale Properties	SAV Winery LLC	CVS; Goodwill; Taco Bell
May-21	Valley Gateway Plaza	Riverside	CA	133,782	\$16,500,000	\$123.34	6.12%	Spirit Realty Capital	CBRE Investment Mgmt, Merlone Geier Partners	At Home; Hobby Lobby
May-21	Bay Street Emeryville	Emeryville	CA	383,055	\$90,500,000	\$236		CenterCal Properties	UBS Realty Investors LLC	AMC Theaters; Apple; Barnes & Noble
May-21	8481-8495 Sunset Boulevard	Los Angeles	CA	21,797	\$15,000,000	\$688		Private Client	Cari B Hoyt Trust	
May-21	Lowe's (Leased Fee)	San Jose	CA		\$41,750,000			Orton Development	Kaneohe Ranch Management	Lowe's
May-21	Camarillo Village Shopping Center	Camarillo	CA	247,080	\$61,500,000	\$246	6.83%	Milan Cap Management	Donahue Schriber	Big 5; PetSmart; RiteAid; Sprouts
May-21	174 Kinney Street	Santa Monica	CA	16,168	\$11,168,000	\$691	7.60%	Leo Pustilnikov	Liberty Fish Partners	
May-21	Stonestown Galleria	San Francisco	CA	408,404	NAV			Brookfield Property REIT		Macy's; Nordstrom
May-21	Plaza at San Marcos	San Marcos	CA	159,637	\$16,300,000	\$102		Vertical Ventures LLC	San Marcos Plaza/JVP LLC	ABC Pet Care; Feng Shui Import; Real Estate Center
May-21	1546 S Manhattan Place	Los Angeles	CA	34,849	\$21,000,000	\$603		Western Avenue Capital LLC	VW Retail LP, Decron Properties Corp	Goodwill; La Western Hair & Nails; O'Reilly Auto Parts; Pizza Hut; Western Dental

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CALIFORNIA, CONTINUED										
May-21	Convoy Village	San Diego	CA	43,294	\$16,200,000	\$374	6.45%	CEG Capital Partners; Patrick J Geary	Joseph Balla	Boba Time; Boot World; Haircuts
May-21	Whittier Plaza	Whittier	CA	33,160	\$11,950,000	\$360	5.42%	Young Sam Chung, Kyung S Kim	Louis Schainuck	Goodwill; Harbor Freight
Apr-21	1410 Abbot Kinney Boulevard	Venice, Los Angeles	CA	11,984	\$18,000,000	\$1,502		Exeter Exchange Management Corp, Langdon Street Capital - Adam Daneshgar	Bruce Wisnicki	Beautycounter; Beautycounter; Timbuk2
Apr-21	Bontempi	West Hollywood	CA	16,432	\$20,595,000	\$1,253	6.20%	Arc Capital Partners	ASB Real Estate Investments	Bontempi
Apr-21	The Seychelle and Waverly Retail	Santa Monica	CA	19,717	\$10,000,000	\$507		Unilev Capital	JP Morgan Asset Management	EcoChic Lifestyles; eLOVate Vegan Kitchen & Juicery; Herringbone; Joan's on Third; Starbucks
Apr-21	Bed Bath & Beyond	Bakersfield	CA	30,386	\$11,135,281	\$366		Ares Management	Oak Street RE Capital	Bed Bath & Beyond
Apr-21	Buy Buy Baby	Mission Viejo	CA	35,947	\$18,172,744	\$506		Ares Management	Oak Street RE Capital	Buy Buy Baby
Apr-21	buybuy Baby	Torrance	CA	36,779	\$20,726,098	\$564		Ares Management	Oak Street RE Capital	buybuy BABY
Apr-21	2001 Van Ness Avenue	San Francisco	CA	40,000	\$12,250,000	\$306	3.66%	Mark Hutchinson, TRA Investments LLC	Astorian Family Trust	Brothers Dental and Implants; Home Care Assistance
Apr-21	Gateway 101	East Palo Alto	CA	92,300	\$53,182,500	\$576	5.95%	Bumsuck Ha	Regency Centers	Nordstrom Rack; Target
Apr-21	Magnolia Tyler Center	Riverside	CA	182,653	\$39,400,000	\$216	6.50%	Merlone Geier Partners	John A Hamner Trust	Aldi; America's Tire Co; Bed Bath & Beyond; Big Lots; Bob's Discount Furniture; Olive Garden; Starbucks Coffee
Apr-21	Walmart	Norwalk	CA	236,804	\$32,300,000	\$136		CalPERS	Margaret Wang Trust	Walmart
Apr-21	Former JC Penney	San Pablo	CA	199,275	\$20,504,747	\$103		Prologis	LBG RE Cos, Aviva Investors	Former JC Penney
Apr-21	Hilltop Mall	San Pablo	CA	575,883	\$59,256,479	\$103		Prologis	Aviva Investors, LBG RE Cos	Walmart
Apr-21	Former Sears	San Pablo	CA	133,970	\$13,785,075	\$103		Prologis	Aviva Investors, LBG RE Cos	Former Sears
Apr-21	Former Macy's	San Pablo	CA	203,120	\$20,900,385	\$103		Prologis	LBG RE Cos, Aviva Investors	Former Macy's
Apr-21	Havaianas	Laguna Beach	CA	9,378	\$10,700,000	\$1,141		Rivian LLC	Principal Theatres Inc	Havaianas
Apr-21	Sunrise Village	Fullerton	CA	97,912	\$27,500,000	\$281		Shopoff	Packo Investments Inc, Koo Y & Myung H Lim	Coffee Code; CVS; Del Taco; Optometrist; Papa Johns
Apr-21	Euclid Plaza	National City	CA	77,044	\$25,800,000	\$335	6.00%	Plaza Fiesta	Retail Opp Inv'ts Corp	Firestone; SDCCU; Vallarta Supermarkets; Walgreens

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CALIFORNIA, CONTINUED										
Mar-21	409 San Antonio Road (Retail Leasehold)	Mountain View	CA	13,000	\$22,014,980	\$1,693	5.00%	Brookfield Prop Prtnrs	Merlone Geier Partners	
Mar-21	Arena Plaza	Anaheim	CA	18,149	\$14,000,000	\$771		H&S Ventures	Lewis Schmid	JT Schmid's Restaurant & Brewery; Rotary Club of Orange
Mar-21	Fremont Bank	Fremont	CA	19,631	\$13,297,500	\$677		MIG Real Estate	Fremont Bank	Fremont Bank
Mar-21	1372 South California Boulevard	Walnut Creek	CA	23,913	\$14,153,000	\$592		Loja Group LLC	Sansome Pacific	Pet Food Express; Trader Joe's
Mar-21	Lucky - San Bruno	San Bruno	CA	56,280	\$50,465,455	\$897		BEL Camino LLC	Oak Street RE Capital	Lucky,56,280 sq ft,04/30/2032
Mar-21	Signal Hill Gateway	Signal Hill	CA	56,460	\$16,000,000	\$283	5.45%	William S Russell	Signal Hill Gateway LLC	Dollar Tree,11,213 sq ft,02/25/2025; Petco Animal Supplies, Inc.,15,000 sq ft,10/31/2029; Ross Dress for Less,30,247 sq ft,01/31/2026
Mar-21	Lucky California - Daly City	Daly City	CA	61,881	\$43,954,000	\$710		Eaton Vance RE	Oak Street RE Capital	Lucky,61,881 sq ft,04/30/2032
Mar-21	2575 California Street	Mountain View	CA	70,900	\$120,066,316	\$1,693	5.00%	Brookfield Prop Prtnrs	Merlone Geier Partners	Icon Multiplex
Mar-21	Sunrise Village	Fullerton	CA	97,912	\$27,500,000	\$281		Shopoff Props Trust	Packo Investments Inc, Myung Lim; Koo Lim	Coffee Code; CVS; Del Taco; Optometrist; Papa Johns
Mar-21	339 Hampshire Road	Thousand Oaks	CA	116,300	\$37,000,000	\$318		IMT Residential	Horowitz Family Trust	
Mar-21	3500 Wilson Road	Bakersfield	CA	128,150	\$12,000,000	\$94		Greenlaw Partners LLC	Balbir Singh	
Mar-21	Walmart Supercenter	Sacramento	CA	187,708	\$20,900,000	\$111		Realty Income Corp	Merlone Geier Partners	Walmart
Mar-21	Longo Lexus Dealership	El Monte	CA	292,505	\$51,350,000	\$176	4.50%	Realty Income Corp	Merlone Geier Partners	
Mar-21	24 Hour Fitness	Santa Clarita	CA	25,382	\$11,500,000	\$453		Costco	AVG Partners	24 Hour Fitness
Mar-21	City Place	Long Beach	CA	342,844	NAV - Note Sale			Monument Square Investment Group, Turnbridge Equities, Waterford Property Company	Shooshani Developers LLC	
Mar-21	Date Palm Center	Cathedral City	CA	117,637	\$27,500,000	\$234		Greenlaw Partners LLC	M&A Gabae	DJW8 Amazon
Mar-21	Walgreens	Escondido	CA	15,120	\$10,700,000	\$708	4.52%	John L Flegel 1990 Trust; Robert a Flegel 1990 Trust	CP Capital	Walgreens
Mar-21	2025 Wilshire	Santa Monica	CA	5,350	\$10,500,000	\$1,963		Cypress Equity Invts	Private Capital	Poquito Mas; Veggie Grill
Mar-21	Westlake Village Marketplace	Westlake Village	CA	50,242	\$22,525,000	\$448	5.13%	Ferrucci Properties	Yaron Levy	Smart & Final; Dollar Tree
Mar-21	Gene Autry Plaza	Palm Springs	CA	60,822	\$23,400,000	\$385	6.73%	David and Alice te Velde Revocable Family Trust	Investec Real Estate	Goody's; Smart & Final; Staples

WESTERN US RETAIL TRADES

ALL RETAIL DEALS | YTD THROUGH DECEMBER 2021 > \$10MM

SALE DATE	PROPERTY NAME	CITY	STATE	SQUARE FEET	SALE PRICE	SALE PRICE PSF	CAP RATE	OWNER/BUYER	SELLER	TENANTS
CALIFORNIA, CONTINUED										
Mar-21	Whitmore Plaza	Ceres	CA	115,396	\$18,394,500	\$159	6.52%	Oak Street RE Capital	Yosemite Properties LLC	Bob's Coffee; Mountain Mike's Pizza; Planet Fitness; Save Mart; The UPS Store
Mar-21	18349 Euclid Street	Fountain Valley	CA	39,625	\$12,150,000	\$307	5.15%	Buchanan Street Prtnrs	McAdam Family Trust	Cort Furniture; Guitar Center
Mar-21	Kings Canyon Pavilion	Fresno	CA	151,937	\$12,814,286	\$84	8.64%			
Feb-21	Cherry Hills Plaza	Menifee	CA	87,004	\$13,150,000	\$151	6.69%	Level Asset Management	Steve Tapley	Dollar Tree
Feb-21	Avery Plaza	Mission Viejo	CA	35,778	\$10,000,000	\$280		MorningStar Senior Living, Confluent Development	Archer Properties LLC	Dollar Tree
Feb-21	2200-2240 Shattuck Avenue	Berkeley	CA	92,531	\$20,000,000	\$216		CA Ventures	Hill Street Realty	Dollar Tree
Feb-21	future Echelon Studios	Los Angeles	CA	115,000	\$83,900,000	\$730		Bardas Investment Group, Bain Capital	CIM Group	Dollar Tree
Feb-21	Grocery Outlet	Truckee	CA	17,046	\$13,200,000	\$774	5.15%	Schirell Truckee LLC	Capital Ave Dev	Grocery Outlet
Feb-21	7655 Clairemont Mesa Boulevard	San Diego	CA	135,414	\$66,500,000	\$491		Hammer Ventures	McGrath Family	Gala Chicken; Taegukgi Korean BBQ; Zion Market
Feb-21	1908 Wilshire Boulevard	Santa Monica	CA	9,982	\$16,500,000	\$1,653		Cypress Equity Invts	Boas ERR LLC	Nail Therapy; Park Avenue Cleaners -; Salon NESOU; Thai Dishes
Feb-21	Meadows Village	Temecula	CA	80,553	\$26,286,667	\$326		Fortress	Useless Bay Inc; Kim Westerbeck	Barons Market; CVS; EOS Fitness; Starbucks Coffee; Subway; The UPS Store; Wells Fargo
Feb-21	Rancho Brookhurst Little Saigon	Garden Grove	CA	44,644	\$21,700,000	\$486		An Dao	Katheryne Fields	Kashi Beauty Supply; Michael Dao Medical Center Inc; Nam Hoa Market; Ok Water; Quang Minh Supermarket;
Jan-21	Smart & Final	Stanton	CA	30,476	\$11,300,000	\$371	5.88%		Altemus Company	Smart & Final
Jan-21	Kohls	Pleasant Hill	CA	102,152	\$36,700,000	\$359	7.73%	Parkview Financial - Afari	Oxford Gardens LLC	Kohl's
Jan-21	Carriage Center Retail	Poway	CA	55,162	\$15,650,000	\$284		Brookfield Prop Prtnrs, Fairfield Residential	Gildred Family Properties LLC	Bargain Hunters Thrift Store; Poway Pawn; St. Gabriel's Boutique
Jan-21	Dana Plaza	Lake Forest	CA	27,874	\$11,111,989	\$399		KA Enterprises	Hanley Properties	7-Eleven; Montessori School; Subway
Jan-21	Crestview Village	Carmichael	CA	189,629	\$13,600,750	\$72		Ethan Conrad Properties	Mechanics Bank	Amazing Tans; Bath & Body Works; Hungry Hollow; Sally Beauty; Save Mart; Subway
Jan-21	Meadows Village	Temecula	CA	80,553	\$26,286,667	\$326		Fortress	Useless Bay Inc; Kim Westerbeck	Barons Market; CVS; EOS Fitness; Starbucks Coffee; Subway; The UPS Store; Wells Fargo
Jan-21	Wall Street Plaza-La Jolla	La Jolla, San Diego	CA	36,657	\$11,000,000	\$300		Samuel Kraus	Vectra Mgmt Grp	Boho People; Catalina Coastal Italian Restaurant & Bar

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CALIFORNIA, CONTINUED										
Jan-21	Smart & Final	Westlake Village	CA	50,220	\$22,525,000	\$449	5.13%	Ferrucci Properties	Li Investments	Dollar Tree, 12,500 sq ft; Smart & Final
Jan-21	Food 4 Less	Colton	CA	59,111	\$13,000,000	\$220		Agree Realty Corp	Kroger Inc	Food 4 Less
Jan-21	6609 Van Nuys Boulevard	Van Nuys, Los Angeles	CA	60,000	\$11,250,000	\$188		Index RE Investments	6609 Van Nuys LLC	
Jan-21	Lido Marina Village Recapitalization	Newport Beach	CA	122,798	\$71,000,000	\$578		Arc Capital Partners	DJM Capital Partners	Elyse Walker; Marrow Fine; Nobu; Rye Goods; Serena & Lily Corporate; The RealReal
Jan-21	Meadows Village	Temecula	CA	80,553	\$26,286,667	\$326		Fortress	Useless Bay Inc; Kim Westerbeck	Barons Market; CVS; EOS Fitness; Starbucks Coffee; Subway; The UPS Store; Wells Fargo
TOTAL			223	23,574,369	\$6,646,688,271					
COLORADO										
Dec-21	Coronado Plaza	Grand Junction	CO	119,311	\$22,338,000	\$187		The Kroenke Group	Robert Perry Investments	City Market, Ace Hardware, Cedar Point Health Urgent Care, U.S. Bank, Dickey's Barbecue Pit
Dec-21	Jewell Square	Lakewood	CO	141,038	\$15,900,000	\$113	7.68%	Sidford Capital	Jewell Square LLC	Big Lots, Ace Hardware, Prestige Fitness, Pets N' Stuff, Marina Pool Spa & Patio, Pep Boys, Discount Liquor
Dec-21	Ridge Village Shopping Center	Wheat Ridge	CO	82,459	\$17,357,000	\$210	5.00%	The Kroenke Group	38th & Sheridan LTD. Partnership	King Soopers, Sherwin-Williams, Papa Johns
Dec-21	Southbridge Plaza	Littleton	CO	194,418	\$44,000,000	\$226	6.30%	The Kroenke Group	Clarion Partners	Safeway, Ace Hardware
Dec-21	Orchard Town Center	Westminster	CO	612,943	\$99,729,424	\$163	8.09%	TriGate Capital	Vestar Development	JC Penney, Macy's (NAP), AMC, REI, Zales
Dec-21	Union Pacific Building	Denver	CO	36,400	\$25,250,000	\$694		L&B Realty Advisors	Thermo Cos	Denver Chophouse; Old Chicago
Dec-21	Gold Hill Square South	Woodland Park	CO	50,895	\$10,250,000	\$201	5.80%	Five M Enterprises LLC	Prime Management	AJ's Pizzeria; City Market; Fusion Japan
Dec-21	Alameda Crossing Shopping Center	Lakewood	CO	82,600	\$12,000,000	\$145	7.80%		Dunton Commercial RE	Hu Nan Express; O'Reilly Auto Parts; Sunshine Laundromat
Nov-21	Pioneer Hills	Aurora	CO	155,231	\$25,960,000	\$167		Sperry Equities	Collett	Bed Bath & Beyond, Home Depot (NAP), PetSmart, Walmart (NAP)
Nov-21	Wilmore Center	Wheat Ridge	CO	53,007	\$10,250,000	\$193	7.50%	CentrePoint Properties	DPC Development Cos	CosmoProf; Little Caesars; Lucien Jewelers; Rocky Mountain Foot & Ankle Center; Subway; Suite Success Dry Cleaners
Nov-21	Arvada Ridge Market Place	Arvada	CO	43,886	\$10,800,000	\$246	6.25%	Gart Opportunity Fund LLC	Shea Properties	Anytime Fitness; Hallmark; Kid's Dental

WESTERN US RETAIL TRADES

ALL RETAIL DEALS | YTD THROUGH DECEMBER 2021 > \$10MM

SALE DATE	PROPERTY NAME	CITY	STATE	SQUARE FEET	SALE PRICE	SALE PRICE PSF	CAP RATE	OWNER/BUYER	SELLER	TENANTS
COLORADO, CONTINUED										
Oct-21	Arapahoe Marketplace	Greenwood Village	CO	191,761	\$66,500,000	\$347	6.25%	Phillips Edison & Co	CLPF - KSA Grocery Portfolio	Sprouts, Office Depot, Crumble Cookie
Oct-21	6th Ave Commerce Center	Lakewood	CO	161,180	\$17,819,250	\$111		Docu Vault Colorado 2.0 LLC - Docuvault Delaware Valley, LLC	West Six Avenue LLC - Gart Properties	Office Liquidations, Woodley's Fine Furniture, and Century RV
Oct-21	15200 East Colfax Avenue	Aurora	CO	141,488	\$10,117,937	\$72		Richard S Nahabedian	BDR La Plaza LLC	
Oct-21	Main Street Station	Breckenridge	CO	34,559	\$16,675,000	\$483		Green Rock LLC; Kevin Price	Jack Wolfe	Christy Sports; Coffee Depot; Cold Stone Creamery; Howard Head Sports Medicine; Lolo Juice; Quandary's; The HUB Breckenridge
Sep-21	Bowles Avenue Marketplace	Littleton	CO	146,144	\$30,250,000	\$207	7.69%	Bowles CD LLC - Centre Point Properties	BAM Investment Management - Thomas C. Skaar	Chuze Fitness, O'Reilly Auto Parts, Planto's Closet, Sherwin Williams
Sep-21	Westminster Square	Westminster	CO	124,692	\$14,250,000	\$114	8.00%	Sidford Capital	Dynamis LLC - Scott Pudalov	Save-A-Lot, Finish Master, The Rock Gymnasium, Intel Americas
Aug-21	Cherry Knolls	Centennial	CO	160,050	\$26,300,000	\$164	7.60%	Retail Opportunity Investments Corp.	ACF Property Management	Natural Grocers, Geico, Shanghai Garden, Chase Bank, Three Blind Mice, Shell, Suncor, Cherry Knoll Wine and Spirit, Cricket Wireless, UPS Store
Aug-21	250 Columbine Street (Retail)	Denver	CO	20,000	\$24,322,422	\$1,216		Crescent	Western Dev Group	Arcteryx, Peter Millar, Max, GNAT, Perch, Mattress Gallery, Starbucks, Evereve, Show of Hands
Aug-21	Foxridge Plaza Shopping Center	Centennial	CO	53,186	\$16,700,000	\$314	6.67%	Phillips Edison & Co	JFRCO, LLC	Jet's Pizza, East Moon Asian Bistro, Park's Tae Kwon Doe
Jul-21	Square One Center	Denver	CO	24,934	\$13,100,000	\$525	6.00%	Kentro Group	Jim Austin	Jimmy John's Gourmet Sandwiches; Qdoba; Smashburger
Jul-21	Woodlawn Shopping Center	Littleton	CO	93,889	\$10,000,000	\$107	7.37%	United Growth Holdings	United Growth Holdings	Dollar Tree, Anytime Fitness, State Beauty, Sherwin-Williams, Simple Simon's Pizza, Harley's Hot Dog, India's Best, Bookstore, Nails and Spa
Jun-21	Bubbles Liquor World	Castle Rock	CO	27,395	\$10,800,000	\$394		James Kimsey	Dikran Meguerditchian	Bubbles Liquor World
Jun-21	Centennial Gun Club	Centennial	CO	34,526	\$13,800,000	\$400		Trufire Centennial Real Estate LLC	Centennial GC Holdings LLC	Centennial Gun Club
May-21	Belmar Center Retail	Lakewood	CO	844,309	\$116,000,000	\$137	8.25%		Starwood Capital	24-Hour Fitness; Best Buy; Century Theatres; Dick's Sporting Goods; Nordstrom Rack; Whole Foods
May-21	Markets on Broadway	Englewood	CO	35,581	\$14,850,000	\$417	4.56%	Gerrity Group	Zurich Alternative AM	Five Guys; Jersey Mikes; Mattress Firm; Sprouts; Supercuts

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COLORADO, CONTINUED										
May-21	Foothills Fashion Mall	Fort Collins	CO	877,929	\$45,000,000	\$51		McWhinney Enterprises	Walton Street Capital, Alberta Dev Partners	Macy's, H&M, Dicks, Forever 21, Cinemark
Apr-21	Johnstown Plaza (Building E2 and D)	Johnstown	CO	32,744	\$12,735,000	\$389	6.85%	Winterset Holdings LLC - Christopher Kim	Carson Development	C3 Real Estate, Ripple Effect, Anytime Fitness, Parry's Pizza, Cristiana Salon Spa/Aveda
Mar-21	Crown Point Plaza	Parker	CO	14,639	\$10,200,000	\$697	5.81%	Archer Properties Delaware LLC	Adam Karon	AT&T; Comcast; Mattress Firm; MOD Pizza
Mar-21	University Square Shopping Center	Greeley	CO	223,132	\$23,955,000	\$107	7.42%	The Kroenke Group	Walton Street Capital	Ace Hardware; ; dd's DISCOUNTS; King Soopers; Planet Fitness
Mar-21	Quebec Village Shopping Center	Centennial	CO	61,004	\$20,800,000	\$4341	5.22%	Kensington Development Partners	J.G. Management	Starbucks, Atomic Cowboy, Subway, Allstate, Comfort Dental
TOTAL			31	4,875,300	\$808,009,033					
HAWAII										
Sep-21	501 Sumner Street	Honolulu	HI	129,991	\$47,000,000	\$362		Office of Hawaiian Affairs	Seritage Growth Props	Long's Drug Store; PetSmart; Ross Dress for Less
Aug-21	Like Like Plaza	Honolulu	HI	21,303	\$15,300,000	\$718		JL Capital	Keeaumoku Group Inc	Gradient Nail; Tonymoly
Jul-21	Kona Commons	Kailua Kona	HI	129,257	n/a			Skechers USA	MacNaughton Group, Kobayashi Group	OfficeMax; Petco; Verizon
Mar-21	1042 Fort Street Mall	Honolulu	HI	60,000	\$10,000,000	\$167		John Davenport; AMS Commercial Real Estate	Lexington Realty	Angell's Store; Fisher Hawaii; YTC Health Center
TOTAL			4	340,551	\$72,300,000					
NEVADA										
Dec-21	Rainbow Plaza (Phase I)	Las Vegas	NV	136,000	\$23,377,221	\$172			Brixton Capital	Albertsons; GameStop; Ross Dress for Less; Sally Beauty
Dec-21	Rainbow Plaza (Phase II)	Las Vegas	NV	85,443	\$14,686,911	\$172			Brixton Capital	Batteries & Bulbs; Goodwill; Sprouts
Dec-21	Rainbow Plaza (Phase II South)	Las Vegas	NV	149,285	\$25,660,797	\$172			Brixton Capital	Chase Bank; Home Depot
Dec-21	Boulder Crossing Shopping Center	Las Vegas	NV	107,705	\$11,350,000	\$105		Silbar LLC	Wachovia 2006-C29, LNR Partners	Albertson's; Cricket Wireless; H&R Block; Panda Express; The UPS Store
Nov-21	Rainbow Springs Shopping Center	Las Vegas	NV	364,200	\$42,500,000	\$117		CFT NV Development	W & W Partnership	Walmart Supercenter
Nov-21	Albertsons Henderson	Henderson	NV	58,254	\$11,700,000	\$201	4.70%	RBG Albertsons NV LLC	Trustee of the Kooklani Family Revocable Living	Albertsons
Oct-21	Cabelas	Reno	NV	129,025	\$38,450,000	\$298	6.10%	CAI Investments	Sansome Pacific, Fortress	Cabela's

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NEVADA, CONTINUED										
Oct-21	Village at Double Diamond	Reno	NV	57,983	\$20,050,000	\$346	6.80%	Alexander T Zirpolo	City Sunstone Props	Great Full Gardens; Peg's Glorified Ham and Eggs; Taco Bell (Yum Brands Inc)
Sep-21	Shanalee Plaza	Henderson	NV	90,961	\$14,300,000	\$157	7.71%	Meruelo Group	John M Macaluso	AAA Auto; CVS; Planet Fitness
Sep-21	Sahara Pavilion South	Las Vegas	NV	161,000	\$26,200,000	\$163		IYK Vegas LLC	3D Investments	AT&T; Chipotle Mexican Grill; Einstein Bros Bagels; JP Morgan Chase; Metro PCS; Sports Authority; Starbucks Coffee
Jul-21	Beltway Plaza II	Henderson	NV	43,621	\$29,400,000	\$674		Sansone Development	CNA Enterprises	Allstate; EOS Fitness; Silver State Schools Credit Union
Jul-21	Longford Shoppes	Las Vegas	NV	44,088	\$18,750,000	\$425	5.59%	Virtus Commercial	Structure Management	Dogtopia; LifeCare Medical Supplies and Infusions; Sip and Savor Kitchen; Top Shelf Wine and Spirits; Walgreens
Jul-21	Fmr Haggen Food & Pharmacy	Las Vegas	NV	61,845	\$11,750,000	\$190		TAWA SUPERMARKET I	Golden West Food Group	
Jul-21	Sierra Town Center	North Las Vegas	NV	43,542	\$12,144,000	\$279	7.77%	Poppel Properties LLC	DBS	Big 5; CareNow; E-Smoke; IHOP; Super Pawn
Jul-21	Shoppes at Southern Hills	Las Vegas	NV	43,620	\$18,750,000	\$430		VIRTUS COMMERCIAL	Structure Management	
Jul-21	Smithridge Center	Reno	NV	48,346	\$10,100,000	\$209		Logic Commercial RE	Panattoni Development	Chuck E Cheese; Men's Warehouse; Once Upon A Child; Pep Boys; Verizon
Jun-21	Bonanza Shopping Center	Las Vegas	NV	77,267	\$16,400,000	\$212	7.94%	Agora Realty & Mgmt	B E Uno LLC	Jack in the Box; Mariana's Supermarket; Ross Dress for Less
Jun-21	Sierra Town Center	North Las Vegas	NV	43,542	\$12,114,000	\$278		Poppel Properties LLC	DBS	Big 5; CareNow; E-Smoke; IHOP; Super Pawn
Mar-21	Durango Commons	Las Vegas	NV	39,216	\$13,275,000	\$339	6.49%	Virtus Commercial	Peccole Nevada	Best Mattress; CVS Pharmacy, Inc.; Featherblade, LLC (Butcher); Kumon Math and Reading Center;
Mar-21	10485 South Eastern Avenue	Henderson	NV	145,534	\$18,500,000	\$127		CTO Realty Growth Inc	Seritage Growth Props	At Home; Jollibee; Seafood City Supermarket
TOTAL			19	1,408,502	\$377,313,929					
OREGON										
Dec-21	Ross Center	Happy Valley	OR	134,555	\$26,000,000	\$193		Transnational Investments	Gretchan W Foster; William E Foster	Mattress Firm; Michaels; Ross
Dec-21	Slabtown Marketplace	Portland	OR	28,000	\$23,250,000	\$830		Hancock Eat Slabtown Marketplace LLC	Cairn Pacific LLC, Capstone Partners	New Seasons Market; YogaSix
Oct-21	Sears Plaza	Happy Valley	OR	74,263	\$15,150,000	\$204		Watumull Properties	82nd & Orchards LLC	Sears Outlet; The Salvation Army

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OREGON, CONTINUED										
Oct-21	Village Ease Shopping Center	Salem	OR	135,926	\$17,750,000	\$131		US Realty	Tourmaline Capital	Ross Dress for Less, Big 5 Sporting Goods, Five Guys, Santiam Subs
Oct-21	1140 Wallace Road NW	Salem	OR	103,457	\$21,325,000	\$206		Jim Pattison Group	Roth IGA Foodliner Inc	Baskin Robbins; Kaiser; Liquor Depot; Roth's Fresh Markets
Jul-21	Bear Creek Plaza	Medford	OR	183,850	NAV			Bear Creek Partrnesr LLC	Dan Tucci, Countryside PARTNERSO I LLC	Big Lots; Bi-Mart; Boot Barn; Dollar Tree; TJ Maxx; Tuesday Morning
May-21	Evergreen Plaza	Four Corners	OR	73,905	\$19,500,000	\$264		Gildred Family Properties LLC	Powell Dev Co	Buffalo Wild Wings; Giorgio'S Bar & Grill; Rainbow West; Sally Beauty, Safeway
Apr-21	Progress Square	Beaverton	OR	42,043	\$21,000,000	\$499		Holman PA Real Estate LLC	Argonaut Investments	Lamps Plus; Mattress Firm
Mar-21	206 Northwest 10th Avenue	Portland	OR	5,000	\$10,312,500	\$2,063		Downtown Dev Group LLC	Anne Kilkenny; Jon Naviaux	
TOTAL			9	618,444	\$154,287,500					

UTAH										
Dec-21	Layton Crossing	Layton	UT	64,064	n/a			IRA 1024 LLC, LRJ de LA Rosa LLC, Porter Real Property LLC, Corey England	Layton Crossing Management LLC	Honk's; Kinko's; Savers
Aug-21	Smiths Food & Drug	Herriman	UT	55,000	\$11,600,000	\$211		Vereit Acquisitions LLC		Smiths Food & Drug
Aug-21	2010 North Main Street	Layton	UT	99,355	n/a			TFC Antelope & Main LLC	Alma Jeppson	Extra Space Storage; Pro Nails; Vasa Fitness; X Zone
Aug-21	Foothill Village	Salt Lake City	UT	275,000	\$51,000,000	\$186		Asana Partners	Gaddis Investments, Thackeray Company	Dan's Market; Pizza Studio
Jul-21	Vasa Fitness	Saratoga Springs	UT	20,000	n/a			Furstmar Investments LLC	FC Vasa Saratoga LLC	Vasa Fitness
Jul-21	655 300 South	Provo	UT	41,731	n/a			J Lyne Roberts & Sons INC	4 R Rentals LLC	
Jun-21	fmr Shopko	Ogden	UT	94,230	n/a			1018 Washington LLC	Commercial Realty Group	
Mar-21	7453 Plaza Center Drive	West Jordan	UT	205,458	\$20,000,000	\$97		CTO Realty Growth Inc	Seritage Growth Props	At Home; Burlington
Feb-21	3400 N 1200 W	Lehi	UT	32,000	NAV			Private Client	Shawn Koncurat	Fluent Home
Jan-21	24-Hour Fitness-Salt Lake	Salt Lake City	UT	36,851	\$12,500,000	\$339		Kayne Anderson	WP Carey REIT	24 Hour Fitness
TOTAL			10	859,625	\$95,100,000					

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WASHINGTON										
Dec-21	Totem Commercial Center	Kirkland	WA	87,880	\$30,000,000	\$341		American Capital	Timothy J Woosley	Kirkland Fireplace; Kitanda Espresso & Acai
Dec-21	Hobby Lobby	Tacoma	WA	61,484	\$11,600,000	\$189		Pietromonaco Properties	CBRE Investment Mgmt, Merlone Geier Partners	Hobby Lobby
Dec-21	Olympia West Center	Olympia	WA	69,817	\$24,800,000	\$355		Retail Opp Inv'ts Corp	Kimco	Barnes & Noble; Petco; Trader Joe's
Dec-21	Newcastle Commons	Newcastle	WA	23,330	\$23,000,000	\$986		Shops at Newcastle LLC	Goldsmith Land Investments LLC	MOD Pizza; Starbucks; Urgent Care
Dec-21	Living Stone	Seattle	WA	18,000	\$14,500,000	\$806		Evolution Projects	Runberg Architectural Group Inc, SRM Development	Stone Way Cafe
Dec-21	Fmr Walgreens	Seattle	WA	14,520	\$13,000,000	\$895		Fields Holdings	Giustina Resources	
Nov-21	North Creek Plaza	Bothell	WA	30,752	\$25,750,000	\$837		PMF Investments	MBA North Creek Plaza LLC	Dandy Dogs; Starbucks; US Foods Chef's Store
Nov-21	402 Strander Boulevard	Tukwila	WA	43,504	\$10,300,000	\$237		Gary Rai	Fidelity Northwest Associates LLC	JR Furniture; Puetz Golf Tukwila Superstore
Nov-21	Regal Parkway Plaza - Tukwila	Tukwila	WA	43,861	\$20,400,000	\$465		Ivanhoe Cambridge (IDI), Oxford Properties Group	Levine & Co, Sisel Properties LLC	Regal Theatre
Nov-21	Westgate South Shopping Center	Tacoma	WA	40,487	\$10,350,000	\$256		MROF I SPE II-Westgate LLC	Westwood Financial	Pets & Pals Pet Supply; Shari's Restaurant; Skipper's
Nov-21	South Point Plaza	Everett	WA	190,378	\$37,175,000	\$195		Retail Opp Inv'ts Corp	TriMark Petroleum	Grocery Outlet, Rite Aid, Hobby Lobby
Nov-21	South Hill Village	Puyallup	WA	141,997	\$24,100,000	\$170		VGW LLC, Transnational Investments	Nicola Wealth Real Estate	Banfield Pet Hospital; Big Lots; PetsMart; Sportsman's Warehouse; Total Wine & More
Nov-21	Cedar River Station	Renton	WA	25,372	\$15,000,000	\$591		Soyam Vahora	Cedar River Station LLC	Mezcal Fresh; Starbucks
Nov-21	Bel Red Design Center	Bellevue	WA	48,014	\$31,000,000	\$646	4.00%	Ray S Chen	Wallace Properties	International Kitchens; Romp; Sherwin Williams
Oct-21	Northup Center	Bellevue	WA	93,877	\$42,000,000	\$447	5.78%	Longwell Company	John Lashley	Benjamin Moore Paints; Quality Sleep Mattress Store; Subway
Sep-21	13010-13020 Aurora Avenue North	Seattle	WA	50,083	\$25,000,000	\$499		Steven Kremer	Kitchell Development Co	Home Goods; Sprouts Farmers Market
Sep-21	Highlands Center	Kennewick	WA	124,783	\$18,000,000	\$144	7.50%	BML Development Corp	Patrick Jensen; Pacific Exchange Company; John M Sigler	Advanced Auto Parts; Gold's Gym; REI; Rite Aid
Sep-21	White River Junction	Auburn	WA	53,574	\$10,300,000	\$192		AF Auburn LLC	Da Li Development LLC	Boost Mobile; Dollar Plus; Safeway
Aug-21	2214-2216 2nd Avenue	Seattle	WA	20,240	\$10,083,333	\$498		Liv Communities	Curt Ryser	Rabbit Hole
Sep-21	44-102 Bellevue Way Northeast	Bellevue	WA	53,410	\$127,500,000	\$2,387		Bosa Development	Cosmos Development	144k site acquired for residential development

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WASHINGTON, CONTINUED										
Aug-21	Alderwood Mall	Lynnwood	WA	584,695	NAV			Brookfield Property REIT		JCPenny; Macy's; Nordstrom
Jul-21	100 Bellevue Way Southeast	Bellevue	WA	12,000	\$17,300,000	\$1,442		SRM Development	Allan M Deutsch Trust, Michael S Rodgers; Marcia A Rodgers, Marc Victor Weiner Living Trust, Anchored Out Manchester	Site will be redeveloped into 278 residential units
Jul-21	Pacific Commercial Building	Seattle	WA	45,000	\$17,321,000	\$385		Rubicon Point Prtnrs	Alexandria	FiftyThree Inc; Good Bar; Milepost Consulting; Pioneer Square Labs
Jun-21	Sunset Village Shopping Center	Bellevue	WA	71,709	\$78,000,000	\$1,088		Lithia Motors	Michael's Toyota	Michael's Toyota of Bellevue; Subway
Jun-21	Hazel Dell Town Center	Vancouver	WA	268,317	\$28,840,000	\$107	8.82%	Transnational Investments	Pine Tree Commercial, TIAA-CREF	Kohl's; Office Depot; Petco; Target
Jun-21	future Stellar Flats	Seattle	WA	9,568	\$10,250,000	\$1,071		Pastakia + Associates LLC	Polygon Northwest	Urban Crossfit
Jun-21	Northgate Village	Seattle	WA	97,883	\$34,300,000	\$350		Balboa Retail Partners	Friedkin Investment Co, Swire Property Group	Big 5 Sporting Goods; Taco Del Mar; TJ Maxx
Jun-21	Big Lots	Tacoma	WA	43,507	NAV			Stovall Family Trust	Albertsons Companies	
Apr-21	200 Plaza	Bellevue	WA	17,840	\$25,000,000	\$1,401		Vulcan Real Estate	Run Xiang Wang & Wei Yang Xiao	
Apr-21	5132 6th Avenue	Tacoma	WA	104,300	\$14,000,000	\$134		Goodman Real Estate Inc	Merlone Geier Partners, CBRE Global Investors	Big K Mart
Mar-21	Safeway	Seattle	WA		\$25,025,000			Albertsons Companies	Vivolo family	Safeway
Mar-21	Hillyard Marketplace	Spokane	WA	71,239	\$17,650,000	\$248	7.50%	Sinto Properties LLC	Madison Development Grp	Great Clips; Safeway; Top Nails
Mar-21	Martin Way Marketplace	Olympia	WA	89,640	\$13,709,500	\$153		Netstreit	CBRE Investment Mgmt, Merlone Geier Partners	Hobby Lobby; Jersey Mike's; Starbucks; Tractor Supply
Feb-21	Shoreline Marketplace	Shoreline	WA	56,035	\$22,645,000	\$404	5.15%	Mehrdad Amanat	Merlone Geier Partners, CBRE Global Investors	Mud Bay; The Everett Clinic; Trader Joe's
Jan-21	Kitsap Place	Silverdale	WA	129,323	\$17,500,000	\$135			Starwood Capital	Dollar Tree; Michael's; TJ Maxx
Jan-21	19820 40th Avenue West	Lynnwood	WA	31,976	\$9,620,000	\$301		Trent Development Inc	Echelbarger Invmts	
TOTAL			36	2,475,247	\$855,018,833					
MULTI-STATE PORTFOLIO TRADES										
Apr-21	Fred Meyer Portfolio	Various		5,200,000	\$626,000,000	\$120	Sub-4.00%	Benderson Development	MetLife	28 Fred Meyer stores with various inline tenants
TOTAL			28	5,200,000	\$626,000,000					

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