

Lakewood Retail Market

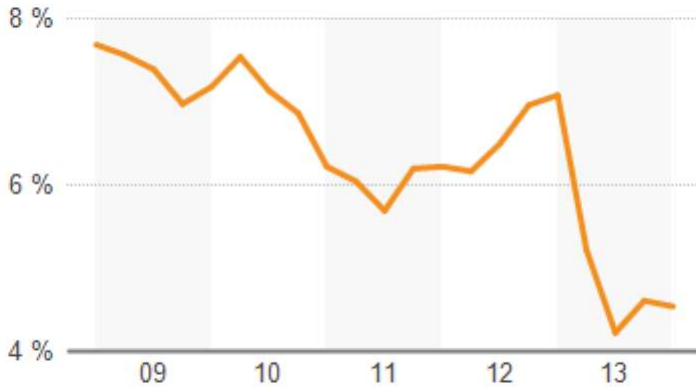
Availability	Current	5-Year Avg
NNN Rent Per SF	\$13.63	\$11.81
Vacancy Rate	4.5%	6.5%
Vacant SF	415,765	580,468
Availability Rate	7.1%	8.6%
Available SF	650,192	775,652
Sublet SF	9,312	24,087
Months on Market	23.2	16.7

Inventory	Current	5-Year Avg
Existing Buildings	461	452
Existing SF	9,151,862	8,970,277
12 Mo. Const. Starts	0	56,714
Under Construction	0	78,806
12 Mo. Deliveries	13,800	109,499

Demand	Current	5-Year Avg
12 Mo. Absorption SF	260,115	83,259
12 Mo. Leasing SF	138,048	171,714

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$132	\$104
Asking Price Per SF	\$120	\$113
Sales Volume (Mil.)	\$55	\$24
Cap Rate	7.8%	8.3%

Vacancy Rate



NNN Asking Rent Per SF



Net Absorption

