

The CoStar Retail Report

Year-End 2014

San Diego Retail Market



Table of Contents

Table of Contents	A
Methodology	B
Terms & Definitions	C
Market Highlights & Overview	1
CoStar Markets & Submarkets	4
Inventory & Development Analysis	5
Inventory & Development Analysis	
Select Top Deliveries	
Select Top Under Construction Properties	
Figures at a Glance	9
Figures at a Glance by Building Type & Market	
Figures at a Glance by Building Type & Submarket	
Historical Figures at a Glance	
Leasing Activity Analysis	19
Select Top Lease Transactions	
Sales Activity Analysis	21
Sales Activity Analysis	
Select Top Sales Transactions	
Analysis of Individual CoStar Submarket Clusters	23
Central San Diego Market	
East County Market	
I-15 Corridor Market	
North County Market	
North San Diego Market	
South Bay Market	

Methodology

The CoStar Retail Report calculates Retail statistics using CoStar Group's base of existing, under construction and under renovation Retail buildings in each given metropolitan area. All Retail building types are included, including Community Center, Freestanding Retail, Neighborhood Center, Power Center, Regional Mall, Specialty Center and Unanchored Strip Center, in both single-tenant and multi-tenant buildings, including owner-occupied buildings. CoStar Group's national database includes approximately 80.7 billion square feet of coverage in 3.5 million properties. All rental rates reported in the CoStar Retail Report are calculated using Triple Net (NNN) rental rates.

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CoStar Group, Inc.

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Terms & Definitions

Anchor Tenant: A large national or regional retailer that serves as a primary draw for a shopping center; a store strategically located in a retail property in order to enhance, bring attention to, or increase traffic at the property. Sometimes called a “destination” tenant, usually these tenants lease at least 25,000 SF.

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year’s net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

Community Center: A shopping center development that has a total square footage between 100,000 – 350,000 SF. Generally will have 2-3 large anchored tenants, but not department store anchors. Community Center typically offers a wider range of apparel and other soft goods than the Neighborhood Center. Among the more common anchors are supermarkets and super drugstores. Community Center tenants sometime contain retailers selling such items as apparel, home improvement/furnishings, toys, electronics or sporting goods. The center is usually configured as a strip, in a straight line, or an “L” or “U” shape.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certificate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Freestanding Retail: Single tenant building with a retail tenant. Examples include video stores, fast food restaurant, etc.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

General Retail: Typically are single tenant freestanding general-purpose commercial buildings with parking. Many single retail buildings fall into this use code, especially when they don’t meet any of the more detailed use code descriptions.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that

represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Lifestyle Center: An upscale, specialty retail, main street concept shopping center. An open center, usually without anchors, about 300,000 SF GLA or larger, located near affluent neighborhoods, includes upscale retail, trendy restaurants and entertainment retail. Nicely landscaped with convenient parking located close to the stores.

Mall: The combined retail center types of Lifestyle Center, Regional Mall and Super Regional Mall.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different tenant needs. (See also: Tenancy).

Neighborhood Center: Provides for the sales of convenience goods (food, drugs, etc.) and personal services (laundry, dry cleaning, etc.) for day-to-day living needs of the immediate neighborhood with a supermarket being the principal tenant. In theory, the typical GLA is 50,000 square feet. In practice, the GLA may range from 30,000 to 100,000 square feet.

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Outlet Center: Usually located in a rural or occasionally in a tourist location, an Outlet Center consists of manufacturer’s outlet stores selling their own brands at a discount. 50,000–500,000 SF. An Outlet Center does not have to be anchored. A strip configuration is most common, although some are enclosed malls and others can be arranged in a village cluster.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Power Center: The center typically consists of several freestanding (unconnected) anchors and only a minimum amount of small specialty tenants. 250,000–600,000 SF. A Power Center is dominated by several large anchors, including discount department stores, off-price stores, warehouse clubs, or “category killers,” i.e., stores that offer tremendous selection in a particular merchandise category at low prices.

Released Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate

of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Regional Mall: Provides shopping goods, general merchandise, apparel, and furniture, and home furnishings in full depth and variety. It is built around the full-line department store with a minimum GLA of 100,000 square feet, as the major drawing power. For even greater comparative shopping, two, three, or more department stores may be included. In theory a regional center has a GLA of 400,000 square feet, and may range from 300,000 to more than 1,000,000 square feet. Regional centers in excess of 750,000 square feet GLA with three or more department stores are considered Super Regional. (See also: Super Regional Mall).

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Shopping Center: The combined retail center types of Community Center, Neighborhood Center and Strip Center.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Specialty Center: The combined retail center types of Airport Retail, Outlet Center and Theme/Festival Center.

Sports & Entertainment: A facility suited for recreational activities, including: Amusement Facility, Aquatic Facility/Swimming Pool, Bowling Alley, Casino/Gaming Facility, Equestrian Center/Stable, Fitness, Court and Spa Facility, Golf Related, Racetrack, Skating Rink, Ski Resort, Sports Arena/Stadium, and Theatre/Performing Art Facility.

Strip Center: A strip center is an attached row of stores or service outlets managed as a coherent retail entity, with on-site parking usually located in front of the stores. Open canopies may connect the storefronts, but a strip center does not have enclosed walkways linking the stores. A strip center may be configured in a straight line, or have an "L" or "U" shape.

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other

and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Super Regional Mall: Similar to a regional mall, but because of its larger size, a super regional mall has more anchors, a deeper selection of merchandise, and draws from a larger population base. As with regional malls, the typical configuration is as an enclosed mall, frequently with multiple levels (See also: Regional Mall).

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Theme/Festival Center: These centers typically employ a unifying theme that is carried out by the individual shops in their architectural design and, to an extent, in their merchandise. Sometimes the biggest appeal of these centers is to tourists; they can be anchored by restaurants and entertainment facilities. These centers, generally located in urban areas, tend to be adapted from older, sometimes historic, buildings, and can be part of mixed-use projects. 80,000–250,000 SF.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

San Diego's Vacancy Remains at 4.0% Net Absorption Positive 297,492 SF in the Quarter

The San Diego retail market did not experience much change in market conditions in the fourth quarter 2014.

The vacancy rate went from 4.1% in the previous quarter to 4.0% in the current quarter. Net absorption was positive 297,492 square feet, and vacant sublease space decreased by (8,899) square feet. Quoted rental rates decreased from third quarter 2014 levels, ending at \$22.53 per square foot per year. A total of 3 retail buildings with 117,322 square feet of retail space were delivered to the market in the quarter, with 360,891 square feet still under construction at the end of the quarter.

Net Absorption

Retail net absorption was moderate in San Diego fourth quarter 2014, with positive 297,492 square feet absorbed in the quarter. In third quarter 2014, net absorption was positive 467,423 square feet, while in second quarter 2014, absorption came in at positive 276,059 square feet. In first quarter 2014, positive 131,550 square feet was absorbed in the market.

Tenants moving out of large blocks of space in 2014 include: Ashley Furniture moving out of 73,460 square feet at 1760 Descanso Ave; Albertsons moving out of 66,284 square feet at City Heights Retail Village; and another Albertsons moving out of 52,560 square feet at The Shops at San Miguel Ranch.

Tenants moving into large blocks of space in 2014 include: El Super moving into 66,284 square feet at 4421 University Ave; WalMart Neighborhood Market moving into 40,351 square feet at 300 N 2nd St and Saks Fifth Avenue moving into 40,000 square feet at 11940 Carmel Mountain Rd.

Vacancy

San Diego's retail vacancy rate decreased in the fourth quarter 2014, ending the quarter at 4.0%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 4.5% in the first quarter 2014, to 4.3% at the end of the second quarter 2014, 4.1% at the end of the third quarter 2014, to 4.0% in the current quarter.

The amount of vacant sublease space in the San Diego market has trended down over the past four quarters. At the end of the first quarter 2014, there were 343,627 square feet of vacant sublease space. Currently, there are 169,681 square feet vacant in the market.

Largest Lease Signings

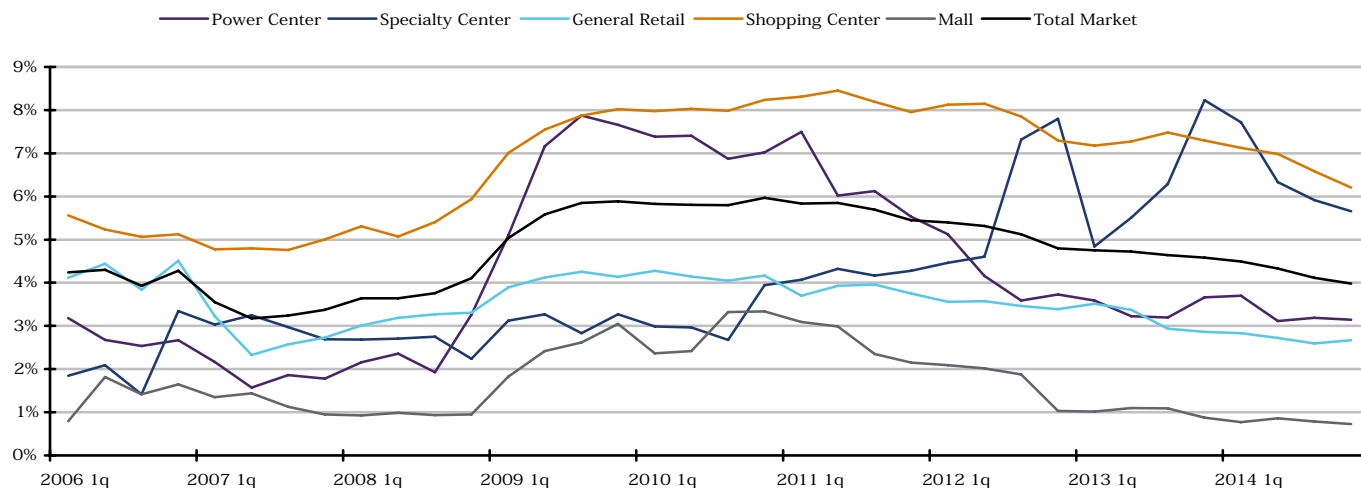
The largest lease signings occurring in 2014 included: the 91,554-square-foot-lease signed by Winco at Creekside Marketplace in San Marcos; the 66,284-square-foot-deal signed by El Super at City Heights Retail Village; and the 58,000-square-foot-lease signed by Hobby Lobby also at Creekside Marketplace.

Rental Rates

Average quoted asking rental rates in the San Diego retail market are down over previous quarter levels, and up from their levels four quarters ago. Quoted rents ended the fourth quarter 2014 at \$22.53 per square foot per year. That compares to \$22.55 per square foot in the third quarter 2014, and \$21.81 per square foot at the end of the first quarter 2014.

Vacancy Rates by Building Type

2006-2014



Source: CoStar Property®

This represents a 0.1% decrease in rental rates in the current quarter, and a 3.20% increase from four quarters ago.

Inventory & Construction

During the fourth quarter 2014, three buildings totaling 117,322 square feet were completed in the San Diego retail market. Over the past four quarters, a total of 440,099 square feet of retail space has been built in San Diego. In addition to the current quarter, 11 buildings with 197,308 square feet were completed in third quarter 2014, nine buildings totaling 85,558 square feet completed in second quarter 2014, and 39,911 square feet in eight buildings completed in first quarter 2014.

There was 360,891 square feet of retail space under construction at the end of the fourth quarter 2014.

Some of the notable 2014 deliveries include: 13750 Poway Rd - Lowe's, a 111,000-square-foot facility that delivered in fourth quarter 2014 and is now 100% occupied, and La Costa Town Square - Bldg 17, an 86,580-square-foot building that delivered in third quarter 2014 and is now 100% occupied.

Total retail inventory in the San Diego market area amounted to 134,240,249 square feet in 12,823 buildings and 1323 centers as of the end of the fourth quarter 2014.

Shopping Center

The Shopping Center market in San Diego currently consists of 1,271 projects with 54,435,132 square feet of retail space in 3,395 buildings. In this report the Shopping Center market is comprised of all Community Center, Neighborhood Center, and Strip Centers.

After absorbing 205,873 square feet and delivering no new space in the current quarter, the Shopping Center sector saw the vacancy rate go from 6.6% at the end of the third quarter 2014 to 6.2% this quarter.

Over the past four quarters, the Shopping Center vacancy rate has gone from 7.1% at the end of the first quarter 2014, to 7.0% at the end of the second quarter 2014, to 6.6% at the

end of the third quarter 2014, and finally to 6.2% at the end of the current quarter.

Rental rates ended the fourth quarter 2014 at \$21.35 per square foot, up from the \$21.21 they were at the end of third quarter 2014. Rental rates have trended up over the past year, going from \$20.76 per square foot a year ago to their current levels.

Net absorption in the Shopping Center sector has totaled 807,641 square feet over the past four quarters. In addition to the positive 205,873 square feet absorbed this quarter, positive 394,774 square feet was absorbed in the third quarter 2014, positive 102,140 square feet was absorbed in the second quarter 2014, and positive 104,854 square feet was absorbed in the first quarter 2014.

Power Centers

The Power Center average vacancy rate was 3.1% in the fourth quarter 2014. With positive 8,854 square feet of net absorption and 4,000 square feet in new deliveries, the vacancy rate went from 3.2% at the end of last quarter to 3.1% at the end of the fourth quarter.

In the third quarter 2014, Power Centers absorbed negative (8,787) square feet, delivered no new space, and the vacancy rate went from 3.1% to 3.2% over the course of the quarter. Rental started the quarter at \$29.32 per square foot and ended the quarter at \$29.40 per square foot.

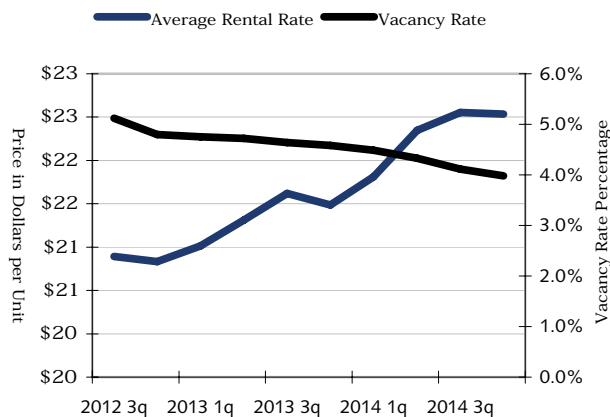
A year ago, in fourth quarter 2013, the vacancy rate was 3.7%. Over the past four quarters, Power Centers have absorbed a cumulative 70,085 square feet of space and delivered cumulative 9,600 square feet of space. Vacant sublease space has gone from 11,208 square feet to 11,208 square feet over that time period, and rental rates have gone from \$26.31 to \$30.31.

At the end of the fourth quarter 2014, there was no space under construction in the San Diego market. The total stock of Power Center space in San Diego currently sits at 11,760,173 square feet in 27 centers comprised of 367 buildings.

No space was under construction at the end of the fourth quarter 2014.

VACANCY & RENT

Past 10 Quarters



Source: CoStar Property®

General Retail Properties

The General Retail sector of the market, which includes all freestanding retail buildings, except those contained within a center, reported a vacancy rate of 2.7% at the end of fourth quarter 2014. There was a total of 1,399,222 square feet vacant at that time. The General Retail sector in San Diego currently has average rental rates of \$24.47 per square foot per year. There are 81,083 square feet of space under construction in this sector, with 113,322 square feet having been completed in the fourth quarter. In all, there are a total of 8,869 buildings with 52,400,492 square feet of General Retail space in San Diego.

San Diego Retail Market

Overview

Specialty Centers

There are currently 12 Specialty Centers in the San Diego market, making up 1,616,552 square feet of retail space. In this report the Specialty Center market is comprised of Outlet Center, Airport Retail and Theme/Festival Centers.

Specialty Centers in the San Diego market have experienced positive 41,607 square feet of net absorption in 2014. The vacancy rate currently stands at 5.7%, and rental rates average \$18.57 per square foot.

Malls

Malls recorded net absorption of positive 7,749 square feet in the fourth quarter 2014. This net absorption number, combined with no new space that was built in the quarter, caused the vacancy rate to go from 0.8% a quarter ago to 0.7% at the end of the fourth quarter 2014. Rental rates went from \$22.65 per square foot to \$22.65 per square foot during that time. In this report the Mall market is comprised of 13 Lifestyle Center, Regional Mall and Super Regional Malls.

Sales Activity

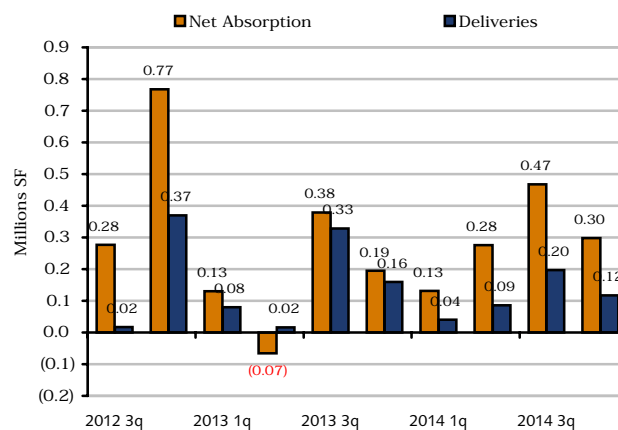
Tallying retail building sales of 15,000 square feet or larger, San Diego retail sales figures rose during the third quarter 2014 in terms of dollar volume compared to the second quarter of 2014.

In the third quarter, 15 retail transactions closed with a total volume of \$87,939,000. The 15 buildings totaled 571,718 square feet and the average price per square foot equated to \$153.82 per square foot. That compares to nine transactions totaling \$54,470,000 in the second quarter 2014. The total square footage in the second quarter was 344,682 square feet for an average price per square foot of \$158.03.

Total retail center sales activity in 2014 was down compared to 2013. In the first nine months of 2014, the market saw

ABSORPTION & DELIVERIES

Past 10 Quarters



Source: CoStar Property®

39 retail sales transactions with a total volume of \$279,139,000. The price per square foot averaged \$166.88. In the same first nine months of 2013, the market posted 29 transactions with a total volume of \$367,783,100. The price per square foot averaged \$232.39.

Cap rates have been higher in 2014, averaging 6.70% compared to the same period in 2013 when they averaged 6.22%.

One of the largest transactions that has occurred within the last four quarters in the San Diego market is the sale of Creekside Plaza in Poway. This 128,852 square foot retail center sold for \$43,975,000, or \$341.28 per square foot. The property sold on 2/28/2014, at a 5.70% cap rate.

Reports compiled by: Ken Baker CoStar Research Manager.

CoStar Submarket Clusters & Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

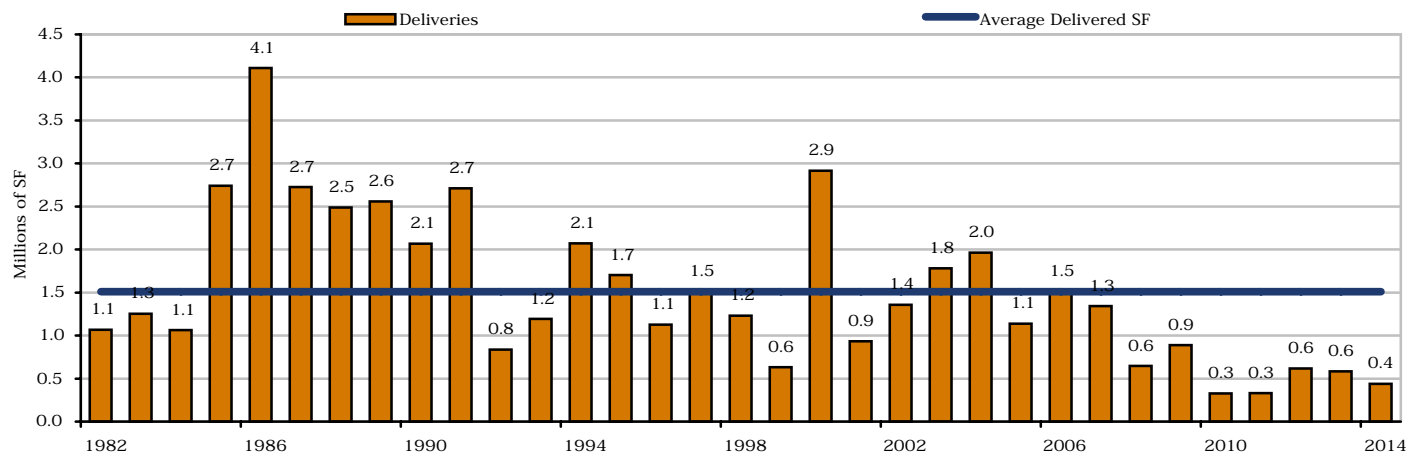
Submarket Clusters	Submarkets
Central San Diego Ret	Central San Diego Ret Clarmnt./KM/Tierrasnta Ret Coronado Ret Downtown Ret M Gorge/A Grdns/D Cer Ret Mid City/SE San Diego Ret Mission Valley Ret Pacific Beach/Morena Ret Pt Loma/Sports Arena Ret
East County Ret	El Cajon Ret La Mesa Ret Lakeside Ret Lemon Grv/Spring Vly Ret Santee Ret
I-15 Corridor Ret	Carmel Mountain Ranch Ret Poway Ret Rancho Bernardo Ret Rancho Peñasquitos Ret
North County Ret	Carlsbad Ret Escondido Ret Oceanside Ret San Marcos Ret Vista Ret
North San Diego Ret	Cardiff/Encinitas Ret Del Mar/S Bch/Rho SF Ret La Jolla/Torrey Pines Ret Miramar/M Mesa/S Rnch Ret UTC Ret
South Bay Ret	Chula Vista Ret Eastlake Ret Imperial Bch/South SD Ret National City Ret

San Diego Retail Market



Inventory & development

Historical Deliveries 1982 - 2014



Source: CoStar Property® * Future deliveries based on current under construction buildings.

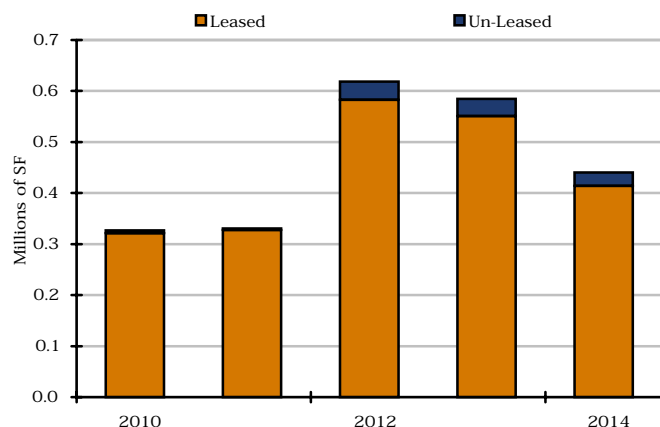
Construction Activity Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total GLA	Preleased SF	Preleased %	All Existing	U/C
North San Diego Ret	9	157,762	19,656	12.5%	12,636	17,529
South Bay Ret	1	140,000	140,000	100.0%	11,046	140,000
Central San Diego Ret	3	33,007	24,000	72.7%	8,628	11,002
North County Ret	3	21,322	9,670	45.4%	12,083	7,107
East County Ret	1	8,800	0	0.0%	9,733	8,800
I-15 Corridor Ret	0	0	0	0.0%	13,520	0
Totals	17	360,891	193,326	53.6%	10,469	21,229

Source: CoStar Property®

Recent Deliveries

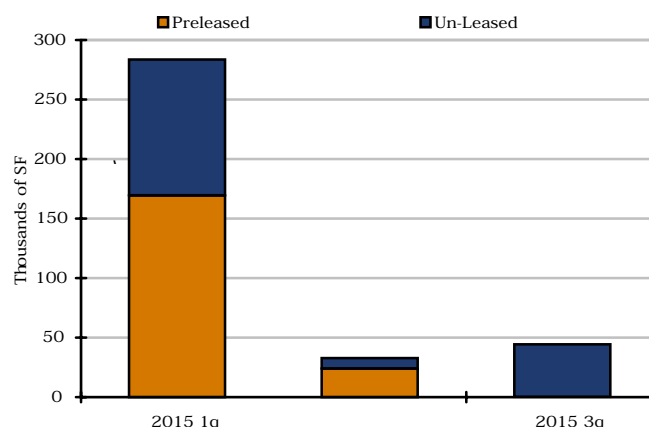
Leased & Un-Leased SF in Deliveries Since 2010



Source: CoStar Property®

Future Deliveries

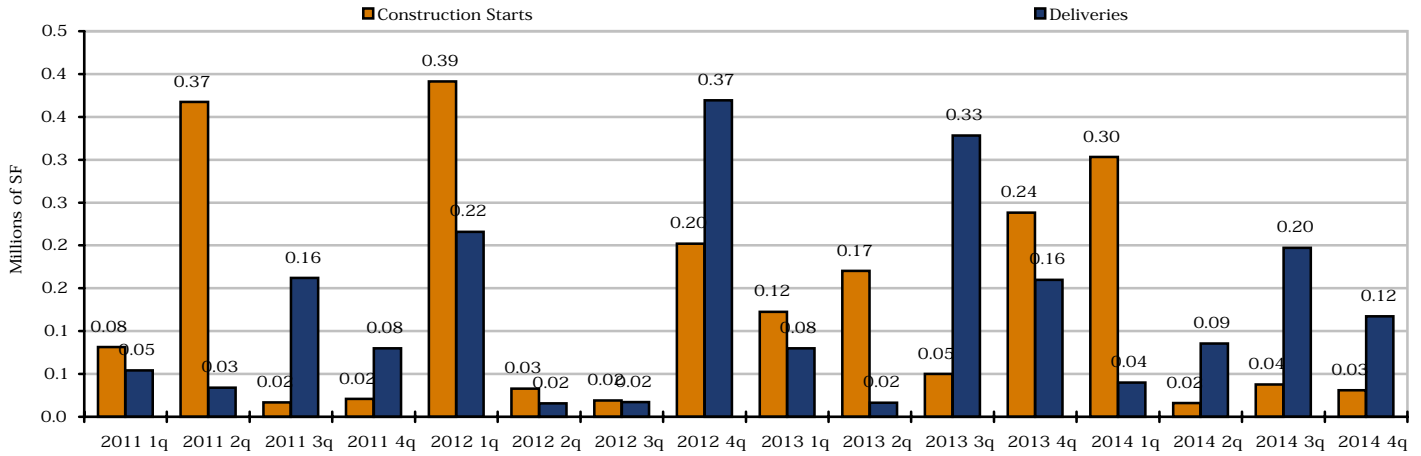
Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

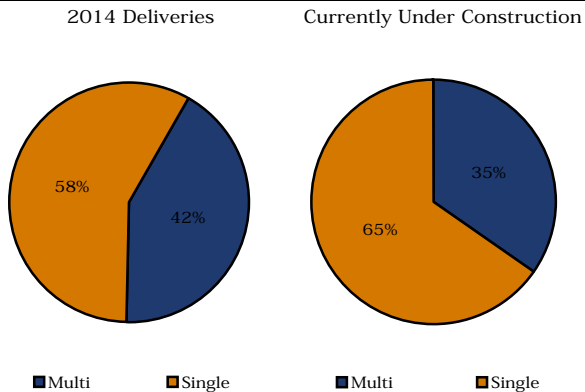
Recent Deliveries by Project Size of Year-to-Date Development

Building Size	# Bldgs	GLA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	28	180,392	155,948	86.4%	\$23.30	82,215	98,177
50,000 SF - 99,999 SF	2	148,707	146,843	98.7%	\$0.00	62,127	86,580
100,000 SF - 249,999 SF	1	111,000	111,000	100.0%	\$0.00	111,000	0
250,000 SF - 499,999 SF	0	0	0	0.0%	\$0.00	0	0
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

Source: CoStar Property®

Recent Development by Tenancy

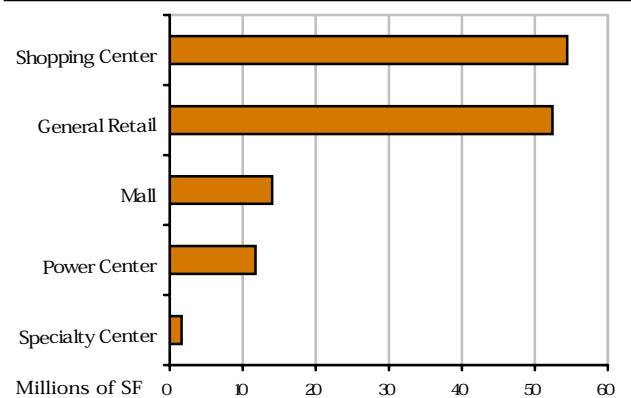
Based on GLA Developed for Single & Multi Tenant Use



Source: CoStar Property®

Existing Inventory Comparison

Based on Total GLA



Source: CoStar Property®

San Diego Retail Market



Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

- | | | |
|--|---|--|
| <p>1. 13750 Poway Rd - Lowe's</p> <p>Submarket: I-15 Corridor Retail Market
 RBA: 111,000
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Fourth Quarter 2014
 Leasing Co: Lowe's Home Centers LLC
 Developer: CSI Construction</p> | <p>2. La Costa Town Square - Bldg 17</p> <p>Submarket: North County Retail Market
 RBA: 86,580
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2013
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> | <p>3. La Costa Town Square - Bldg 16</p> <p>Submarket: North County Retail Market
 RBA: 62,127
 Occupied: 97%
 Quoted Rate: Negotiable
 Grnd Brk Date: Fourth Quarter 2013
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> |
| <p>4. 720 El Cajon Blvd</p> <p>Submarket: East County Retail Market
 RBA: 40,000
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Third Quarter 2013
 Deliv Date: Second Quarter 2014
 Leasing Co: Sunroad Enterprises, Inc.
 Developer: N/A</p> | <p>5. 5575 Balboa Ave</p> <p>Submarket: Central San Diego Retail Market
 RBA: 11,162
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Second Quarter 2013
 Deliv Date: First Quarter 2014
 Leasing Co: CBRE
 Developer: N/A</p> | <p>6. 5407 Balboa Ave</p> <p>Submarket: Central San Diego Retail Market
 RBA: 10,588
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2013
 Deliv Date: Second Quarter 2014
 Leasing Co: CBRE
 Developer: N/A</p> |
| <p>7. 6363 El Cajon Blvd</p> <p>Submarket: Central San Diego Retail Market
 RBA: 9,021
 Occupied: 44%
 Quoted Rate: Negotiable
 Grnd Brk Date: Second Quarter 2013
 Deliv Date: Second Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Carmel Partners, Inc.</p> | <p>8. 5247 Kearny Villa Rd - Sonic</p> <p>Submarket: Central San Diego Retail Market
 RBA: 7,421
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2013
 Deliv Date: First Quarter 2014
 Leasing Co: DFTC, Inc.
 Developer: N/A</p> | <p>9. La Costa Town Square - Bldg 9</p> <p>Submarket: North County Retail Market
 RBA: 7,384
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> |
| <p>10. La Costa Town Square - Bldg 7</p> <p>Submarket: North County Retail Market
 RBA: 7,325
 Occupied: 39%
 Quoted Rate: Negotiable
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> | <p>11. 4195 Genesee Ave</p> <p>Submarket: Central San Diego Retail Market
 RBA: 6,600
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2013
 Deliv Date: Second Quarter 2014
 Leasing Co: N/A
 Developer: N/A</p> | <p>12. 2228 Kettner Blvd</p> <p>Submarket: Central San Diego Retail Market
 RBA: 6,363
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2013
 Deliv Date: First Quarter 2014
 Leasing Co: N/A
 Developer: N/A</p> |
| <p>13. La Costa Town Square - Bldg 2</p> <p>Submarket: North County Retail Market
 RBA: 6,056
 Occupied: 40%
 Quoted Rate: Negotiable
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> | <p>14. La Costa Town Square - Bldg 1</p> <p>Submarket: North County Retail Market
 RBA: 6,035
 Occupied: 75%
 Quoted Rate: Negotiable
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: N/A</p> | <p>15. La Costa Town Square - Bldg 6</p> <p>Submarket: North County Retail Market
 RBA: 5,861
 Occupied: 65%
 Quoted Rate: Negotiable
 Grnd Brk Date: First Quarter 2014
 Deliv Date: Third Quarter 2014
 Leasing Co: Flocke & Avoyer Commercial R.E.
 Developer: Tilton Pacific Construction</p> |

Select Top Under Construction Properties

Based on Project Square Footage

- | | | |
|---|--|---|
| <p>1. The Outlets at the Border</p> <hr/> Submarket: South Bay Retail Market
RBA: 140,000
Preleased: 100%
Quoted Rate: N/A
Grnd Brk Date: Fourth Quarter 2013
Deliv Date: First Quarter 2015
Leasing Co: The Shamrock Group LLC
Developer: The Shamrock Group LLC | <p>2. 5951 E Village Center Loop Rd-M</p> <hr/> Submarket: North San Diego Retail Market
RBA: 44,673
Preleased: 44%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. | <p>3. 5951 E Village Center Loop Rd-F</p> <hr/> Submarket: North San Diego Retail Market
RBA: 38,800
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. |
| <p>4. 880 Harbor Island Dr</p> <hr/> Submarket: Central San Diego Retail Market
RBA: 24,000
Preleased: 100%
Quoted Rate: N/A
Grnd Brk Date: Fourth Quarter 2014
Deliv Date: Second Quarter 2015
Leasing Co: Cohn Restaurant Group
Developer: Cohn Restaurant Group | <p>5. Torrey Reserve - Bldg 14</p> <hr/> Submarket: North San Diego Retail Market
RBA: 18,788
Preleased: 0%
Quoted Rate: \$48.00
Grnd Brk Date: Third Quarter 2014
Deliv Date: Third Quarter 2015
Leasing Co: Flocke & Avoyer Commercial R.E.
Developer: N/A | <p>6. Torrey Reserve - Bldg 13</p> <hr/> Submarket: North San Diego Retail Market
RBA: 18,788
Preleased: 0%
Quoted Rate: \$48.00
Grnd Brk Date: Third Quarter 2014
Deliv Date: Third Quarter 2015
Leasing Co: Flocke & Avoyer Commercial R.E.
Developer: N/A |
| <p>7. 2293 S El Camino Real</p> <hr/> Submarket: North County Retail Market
RBA: 10,500
Preleased: 54%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: Cassidy Turley
Developer: Milan Properties, Inc. | <p>8. 5951 E Village Center Loop Rd-B</p> <hr/> Submarket: North San Diego Retail Market
RBA: 9,700
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. | <p>9. Five Star Plaza</p> <hr/> Submarket: East County Retail Market
RBA: 8,800
Preleased: 0%
Quoted Rate: \$27.00
Grnd Brk Date: First Quarter 2014
Deliv Date: Second Quarter 2015
Leasing Co: Sierra U.S. West
Developer: N/A |
| <p>10. 5951 E Village Center Loop Rd-E</p> <hr/> Submarket: North San Diego Retail Market
RBA: 8,190
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. | <p>11. 5951 E Village Center Loop Rd-E2</p> <hr/> Submarket: North San Diego Retail Market
RBA: 7,883
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. | <p>12. Waterpoint</p> <hr/> Submarket: Central San Diego Retail Market
RBA: 6,879
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: Second Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: Flocke & Avoyer Commercial R.E.
Developer: N/A |
| <p>13. La Costa Town Square - Bldg 13</p> <hr/> Submarket: North County Retail Market
RBA: 6,822
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: Fourth Quarter 2014
Deliv Date: Third Quarter 2015
Leasing Co: Flocke & Avoyer Commercial R.E.
Developer: Tilton Pacific Construction | <p>14. 5951 E Village Center Loop Rd-C</p> <hr/> Submarket: North San Diego Retail Market
RBA: 6,440
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. | <p>15. 5951 E Village Center Loop Rd-A</p> <hr/> Submarket: North San Diego Retail Market
RBA: 4,500
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2014
Deliv Date: First Quarter 2015
Leasing Co: CBRE
Developer: Coast Income Properties, Inc. |

San Diego Retail Market

Figures at a Glance

General Retail Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	3,647	19,453,125	554,432	567,667	2.9%	45,768	25,870	33,007	\$25.80
East County Ret	1,429	7,246,342	140,611	141,403	2.0%	23,587	45,340	0	\$15.13
I-15 Corridor Ret	171	1,717,017	8,841	8,841	0.5%	111,726	111,000	0	\$27.82
North County Ret	1,671	11,160,442	351,091	351,091	3.1%	29,922	8,915	10,500	\$16.13
North San Diego Ret	855	7,141,210	170,062	173,623	2.4%	(16,845)	4,704	37,576	\$48.81
South Bay Ret	1,096	5,682,356	156,597	156,597	2.8%	37,907	2,322	0	\$16.61
Totals	8,869	52,400,492	1,381,634	1,399,222	2.7%	232,065	198,151	81,083	\$24.47

Source: CoStar Property®

Mall Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	4	4,532,033	36,315	36,315	0.8%	11,713	0	0	\$22.65
East County Ret	2	2,543,631	6,879	6,879	0.3%	0	0	0	\$0.00
I-15 Corridor Ret	0	0	0	0	0.0%	0	0	0	\$0.00
North County Ret	3	3,174,785	5,304	5,304	0.2%	(5,304)	0	0	\$0.00
North San Diego Ret	1	1,139,534	0	0	0.0%	0	0	0	\$0.00
South Bay Ret	3	2,637,917	53,595	53,595	2.0%	14,717	0	0	\$0.00
Totals	13	14,027,900	102,093	102,093	0.7%	21,126	0	0	\$22.65

Source: CoStar Property®

Power Center Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	7	3,251,923	70,234	70,234	2.2%	1,441	5,600	0	\$0.00
East County Ret	4	1,761,652	29,149	29,149	1.7%	42,325	0	0	\$28.56
I-15 Corridor Ret	1	559,185	0	0	0.0%	40,000	0	0	\$0.00
North County Ret	8	3,079,361	229,745	231,753	7.5%	(3,886)	4,000	0	\$30.70
North San Diego Ret	5	2,087,645	29,306	38,506	1.8%	(9,795)	0	0	\$0.00
South Bay Ret	2	1,020,407	0	0	0.0%	0	0	0	\$0.00
Totals	27	11,760,173	358,434	369,642	3.1%	70,085	9,600	0	\$30.31

Source: CoStar Property®

Shopping Center Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	373	11,224,370	470,317	480,752	4.3%	166,767	32,430	0	\$22.51
East County Ret	243	8,355,855	504,052	549,047	6.6%	101,532	7,100	8,800	\$19.52
I-15 Corridor Ret	63	4,051,052	164,608	164,608	4.1%	56,027	0	0	\$30.58
North County Ret	290	15,263,804	1,393,104	1,422,215	9.3%	361,993	190,368	10,822	\$19.58
North San Diego Ret	119	6,596,426	262,366	262,366	4.0%	91,319	0	120,186	\$26.70
South Bay Ret	183	8,943,625	442,882	499,226	5.6%	30,003	2,450	0	\$20.74
Totals	1,271	54,435,132	3,237,329	3,378,214	6.2%	807,641	232,348	139,808	\$21.35

Source: CoStar Property®

Specialty Center Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	5	313,886	21,881	21,881	7.0%	5,675	0	0	\$0.00
East County Ret	1	75,112	0	0	0.0%	7,508	0	0	\$20.28
I-15 Corridor Ret	0	0	0	0	0.0%	0	0	0	\$0.00
North County Ret	2	367,815	0	0	0.0%	1,210	0	0	\$0.00
North San Diego Ret	2	232,667	57,668	57,668	24.8%	21,479	0	0	\$18.00
South Bay Ret	2	627,072	11,915	11,915	1.9%	5,735	0	140,000	\$17.07
Totals	12	1,616,552	91,464	91,464	5.7%	41,607	0	140,000	\$18.57

Source: CoStar Property®

Total Retail Market Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Central San Diego Ret	4,494	38,775,337	1,153,179	1,176,849	3.0%	231,364	63,900	33,007	\$24.28
East County Ret	2,053	19,982,592	680,691	726,478	3.6%	174,952	52,440	8,800	\$18.29
I-15 Corridor Ret	468	6,327,254	173,449	173,449	2.7%	207,753	111,000	0	\$30.45
North County Ret	2,735	33,046,207	1,979,244	2,010,363	6.1%	383,935	203,283	21,322	\$19.26
North San Diego Ret	1,361	17,197,482	519,402	532,163	3.1%	86,158	4,704	157,762	\$38.02
South Bay Ret	1,712	18,911,377	664,989	721,333	3.8%	88,362	4,772	140,000	\$19.56
Totals	12,823	134,240,249	5,170,954	5,340,635	4.0%	1,172,524	440,099	360,891	\$22.53

Source: CoStar Property®

San Diego Retail Market



Figures at a Glance

General Retail Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	302	3,308,161	10,795	12,436	0.4%	7,003	4,704	0	\$32.15
Carlsbad Ret	197	1,493,796	15,752	15,752	1.1%	(6,789)	0	0	\$28.55
Carmel Mountain Ranc.	33	274,762	1,121	1,121	0.4%	0	0	0	\$33.60
Central San Diego Re.	993	4,209,481	111,392	121,227	2.9%	(12,481)	1,200	0	\$26.69
Chula Vista Ret	493	2,683,818	99,762	99,762	3.7%	807	2,322	0	\$15.50
Clarmnt/KM/Tierrasnt.	245	2,268,540	62,164	62,164	2.7%	(20,441)	7,421	0	\$16.31
Coronado Ret	78	398,047	7,268	7,268	1.8%	7,802	0	0	\$30.05
Del Mar/S Bch/Rho SF.	196	1,054,982	8,265	8,265	0.8%	9,070	0	37,576	\$46.33
Downtown Ret	414	3,544,067	144,060	146,460	4.1%	41,743	8,228	0	\$28.78
Eastlake Ret	4	106,777	0	0	0.0%	0	0	0	\$0.00
El Cajon Ret	572	3,278,181	88,283	89,075	2.7%	(2,340)	42,940	0	\$15.08
Escondido Ret	578	3,973,412	154,732	154,732	3.9%	13,156	8,915	0	\$14.69
Imperial Bch/South S.	280	1,001,025	13,937	13,937	1.4%	15,656	0	0	\$24.40
La Jolla/Torrey Pine.	256	1,651,535	136,814	138,734	8.4%	(46,112)	0	0	\$54.18
La Mesa Ret	356	1,787,024	26,033	26,033	1.5%	7,444	0	0	\$17.91
Lakeside Ret	105	358,287	3,455	3,455	1.0%	(1,605)	0	0	\$15.00
Lemon Grv/Spring Vly.	296	1,118,516	12,200	12,200	1.1%	6,310	0	0	\$11.57
M Gorge/A Grdns/D Ce	53	432,406	0	0	0.0%	0	0	0	\$16.20
Mid City/SE San Dieg.	996	3,836,244	89,758	89,758	2.3%	37,791	9,021	0	\$18.61
Miramar/M Mesa/S Rnc.	88	951,108	14,188	14,188	1.5%	13,194	0	0	\$16.74
Mission Valley Ret	47	708,507	35,003	35,003	4.9%	9,438	0	0	\$33.76
National City Ret	319	1,890,736	42,898	42,898	2.3%	21,444	0	0	\$16.33
Oceanside Ret	424	2,340,204	80,133	80,133	3.4%	15,139	0	10,500	\$14.64
Pacific Beach/Morena.	432	2,079,046	66,926	67,926	3.3%	(12,546)	0	0	\$34.08
Poway Ret	113	1,232,103	0	0	0.0%	119,446	111,000	0	\$26.68
Pt Loma/Sports Arena.	389	1,976,787	37,861	37,861	1.9%	(5,538)	0	33,007	\$20.90
Rancho Bernardo Ret	7	127,188	7,720	7,720	6.1%	(7,720)	0	0	\$0.00
Rancho Pe asquitos R.	18	82,964	0	0	0.0%	0	0	0	\$0.00
San Marcos Ret	119	1,385,965	36,272	36,272	2.6%	15,577	0	0	\$20.59
Santee Ret	100	704,334	10,640	10,640	1.5%	13,778	2,400	0	\$15.00
UTC Ret	13	175,424	0	0	0.0%	0	0	0	\$0.00
Vista Ret	353	1,967,065	64,202	64,202	3.3%	(7,161)	0	0	\$13.81
Totals	8,869	52,400,492	1,381,634	1,399,222	2.7%	232,065	198,151	81,083	\$24.47

Source: CoStar Property®

Mall Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	0	0	0	0	0.0%	0	0	0	\$0.00
Carlsbad Ret	2	1,550,239	5,304	5,304	0.3%	(5,304)	0	0	\$0.00
Carmel Mountain Ranc.	0	0	0	0	0.0%	0	0	0	\$0.00
Central San Diego Re.	0	0	0	0	0.0%	0	0	0	\$0.00
Chula Vista Ret	2	1,934,557	3,200	3,200	0.2%	0	0	0	\$0.00
Clarmnt/KM/Tierrasnt.	0	0	0	0	0.0%	0	0	0	\$0.00
Coronado Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Del Mar/S Bch/Rho SF.	0	0	0	0	0.0%	0	0	0	\$0.00
Downtown Ret	1	875,400	0	0	0.0%	0	0	0	\$0.00
Eastlake Ret	1	703,360	50,395	50,395	7.2%	14,717	0	0	\$0.00
El Cajon Ret	1	1,618,914	0	0	0.0%	0	0	0	\$0.00
Escondido Ret	1	1,624,546	0	0	0.0%	0	0	0	\$0.00
Imperial Bch/South S.	0	0	0	0	0.0%	0	0	0	\$0.00
La Jolla/Torrey Pine.	0	0	0	0	0.0%	0	0	0	\$0.00
La Mesa Ret	1	924,717	6,879	6,879	0.7%	0	0	0	\$0.00
Lakeside Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Lemon Grv/Spring Vly.	0	0	0	0	0.0%	0	0	0	\$0.00
M Gorge/A Grdns/D Ce	0	0	0	0	0.0%	0	0	0	\$0.00
Mid City/SE San Dieg.	0	0	0	0	0.0%	0	0	0	\$0.00
Miramar/M Mesa/S Rnc.	0	0	0	0	0.0%	0	0	0	\$0.00
Mission Valley Ret	2	3,400,889	606	606	0.0%	0	0	0	\$0.00
National City Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Oceanside Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Pacific Beach/Morena.	0	0	0	0	0.0%	0	0	0	\$0.00
Poway Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Pt Loma/Sports Arena.	1	255,744	35,709	35,709	14.0%	11,713	0	0	\$22.65
Rancho Bernardo Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Rancho Peñasquitos R.	0	0	0	0	0.0%	0	0	0	\$0.00
San Marcos Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Santee Ret	0	0	0	0	0.0%	0	0	0	\$0.00
UTC Ret	1	1,139,534	0	0	0.0%	0	0	0	\$0.00
Vista Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	13	14,027,900	102,093	102,093	0.7%	21,126	0	0	\$22.65

Source: CoStar Property®

San Diego Retail Market



Figures at a Glance

Power Center Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	1	498,370	8,468	17,668	3.5%	(8,468)	0	0	\$0.00
Carlsbad Ret	1	177,995	0	0	0.0%	0	0	0	\$0.00
Carmel Mountain Ranc.	1	559,185	0	0	0.0%	40,000	0	0	\$0.00
Central San Diego Re.	0	0	0	0	0.0%	0	0	0	\$0.00
Chula Vista Ret	1	528,457	0	0	0.0%	0	0	0	\$0.00
Clarmnt/KM/Tierrasnt.	3	1,433,954	42,345	42,345	3.0%	15,451	0	0	\$0.00
Coronado Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Del Mar/S Bch/Rho SF.	1	271,859	0	0	0.0%	3,289	0	0	\$0.00
Downtown Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Eastlake Ret	0	0	0	0	0.0%	0	0	0	\$0.00
El Cajon Ret	1	432,102	0	0	0.0%	0	0	0	\$0.00
Escondido Ret	1	398,830	6,198	6,198	1.6%	4,772	0	0	\$30.82
Imperial Bch/South S.	1	491,950	0	0	0.0%	0	0	0	\$0.00
La Jolla/Torrey Pine.	1	416,334	6,644	6,644	1.6%	0	0	0	\$0.00
La Mesa Ret	1	234,753	0	0	0.0%	0	0	0	\$0.00
Lakeside Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Lemon Grv/Spring Vly.	0	0	0	0	0.0%	0	0	0	\$0.00
M Gorge/A Grdns/D Ce	0	0	0	0	0.0%	0	0	0	\$0.00
Mid City/SE San Dieg.	1	591,648	24,289	24,289	4.1%	(17,210)	0	0	\$0.00
Miramar/M Mesa/S Rnc.	2	901,082	14,194	14,194	1.6%	(4,616)	0	0	\$0.00
Mission Valley Ret	2	767,320	0	0	0.0%	0	0	0	\$0.00
National City Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Oceanside Ret	4	1,521,729	143,986	145,994	9.6%	(9,307)	0	0	\$30.35
Pacific Beach/Morena.	0	0	0	0	0.0%	0	0	0	\$0.00
Poway Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Pt Loma/Sports Arena.	1	459,001	3,600	3,600	0.8%	3,200	5,600	0	\$0.00
Rancho Bernardo Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Rancho Pe asquitos R.	0	0	0	0	0.0%	0	0	0	\$0.00
San Marcos Ret	1	357,701	16,222	16,222	4.5%	1,349	0	0	\$32.19
Santee Ret	2	1,094,797	29,149	29,149	2.7%	42,325	0	0	\$28.56
UTC Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Vista Ret	1	623,106	63,339	63,339	10.2%	(700)	4,000	0	\$0.00
Totals	27	11,760,173	358,434	369,642	3.1%	70,085	9,600	0	\$30.31

Source: CoStar Property®

Shopping Center Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	37	1,711,424	58,253	58,253	3.4%	29,445	0	0	\$31.52
Carlsbad Ret	29	2,052,492	162,199	164,756	8.0%	170,308	190,368	10,822	\$31.27
Carmel Mountain Ranc.	23	1,434,820	63,651	63,651	4.4%	6,376	0	0	\$38.25
Central San Diego Re.	54	702,304	29,652	30,431	4.3%	7,184	0	0	\$35.90
Chula Vista Ret	88	3,854,481	142,576	142,576	3.7%	19,803	0	0	\$21.90
Clarmnt/KM/Tierrasnt.	86	3,446,409	160,659	163,959	4.8%	27,673	32,430	0	\$21.23
Coronado Ret	5	141,027	0	0	0.0%	0	0	0	\$0.00
Del Mar/S Bch/Rho SF.	19	1,631,856	57,536	57,536	3.5%	8,000	0	120,186	\$41.80
Downtown Ret	4	115,196	20,540	20,540	17.8%	14,008	0	0	\$32.63
Eastlake Ret	8	1,631,268	57,778	113,268	6.9%	(26,935)	0	0	\$25.96
El Cajon Ret	97	3,460,917	284,514	286,275	8.3%	12,448	3,900	0	\$20.06
Escondido Ret	85	4,087,100	357,420	373,147	9.1%	2,903	0	0	\$20.79
Imperial Bch/South S.	53	1,926,192	138,813	138,813	7.2%	23,133	0	0	\$19.56
La Jolla/Torrey Pine.	17	382,061	15,767	15,767	4.1%	9,827	0	0	\$37.34
La Mesa Ret	61	2,246,051	85,039	128,273	5.7%	44,929	0	0	\$15.81
Lakeside Ret	17	275,449	25,439	25,439	9.2%	5,063	0	0	\$23.36
Lemon Grv/Spring Vly.	41	1,437,138	39,272	39,272	2.7%	32,049	0	0	\$18.84
M Gorge/A Grdns/D Ce	17	596,176	19,075	21,631	3.6%	9,392	0	0	\$19.99
Mid City/SE San Dieg.	123	2,781,203	120,304	120,304	4.3%	36,521	0	0	\$15.63
Miramar/M Mesa/S Rnc.	41	2,301,965	115,942	115,942	5.0%	43,727	0	0	\$20.35
Mission Valley Ret	9	928,324	9,932	9,932	1.1%	(3,979)	0	0	\$36.00
National City Ret	34	1,531,684	103,715	104,569	6.8%	14,002	2,450	0	\$17.23
Oceanside Ret	63	3,717,037	275,377	282,919	7.6%	59,573	0	0	\$18.06
Pacific Beach/Morena.	30	789,858	14,012	17,812	2.3%	11,904	0	0	\$25.68
Poway Ret	27	1,571,250	66,496	66,496	4.2%	33,617	0	0	\$24.63
Pt Loma/Sports Arena.	45	1,723,873	96,143	96,143	5.6%	64,064	0	0	\$26.55
Rancho Bernardo Ret	5	407,730	13,810	13,810	3.4%	14,203	0	0	\$35.40
Rancho Pe asquitos R.	8	637,252	20,651	20,651	3.2%	1,831	0	0	\$34.56
San Marcos Ret	49	2,834,140	317,433	318,158	11.2%	64,606	0	0	\$19.04
Santee Ret	27	936,300	69,788	69,788	7.5%	7,043	3,200	8,800	\$20.50
UTC Ret	5	569,120	14,868	14,868	2.6%	320	0	0	\$30.00
Vista Ret	64	2,573,035	280,675	283,235	11.0%	64,603	0	0	\$16.95
Totals	1,271	54,435,132	3,237,329	3,378,214	6.2%	807,641	232,348	139,808	\$21.35

Source: CoStar Property®

San Diego Retail Market



Figures at a Glance

Specialty Center Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	1	44,099	0	0	0.0%	3,400	0	0	\$18.00
Carlsbad Ret	1	287,931	0	0	0.0%	0	0	0	\$0.00
Carmel Mountain Ranc.	0	0	0	0	0.0%	0	0	0	\$0.00
Central San Diego Re.	1	40,000	0	0	0.0%	0	0	0	\$0.00
Chula Vista Ret	1	92,582	3,915	3,915	4.2%	3,619	0	0	\$17.07
Clarmnt/KM/Tierrasnt.	0	0	0	0	0.0%	0	0	0	\$0.00
Coronado Ret	1	39,603	0	0	0.0%	0	0	0	\$0.00
Del Mar/S Bch/Rho SF.	0	0	0	0	0.0%	0	0	0	\$0.00
Downtown Ret	2	216,634	21,881	21,881	10.1%	5,675	0	0	\$0.00
Eastlake Ret	0	0	0	0	0.0%	0	0	0	\$0.00
El Cajon Ret	1	75,112	0	0	0.0%	7,508	0	0	\$20.28
Escondido Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Imperial Bch/South S.	1	534,490	8,000	8,000	1.5%	2,116	0	140,000	\$0.00
La Jolla/Torrey Pine.	0	0	0	0	0.0%	0	0	0	\$0.00
La Mesa Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Lakeside Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Lemon Grv/Spring Vly.	0	0	0	0	0.0%	0	0	0	\$0.00
M Gorge/A Grdns/D Ce	0	0	0	0	0.0%	0	0	0	\$0.00
Mid City/SE San Dieg.	0	0	0	0	0.0%	0	0	0	\$0.00
Miramar/M Mesa/S Rnc.	1	188,568	57,668	57,668	30.6%	18,079	0	0	\$18.00
Mission Valley Ret	0	0	0	0	0.0%	0	0	0	\$0.00
National City Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Oceanside Ret	1	79,884	0	0	0.0%	1,210	0	0	\$0.00
Pacific Beach/Morena.	0	0	0	0	0.0%	0	0	0	\$0.00
Poway Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Pt Loma/Sports Arena.	1	17,649	0	0	0.0%	0	0	0	\$0.00
Rancho Bernardo Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Rancho Peñasquitos R.	0	0	0	0	0.0%	0	0	0	\$0.00
San Marcos Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Santee Ret	0	0	0	0	0.0%	0	0	0	\$0.00
UTC Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Vista Ret	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	12	1,616,552	91,464	91,464	5.7%	41,607	0	140,000	\$18.57

Source: CoStar Property®

Total Retail Submarket Statistics

Year-End 2014

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %				
Cardiff/Encinitas Re.	429	5,562,054	77,516	88,357	1.6%	31,380	4,704	0	\$30.70
Carlsbad Ret	359	5,562,453	183,255	185,812	3.3%	158,215	190,368	10,822	\$30.81
Carmel Mountain Ranc.	142	2,268,767	64,772	64,772	2.9%	46,376	0	0	\$38.14
Central San Diego Re.	1,065	4,951,785	141,044	151,658	3.1%	(5,297)	1,200	0	\$28.65
Chula Vista Ret	742	9,093,895	249,453	249,453	2.7%	24,229	2,322	0	\$19.29
Clarmnt/KM/Tierrasnt.	493	7,148,903	265,168	268,468	3.8%	22,683	39,851	0	\$19.40
Coronado Ret	86	578,677	7,268	7,268	1.3%	7,802	0	0	\$30.05
Del Mar/S Bch/Rho SF.	299	2,958,697	65,801	65,801	2.2%	20,359	0	157,762	\$44.91
Downtown Ret	429	4,751,297	186,481	188,881	4.0%	61,426	8,228	0	\$29.24
Eastlake Ret	96	2,441,405	108,173	163,663	6.7%	(12,218)	0	0	\$25.96
El Cajon Ret	834	8,865,226	372,797	375,350	4.2%	17,616	46,840	0	\$18.01
Escondido Ret	842	10,083,888	518,350	534,077	5.3%	20,831	8,915	0	\$18.81
Imperial Bch/South S.	452	3,953,657	160,750	160,750	4.1%	40,905	0	140,000	\$21.00
La Jolla/Torrey Pine.	289	2,449,930	159,225	161,145	6.6%	(36,285)	0	0	\$52.84
La Mesa Ret	497	5,192,545	117,951	161,185	3.1%	52,373	0	0	\$16.49
Lakeside Ret	134	633,736	28,894	28,894	4.6%	3,458	0	0	\$22.81
Lemon Grv/Spring Vly.	382	2,555,654	51,472	51,472	2.0%	38,359	0	0	\$17.22
M Gorge/A Grdns/D Ce	89	1,028,582	19,075	21,631	2.1%	9,392	0	0	\$18.76
Mid City/SE San Dieg.	1,228	7,209,095	234,351	234,351	3.3%	57,102	9,021	0	\$16.71
Miramar/M Mesa/S Rnc.	281	4,342,723	201,992	201,992	4.7%	70,384	0	0	\$19.82
Mission Valley Ret	111	5,805,040	45,541	45,541	0.8%	5,459	0	0	\$34.25
National City Ret	422	3,422,420	146,613	147,467	4.3%	35,446	2,450	0	\$17.13
Oceanside Ret	701	7,658,854	499,496	509,046	6.6%	66,615	0	10,500	\$19.01
Pacific Beach/Morena.	470	2,868,904	80,938	85,738	3.0%	(642)	0	0	\$31.41
Poway Ret	225	2,803,353	66,496	66,496	2.4%	153,063	111,000	0	\$24.78
Pt Loma/Sports Arena.	523	4,433,054	173,313	173,313	3.9%	73,439	5,600	33,007	\$25.05
Rancho Bernardo Ret	37	534,918	21,530	21,530	4.0%	6,483	0	0	\$35.40
Rancho Peñasquitos R.	64	720,216	20,651	20,651	2.9%	1,831	0	0	\$34.56
San Marcos Ret	298	4,577,806	369,927	370,652	8.1%	81,532	0	0	\$19.64
Santee Ret	206	2,735,431	109,577	109,577	4.0%	63,146	5,600	8,800	\$21.59
UTC Ret	63	1,884,078	14,868	14,868	0.8%	320	0	0	\$30.00
Vista Ret	535	5,163,206	408,216	410,776	8.0%	56,742	4,000	0	\$16.42
Totals	12,823	134,240,249	5,170,954	5,340,635	4.0%	1,172,524	440,099	360,891	\$22.53

Source: CoStar Property®

San Diego Retail Market



Figures at a Glance

General Retail Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	8,869	52,400,492	1,381,634	1,399,222	2.7%	70,822	2	113,322	6	81,083	\$24.47
2014 3q	8,867	52,287,170	1,328,215	1,356,722	2.6%	64,462	2	6,940	7	170,405	\$24.82
2014 2q	8,867	52,287,494	1,401,913	1,421,508	2.7%	94,295	4	58,640	7	139,769	\$23.99
2014 1q	8,865	52,251,519	1,442,248	1,479,828	2.8%	2,486	5	19,249	8	186,268	\$22.94
2013 4q	8,862	52,264,234	1,461,923	1,495,029	2.9%	10,647	1	9,000	9	75,313	\$22.84
2013 3q	8,865	52,292,424	1,515,988	1,533,866	2.9%	309,072	7	125,341	7	73,422	\$22.81
2013 2q	8,864	52,211,479	1,699,125	1,761,993	3.4%	(37,034)	3	16,577	11	151,983	\$22.23
2013 1q	8,868	52,324,568	1,761,172	1,838,048	3.5%	(55,090)	3	15,976	7	50,609	\$21.46
2012 4q	8,867	52,313,891	1,688,062	1,772,281	3.4%	39,470	3	16,221	7	40,598	\$21.24
2012 3q	8,868	52,314,470	1,757,465	1,812,330	3.5%	57,527	1	1,500	9	51,819	\$20.98
2012 2q	8,867	52,312,970	1,797,356	1,868,357	3.6%	(10,028)	3	13,242	9	43,542	\$20.18
2012 1q	8,868	52,315,712	1,818,652	1,861,071	3.6%	130,125	4	71,100	6	30,950	\$20.92
2011	8,870	52,284,413	1,915,263	1,959,897	3.7%	90,126	9	222,952	7	92,250	\$20.97
2010	8,878	52,417,585	2,115,107	2,183,195	4.2%	(19,245)	9	131,745	6	193,675	\$22.08
2009	8,886	52,421,797	1,972,364	2,168,162	4.1%	135,389	25	644,596	7	110,749	\$23.59
2008	8,873	51,831,864	1,656,426	1,713,618	3.3%	(158,663)	29	244,370	18	644,486	\$24.16

Source: CoStar Property®

Mall Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	13	14,027,900	102,093	102,093	0.7%	7,749	0	0	0	0	\$22.65
2014 3q	13	14,027,900	109,842	109,842	0.8%	10,300	0	0	0	0	\$22.65
2014 2q	13	14,027,900	120,142	120,142	0.9%	(11,832)	0	0	0	0	\$28.46
2014 1q	13	14,027,900	108,310	108,310	0.8%	14,909	0	0	0	0	\$0.00
2013 4q	13	14,027,900	123,219	123,219	0.9%	29,506	0	0	0	0	\$0.00
2013 3q	13	14,027,900	152,725	152,725	1.1%	1,454	0	0	0	0	\$32.57
2013 2q	13	14,027,900	154,179	154,179	1.1%	(12,157)	0	0	0	0	\$32.57
2013 1q	13	14,027,900	142,022	142,022	1.0%	2,174	0	0	0	0	\$32.57
2012 4q	13	14,027,900	144,196	144,196	1.0%	276,032	1	160,000	0	0	\$23.04
2012 3q	13	13,867,900	260,228	260,228	1.9%	19,525	0	0	1	160,000	\$22.08
2012 2q	13	13,867,900	279,753	279,753	2.0%	9,910	0	0	1	160,000	\$22.02
2012 1q	13	13,867,900	289,663	289,663	2.1%	150,591	1	144,936	1	160,000	\$22.50
2011	13	13,722,964	295,318	295,318	2.2%	162,428	0	0	1	144,936	\$22.50
2010	13	13,722,964	457,746	457,746	3.3%	(31,712)	1	8,500	0	0	\$28.50
2009	13	13,714,464	417,534	417,534	3.0%	(287,033)	0	0	1	8,500	\$31.44
2008	13	13,714,464	130,501	130,501	1.0%	(15)	0	0	0	0	\$52.09

Source: CoStar Property®

Power Center Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	27	11,760,173	358,434	369,642	3.1%	8,854	1	4,000	0	0	\$30.31
2014 3q	27	11,756,173	363,288	374,496	3.2%	(8,787)	0	0	1	4,000	\$29.40
2014 2q	27	11,756,173	354,501	365,709	3.1%	68,982	0	0	1	4,000	\$29.32
2014 1q	27	11,756,173	423,483	434,691	3.7%	1,036	1	5,600	0	0	\$27.98
2013 4q	27	11,750,573	418,919	430,127	3.7%	(54,401)	0	0	1	5,600	\$26.31
2013 3q	27	11,750,573	364,518	375,726	3.2%	9,353	1	6,000	1	5,600	\$26.34
2013 2q	27	11,744,573	369,879	379,079	3.2%	42,701	0	0	2	11,600	\$26.28
2013 1q	27	11,744,573	412,580	421,780	3.6%	15,858	0	0	1	6,000	\$24.49
2012 4q	27	11,744,573	428,438	437,638	3.7%	(16,551)	0	0	0	0	\$24.02
2012 3q	27	11,744,573	405,127	421,087	3.6%	67,361	0	0	0	0	\$24.28
2012 2q	27	11,744,573	472,488	488,448	4.2%	113,423	0	0	0	0	\$24.43
2012 1q	27	11,744,573	480,015	601,871	5.1%	47,400	0	0	0	0	\$25.22
2011	27	11,744,573	527,415	649,271	5.5%	228,546	1	57,531	0	0	\$25.08
2010	27	11,687,042	705,190	820,286	7.0%	137,815	3	68,440	0	0	\$23.44
2009	27	11,618,602	783,765	889,661	7.7%	(510,819)	0	0	2	59,000	\$23.07
2008	27	11,618,602	309,687	378,842	3.3%	(171,086)	1	798	1	4,000	\$26.98

Source: CoStar Property®

Shopping Center Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	1,271	54,435,132	3,237,329	3,378,214	6.2%	205,873	0	0	10	139,808	\$21.35
2014 3q	1,271	54,435,132	3,445,222	3,584,087	6.6%	394,774	9	190,368	9	132,986	\$21.21
2014 2q	1,271	54,244,764	3,504,102	3,788,493	7.0%	102,140	5	26,918	18	323,354	\$21.36
2014 1q	1,270	54,217,846	3,573,688	3,863,715	7.1%	104,854	2	15,062	23	350,272	\$21.13
2013 4q	1,269	54,202,784	3,768,193	3,953,507	7.3%	132,701	4	35,762	9	192,237	\$20.76
2013 3q	1,268	54,167,022	3,870,514	4,050,446	7.5%	70,193	8	196,940	8	140,604	\$20.90
2013 2q	1,266	53,970,082	3,714,208	3,923,699	7.3%	(49,209)	0	0	15	334,344	\$20.71
2013 1q	1,266	53,970,082	3,697,726	3,874,490	7.2%	122,725	1	63,941	10	287,420	\$20.63
2012 4q	1,266	53,906,141	3,745,466	3,933,274	7.3%	476,222	7	193,159	9	260,881	\$20.49
2012 3q	1,264	53,712,982	4,011,875	4,216,337	7.8%	172,959	3	15,585	8	257,100	\$20.67
2012 2q	1,263	53,697,397	4,193,702	4,373,711	8.1%	(6,424)	1	2,500	9	263,475	\$20.98
2012 1q	1,263	53,694,897	4,155,301	4,364,787	8.1%	(92,457)	0	0	9	259,000	\$20.94
2011	1,263	53,694,897	4,071,209	4,272,330	8.0%	196,581	7	49,921	5	152,271	\$20.89
2010	1,262	53,644,976	4,164,480	4,418,990	8.2%	(5,958)	13	117,883	5	39,749	\$21.32
2009	1,258	53,527,093	3,936,623	4,295,149	8.0%	(888,120)	26	242,922	8	49,295	\$22.54
2008	1,253	53,284,177	2,944,289	3,164,107	5.9%	(115,801)	32	402,734	18	167,738	\$24.72

Source: CoStar Property®

Specialty Center Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Ctrs	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	12	1,616,552	91,464	91,464	5.7%	4,194	0	0	1	140,000	\$18.57
2014 3q	12	1,616,552	95,658	95,658	5.9%	6,674	0	0	1	140,000	\$18.60
2014 2q	12	1,616,552	100,358	102,332	6.3%	22,474	0	0	1	140,000	\$18.55
2014 1q	12	1,616,552	119,994	124,806	7.7%	8,265	0	0	1	140,000	\$19.56
2013 4q	12	1,616,552	128,259	133,071	8.2%	76,338	1	115,000	1	140,000	\$20.38
2013 3q	11	1,501,552	89,597	94,409	6.3%	(11,672)	0	0	1	115,000	\$20.81
2013 2q	11	1,501,552	82,737	82,737	5.5%	(10,044)	0	0	1	115,000	\$20.12
2013 1q	11	1,501,552	70,577	72,693	4.8%	44,406	0	0	1	115,000	\$17.88
2012 4q	11	1,501,552	114,983	117,099	7.8%	(7,221)	0	0	1	115,000	\$17.88
2012 3q	11	1,501,552	107,762	109,878	7.3%	(40,801)	0	0	1	115,000	\$17.61
2012 2q	11	1,501,552	66,961	69,077	4.6%	(2,115)	0	0	1	115,000	\$17.04
2012 1q	11	1,501,552	64,846	66,962	4.5%	(2,717)	0	0	1	115,000	\$13.34
2011	11	1,501,552	62,129	64,245	4.3%	(5,040)	0	0	0	0	\$12.00
2010	11	1,501,552	56,705	59,205	3.9%	(10,109)	0	0	0	0	\$22.00
2009	11	1,501,552	49,096	49,096	3.3%	(15,448)	0	0	0	0	\$18.18
2008	11	1,501,552	33,648	33,648	2.2%	6,718	0	0	0	0	\$21.78

Source: CoStar Property®

Total Retail Market Statistics

Year-End 2014

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2014 4q	12,823	134,240,249	5,170,954	5,340,635	4.0%	297,492	3	117,322	17	360,891	\$22.53
2014 3q	12,820	134,122,927	5,342,225	5,520,805	4.1%	467,423	11	197,308	18	447,391	\$22.55
2014 2q	12,811	133,932,883	5,481,016	5,798,184	4.3%	276,059	9	85,558	27	607,123	\$22.34
2014 1q	12,804	133,869,990	5,667,723	6,011,350	4.5%	131,550	8	39,911	32	676,540	\$21.81
2013 4q	12,798	133,862,043	5,900,513	6,134,953	4.6%	194,791	6	159,762	20	413,150	\$21.49
2013 3q	12,796	133,739,477	5,993,342	6,207,172	4.6%	378,400	16	328,281	17	334,626	\$21.62
2013 2q	12,786	133,455,586	6,020,128	6,301,687	4.7%	(65,743)	3	16,577	29	612,927	\$21.31
2013 1q	12,790	133,568,675	6,084,077	6,349,033	4.8%	130,073	4	79,917	19	459,029	\$21.02
2012 4q	12,788	133,494,057	6,121,145	6,404,488	4.8%	767,952	11	369,380	17	416,479	\$20.83
2012 3q	12,781	133,141,477	6,542,457	6,819,860	5.1%	276,571	4	17,085	19	583,919	\$20.89
2012 2q	12,777	133,124,392	6,810,260	7,079,346	5.3%	104,766	4	15,742	20	582,017	\$20.91
2012 1q	12,777	133,124,633	6,808,477	7,184,354	5.4%	232,942	5	216,036	17	564,950	\$21.08
2011	12,778	132,948,399	6,871,334	7,241,061	5.4%	672,641	17	330,404	13	389,457	\$21.06
2010	12,778	132,974,119	7,499,228	7,939,422	6.0%	70,791	26	326,572	11	233,424	\$21.70
2009	12,769	132,783,508	7,159,382	7,819,602	5.9%	(1,566,031)	51	887,518	18	227,544	\$22.88
2008	12,730	131,950,653	5,074,551	5,420,716	4.1%	(438,847)	62	647,902	37	816,224	\$24.75

Source: CoStar Property®

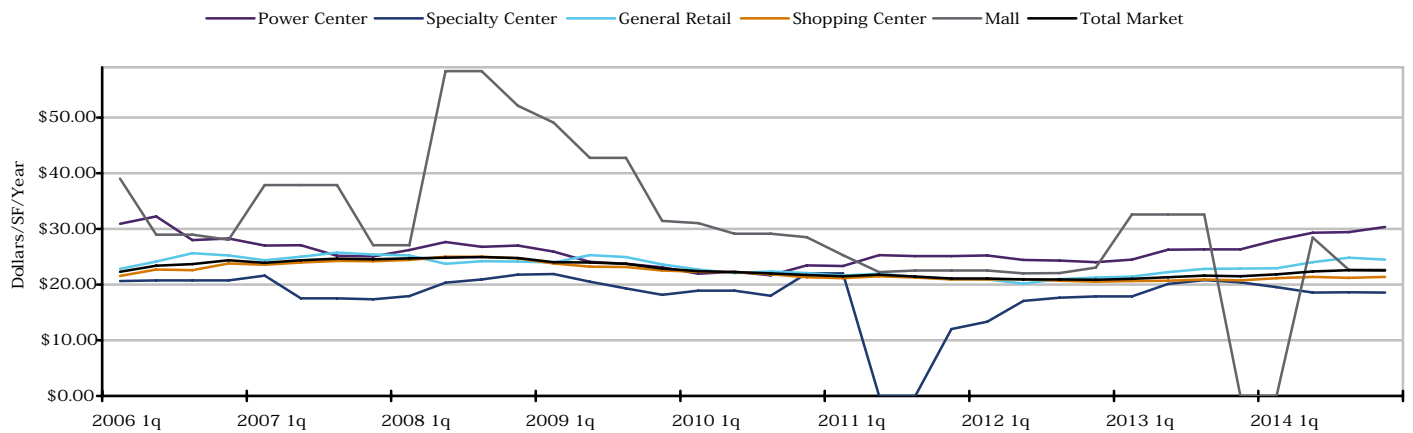
San Diego Retail Market



Leasing Activity

Historical Rental Rates

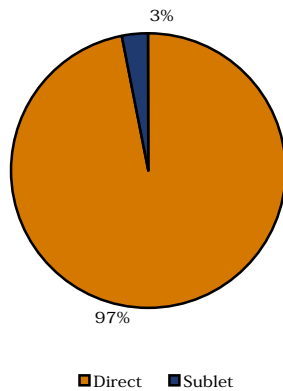
Based on NNN Rental Rates



Source: CoStar Property®

Vacancy by Available Space Type

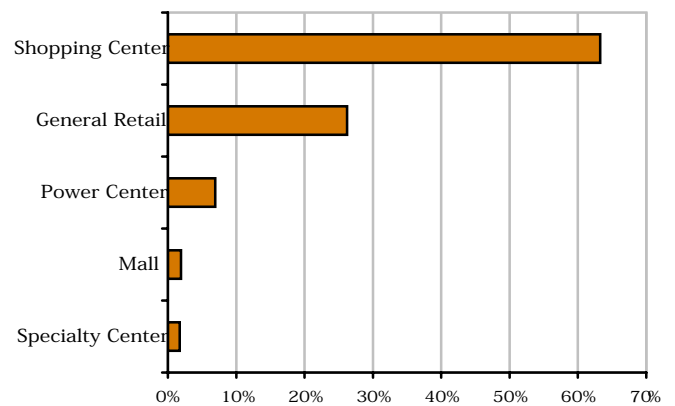
Percent of All Vacant Space in Direct vs. Sublet



Source: CoStar Property®

Vacancy by Building Type

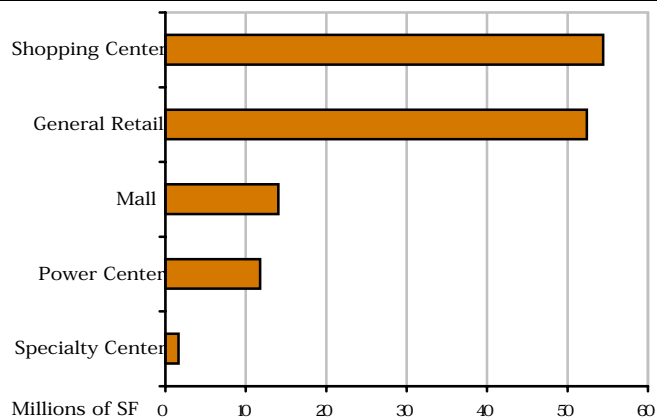
Percent of All Vacant Space by Building Type



Source: CoStar Property®

GLA By Building Type

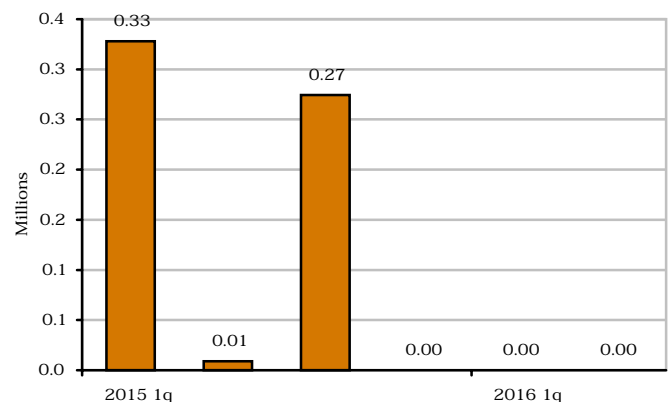
Ratio of Total GLA by Building Type



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



* Includes Under Construction Spaces

Source: CoStar Property®

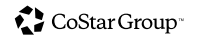
Select Top Retail Leases Based on Leased Square Footage For Deals Signed in 2014

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	555 Grand Ave	San Marcos Ret	91,554	3rd	Winco	N/A	Flocke & Avoyer Commercial Real Est
2	4421 University Ave	Mid City/SE San Diego Ret	66,284	3rd	El Super	N/A	Albertsons
3	555 Grand Ave	San Marcos Ret	58,000	3rd	Hobby Lobby	N/A	Flocke & Avoyer Commercial Real Est
4	La Costa Town Square - Bldg 16	Carlsbad Ret	56,724	2nd	Vons	N/A	Flocke & Avoyer Commercial Real Est
5	8820 Grossmont Blvd	La Mesa Ret	43,234	4th	N/A	N/A	Navarra Retail Group
6	La Costa Town Square - Bldg 17	Carlsbad Ret	40,022	2nd	24 Hour Fitness	N/A	Flocke & Avoyer Commercial Real Est
7	The Watermark - Bldg 300	Miramar/MMesa/SRnchRet	40,000	1st	Whole Foods	Newmark Grubb Knight Frank	Retail Insite
8	11940 Carmel Mountain Rd	Carmel Mountain Ranch Ret	40,000	1st	Saks Fifth Avenue	Edge Realty Partners	Flocke & Avoyer Commercial Real Est
9	522 Jamacha Rd	El Cajon Ret	37,080	4th	Crunch Fitness	N/A	JLL
10	Escondido Valley Center*	Escondido Ret	33,192	4th	Staples	N/A	Cushman & Wakefield, Inc.
11	405 Camino Del Rio	Mission Valley Ret	30,500	1st	Mesa Rim Climbing & Fitness Center	N/A	Cornerstone Realty Group
12	San Diego Marketplace	Mid City/SE San Diego Ret	30,000	4th	Fam Mart Inc.	GHMH Real Estate	GHMH Real Estate
13	La Costa Town Square - Bldg 17	Carlsbad Ret	29,300	2nd	Stein Mart	N/A	Flocke & Avoyer Commercial Real Est
14	1340 3rd Ave	Chula Vista Ret	25,536	4th	Grocery Outlet	N/A	JLL
15	875 El Cajon Blvd	El Cajon Ret	25,000	4th	Oremor European LLC	N/A	Retail Insite; Commercial Propertie
16	7611 Fay Ave	La Jolla/Torrey Pines Ret	23,720	2nd	Boffo Cinemas	N/A	Dallo Enterprises
17	7011 Linda Vista Rd	Clarmnt/KM/TierrasntaRet	21,386	4th	San Diego Family Care	Direct Deal	Voit Real Estate Services
18	The Landing at Liberty Station - Building 1	Pt Loma/Sports Arena Ret	20,471	4th	Liberty Station Public Market	N/A	CBRE; Capital Growth Properties
19	1980 University Dr	Vista Ret	17,900	3rd	Planet Fitness	N/A	CBRE
20	7007 Friars Rd	Mission Valley Ret	17,500	3rd	Topshop/Topman	N/A	N/A
21	385 N Escondido Blvd	Escondido Ret	17,170	3rd	99 Cents Only Stores	Cassidy Turley	CBRE
22	Miramar Home Fair	Miramar/MMesa/SRnchRet	16,500	1st	Furniture Outlet	N/A	Colliers International
23	Parkway Center	El Cajon Ret	16,400	3rd	Rock Thrift Store	Duhs Commercial	Retail Insite
24	4949 Santa Monica Ave	Pt Loma/Sports Arena Ret	15,265	2nd	CVS	Cassidy Turley	Retail Insite
25	Plaza de Cuyamaca	Santee Ret	15,002	3rd	99 Cent Only Stores	Cassidy Turley	CBRE
26	Shadowridge Plaza	Vista Ret	14,766	3rd	Tuesday Morning	N/A	Retail Insite
27	733 Broadway	Chula Vista Ret	14,725	1st	Fashion Fabrics	N/A	Salomon Lipowsky
28	1306 Broadway*	El Cajon Ret	14,408	1st	Walgreens	N/A	N/A
29	2137 5th Ave	Central San Diego Ret	14,225	1st	Road Rebel Entertainment Touring, Inc.	N/A	QualityFirst Commercial
30	3305 Rosecrans St	Pt Loma/Sports Arena Ret	14,117	3rd	Dollar Tree	N/A	Kimco Realty Corporation
31	Rolando Plaza	Mid City/SE San Diego Ret	14,000	4th	Planet Fitness	N/A	Duhs Commercial
32	4792 Clairemont Mesa Blvd	Clarmnt/KM/TierrasntaRet	14,000	4th	Dollar Tree	N/A	Pacific Coast Commercial
33	1706 Descanso Ave	San Marcos Ret	14,000	1st	DMV	CBRE	Pacific Real Estate Services, Inc.
34	1214 Prospect St	La Jolla/Torrey Pines Ret	13,222	3rd	Duke's	N/A	Cassidy Turley
35	La Costa Town Square - Bldg 17	Carlsbad Ret	12,500	3rd	Petco	N/A	Flocke & Avoyer Commercial Real Est
36	8990 Miramar Rd	Miramar/MMesa/SRnchRet	12,274	3rd	Royal India	N/A	CBRE
37	Peter Piper Pizza	El Cajon Ret	12,000	2nd	Sports Authority	N/A	Flocke & Avoyer Commercial Real Est
38	3270 Greyling Dr	Clarmnt/KM/TierrasntaRet	11,646	1st	Crunch	Manarino & Associates	Omninet Capital
39	3893 54th St	Mid City/SE San Diego Ret	10,600	1st	Blue Diamond Development	N/A	Club V Enterprises LLC
40	1010 S Coast Hwy 101	Cardiff/Encinitas Ret	10,398	2nd	Electra Bicycle Co.	Lee & Associates	Cassidy Turley

Source: CoStar Property®

* Renewal

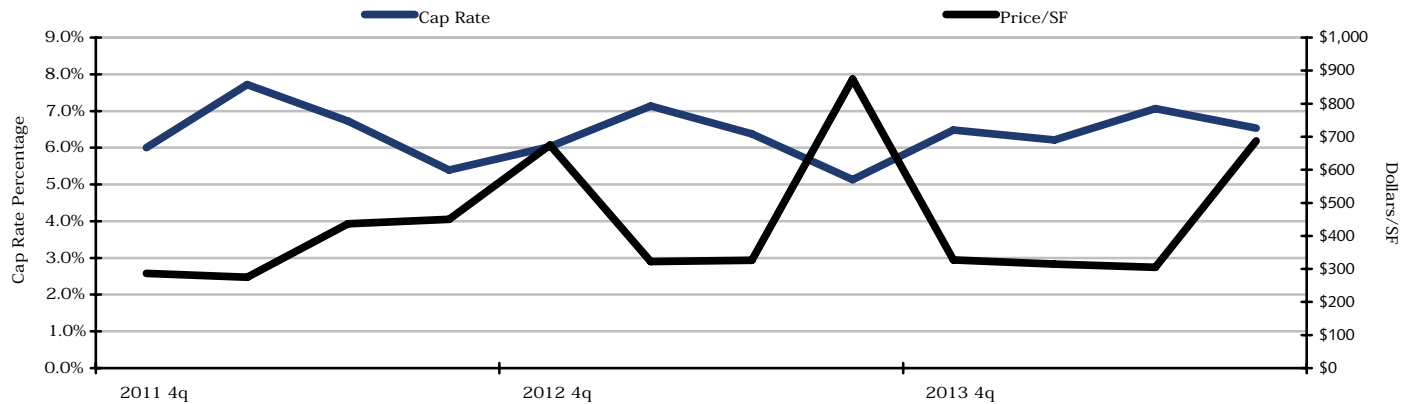
San Diego Retail Market



Sales Activity

The Optimist Sales Index

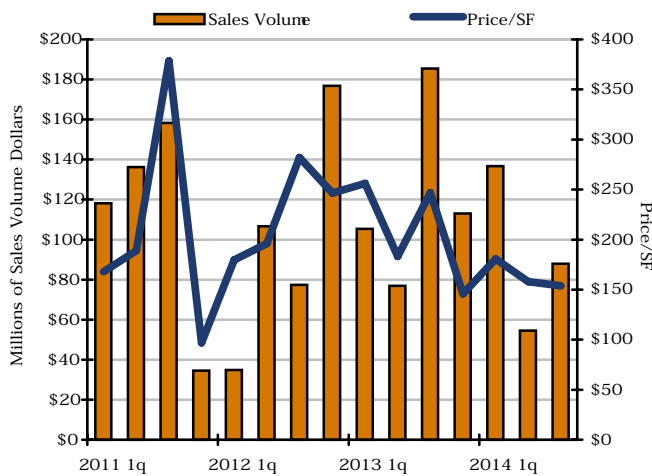
Average of Two Highest Price/SF's and Two Lowest Cap Rates



Source: CoStar COMPS®

Sales Volume & Price

Based on Retail Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

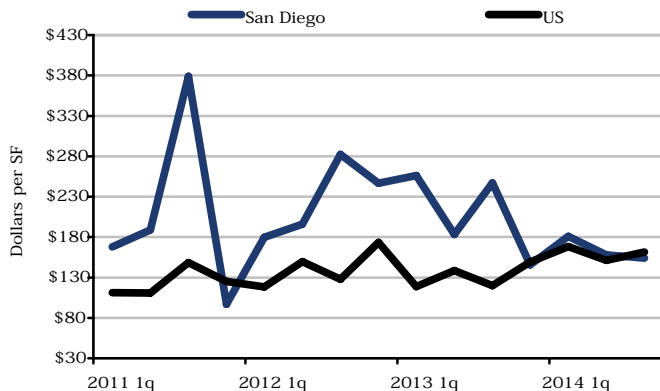
Based on Retail Building Sales From Oct. 2013 - Sept. 2014

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 25,000 SF	259	1,565,733	\$479,902,596	\$306.50	6.20%
25K-99K SF	22	974,286	\$159,746,000	\$163.96	6.86%
100K-249K SF	6	729,226	\$124,225,000	\$170.35	6.45%
>250K SF	1	360,964	\$19,700,000	\$54.58	-

Source: CoStar COMPS®

U.S. Price/SF Comparison

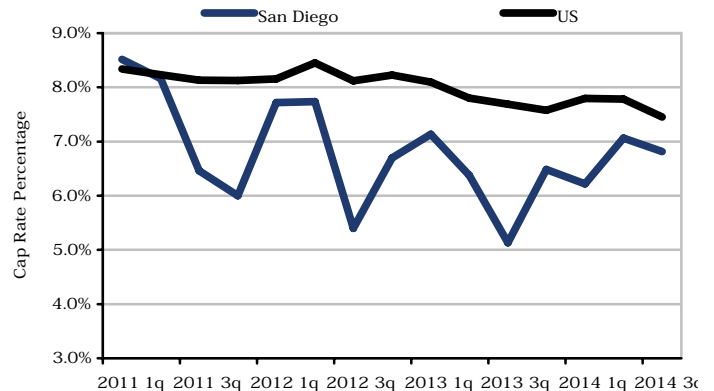
Based on Retail Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Retail Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Select Top Sales

Based on Sales from October 2013 Through December 2014

1. Creekside Plaza



Poway

Price: **\$43,975,000**
 Price/SF: **\$341.28**
 Cap Rate: **5.7%**
 RBA: **128,852**
 Date: **2/28/2014**
 Year Built: **1994**
 Buyer: **Retail Opportunity Investments, Corp.**
 Seller: **American Realty Advisors**

2. San Carlos Village



San Diego

Price: **\$35,000,000**
 Price/SF: **\$278.53**
 Cap Rate: **N/A**
 RBA: **125,661**
 Date: **12/23/2013**
 Year Built: **1971**
 Buyer: **JH Real Estate Partners, Inc.**
 Seller: **Stoltz Real Estate Partners**

3. Terra Nova Plaza



Chula Vista

Price: **\$21,900,000**
 Price/SF: **\$227.85**
 Cap Rate: **N/A**
 RBA: **96,114**
 Date: **10/2/2014**
 Year Built: **1986**
 Buyer: **RREEF Property Trust, Inc.**
 Seller: **R&V Management Corporation**

4. LA Fitness



Oceanside

Price: **\$17,000,000**
 Price/SF: **\$225.58**
 Cap Rate: **N/A**
 RBA: **75,360**
 Date: **10/1/2013**
 Year Built: **1982**
 Buyer: **Pacific Development Partners LLC**
 Seller: **Retail Properties of America, Inc.**

5. Palomar Place



Carlsbad

Price: **\$15,000,000**
 Price/SF: **\$979.30**
 Cap Rate: **7.2%**
 RBA: **15,317**
 Date: **9/8/2014**
 Year Built: **2013**
 Buyer: **Hannay Realty Advisors**
 Seller: **Mission Equities Real Estate, Inc.**

6. LA Fitness



San Diego

Price: **\$14,300,000**
 Price/SF: **\$376.32**
 Cap Rate: **6.8%**
 RBA: **38,000**
 Date: **10/7/2013**
 Year Built: **2005**
 Buyer: **Excel Trust, Inc.**
 Seller: **White Partners Ltd, LP**

7. Macy's



Carlsbad

Price: **\$13,750,000**
 Price/SF: **\$88.07**
 Cap Rate: **4.88%**
 RBA: **156,132**
 Date: **11/6/2014**
 Year Built: **1979**
 Buyer: **MSC LLC**
 Seller: **Westcore Properties**

8. Flags On Mission



Oceanside

Price: **\$12,600,000**
 Price/SF: **\$117.10**
 Cap Rate: **7.2%**
 RBA: **107,600**
 Date: **3/6/2014**
 Year Built: **1972**
 Buyer: **Doerken Properties, Inc.**
 Seller: **R B Woolley**

9. Miramar Square



San Diego

Price: **\$12,550,000**
 Price/SF: **\$176.86**
 Cap Rate: **7.5%**
 RBA: **70,959**
 Date: **4/4/2014**
 Year Built: **1987**
 Buyer: **HP Investors LLC**
 Seller: **Peckham Properties, Inc.**

San Diego Retail Market

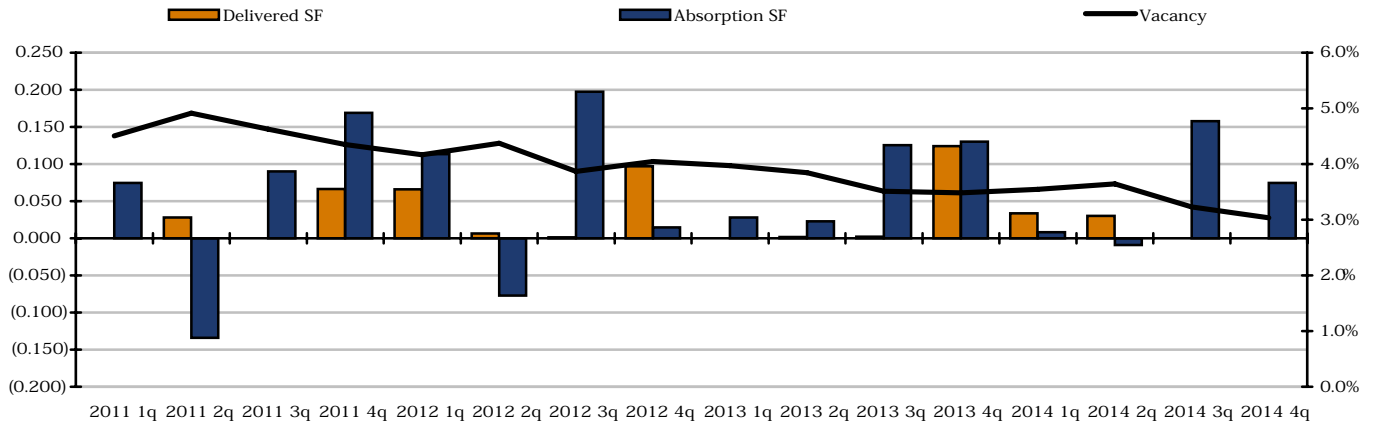


Central San Diego Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

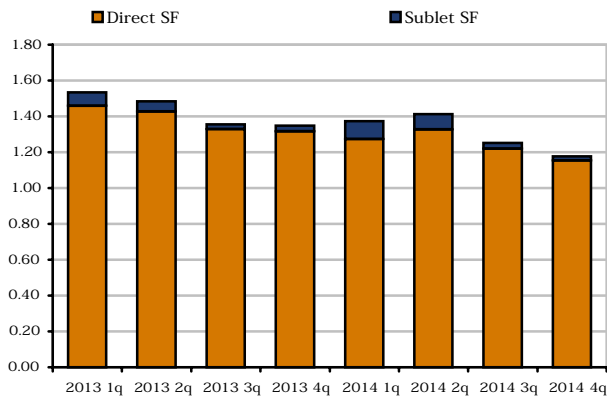
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

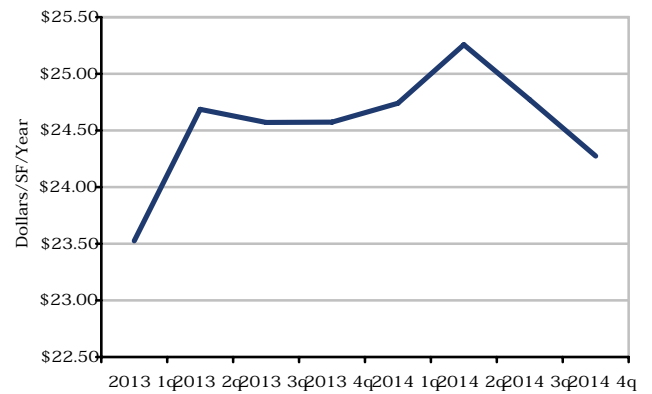
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



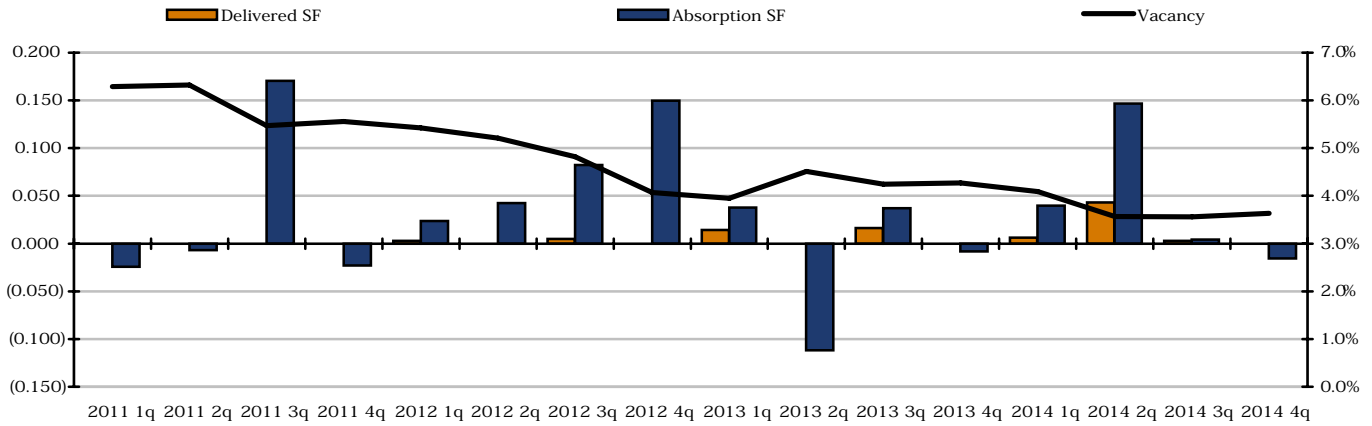
Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	4,494	38,775,337	1,176,849	3.0%	74,565	0	0	3	33,007	\$24.28
2014 3q	4,494	38,775,337	1,251,414	3.2%	157,611	0	0	2	9,007	\$24.77
2014 2q	4,495	38,778,801	1,412,489	3.6%	(9,211)	4	30,289	2	9,007	\$25.26
2014 1q	4,492	38,749,177	1,373,654	3.5%	8,399	6	33,611	5	32,417	\$24.74
2013 4q	4,486	38,715,566	1,348,442	3.5%	130,278	2	124,000	11	66,028	\$24.57
2013 3q	4,484	38,591,566	1,354,720	3.5%	125,465	1	2,188	8	160,269	\$24.57
2013 2q	4,485	38,595,429	1,484,048	3.8%	22,785	1	1,800	8	160,592	\$24.69
2013 1q	4,489	38,621,796	1,533,200	4.0%	27,808	0	0	3	124,221	\$23.53
2012 4q	4,490	38,623,820	1,563,032	4.0%	14,748	5	96,851	2	116,800	\$22.95
2012 3q	4,487	38,536,269	1,490,229	3.9%	197,396	1	1,500	7	213,651	\$22.54
2012 2q	4,486	38,534,769	1,686,125	4.4%	(77,048)	1	6,500	8	215,151	\$21.97
2012 1q	4,486	38,531,303	1,605,611	4.2%	113,448	2	65,800	7	210,630	\$22.51
2011 4q	4,488	38,486,415	1,674,171	4.4%	169,043	2	66,168	5	151,630	\$22.90
2011 3q	4,486	38,420,247	1,777,046	4.6%	89,989	0	0	7	217,798	\$23.27
2011 2q	4,489	38,441,229	1,888,017	4.9%	(133,847)	2	28,118	6	209,161	\$23.68
2011 1q	4,488	38,417,488	1,730,429	4.5%	74,499	0	0	3	85,649	\$23.34

Source: CoStar Property®

Deliveries, Absorption & Vacancy

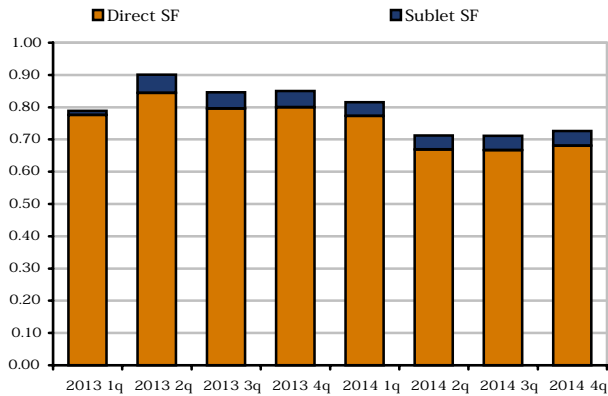
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

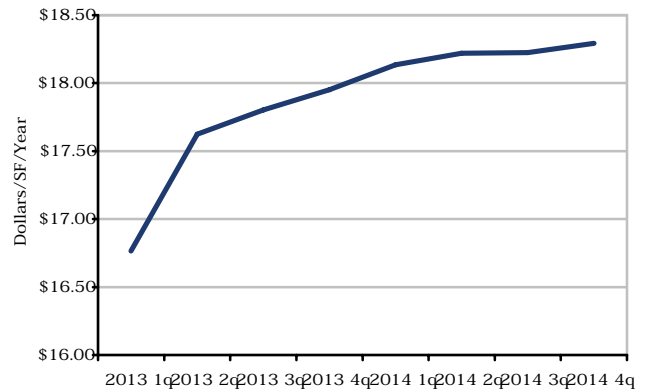
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	2,053	19,982,592	726,478	3.6%	(15,432)	0	0	1	8,800	\$18.29
2014 3q	2,053	19,982,592	711,046	3.6%	4,079	1	2,940	1	8,800	\$18.22
2014 2q	2,052	19,979,652	712,185	3.6%	146,675	2	43,200	2	11,740	\$18.22
2014 1q	2,050	19,936,452	815,660	4.1%	39,630	2	6,300	3	52,000	\$18.14
2013 4q	2,049	19,931,852	850,690	4.3%	(8,239)	0	0	4	49,500	\$17.95
2013 3q	2,051	19,935,386	845,985	4.2%	36,942	3	16,142	3	47,100	\$17.80
2013 2q	2,051	19,952,974	900,515	4.5%	(111,909)	0	0	4	20,042	\$17.63
2013 1q	2,051	19,952,974	788,606	4.0%	37,656	1	14,408	3	18,400	\$16.76
2012 4q	2,050	19,938,566	811,854	4.1%	149,819	0	0	1	14,408	\$16.74
2012 3q	2,050	19,938,566	961,673	4.8%	82,484	1	5,000	1	14,408	\$16.80
2012 2q	2,049	19,933,566	1,039,157	5.2%	42,584	0	0	2	19,408	\$16.87
2012 1q	2,049	19,933,566	1,081,741	5.4%	23,521	1	2,900	2	19,408	\$16.65
2011 4q	2,049	19,936,166	1,107,862	5.6%	(22,812)	0	0	2	17,308	\$16.30
2011 3q	2,050	19,942,106	1,090,990	5.5%	170,385	0	0	1	2,900	\$16.22
2011 2q	2,050	19,942,106	1,261,375	6.3%	(6,857)	0	0	0	0	\$16.53
2011 1q	2,050	19,942,106	1,254,518	6.3%	(24,395)	0	0	0	0	\$16.84

Source: CoStar Property®

San Diego Retail Market

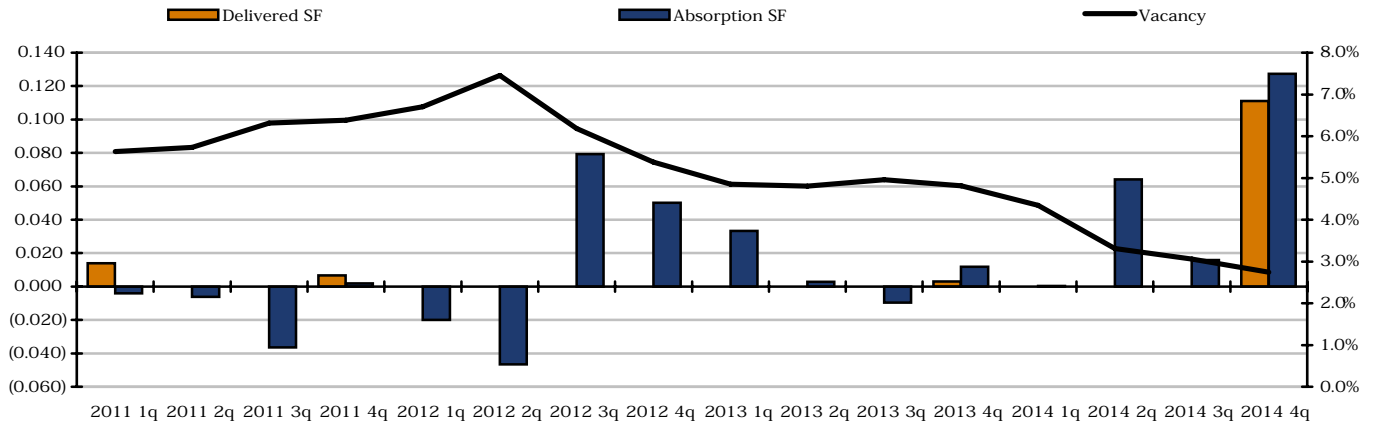


I - 15 Corridor Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

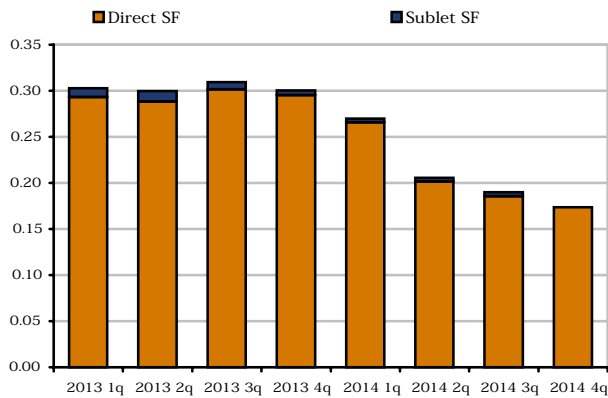
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

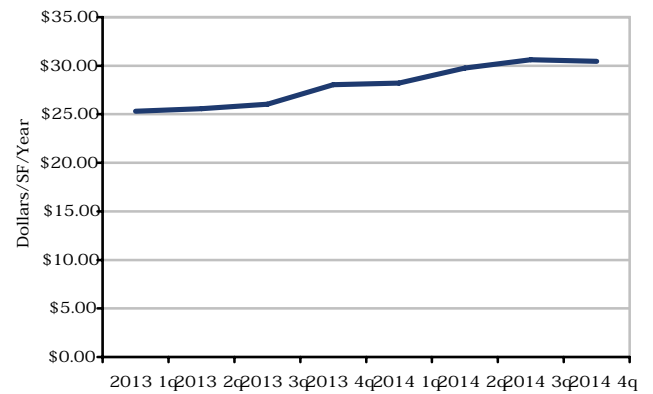
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	468	6,327,254	173,449	2.7%	127,377	1	111,000	0	0	\$30.45
2014 3q	467	6,216,254	189,826	3.1%	15,850	0	0	1	111,000	\$30.60
2014 2q	467	6,216,254	205,676	3.3%	64,198	0	0	1	111,000	\$29.78
2014 1q	467	6,216,254	269,874	4.3%	328	0	0	1	111,000	\$28.20
2013 4q	468	6,246,518	300,466	4.8%	11,907	1	2,945	0	0	\$28.03
2013 3q	467	6,243,573	309,428	5.0%	(9,621)	0	0	1	2,945	\$26.02
2013 2q	467	6,243,573	299,807	4.8%	2,820	0	0	1	2,945	\$25.57
2013 1q	467	6,243,573	302,627	4.8%	33,354	0	0	0	0	\$25.32
2012 4q	467	6,243,573	335,981	5.4%	50,223	0	0	0	0	\$25.31
2012 3q	467	6,243,573	386,204	6.2%	79,249	0	0	0	0	\$25.55
2012 2q	467	6,243,573	465,453	7.5%	(46,676)	0	0	0	0	\$25.90
2012 1q	467	6,243,573	418,777	6.7%	(20,033)	0	0	0	0	\$24.35
2011 4q	467	6,243,573	398,744	6.4%	1,804	1	6,672	0	0	\$24.26
2011 3q	466	6,236,901	393,876	6.3%	(36,375)	0	0	1	6,672	\$24.02
2011 2q	466	6,236,901	357,501	5.7%	(6,091)	0	0	1	6,672	\$23.38
2011 1q	466	6,236,901	351,410	5.6%	(4,143)	1	13,969	1	6,672	\$24.10

Source: CoStar Property®

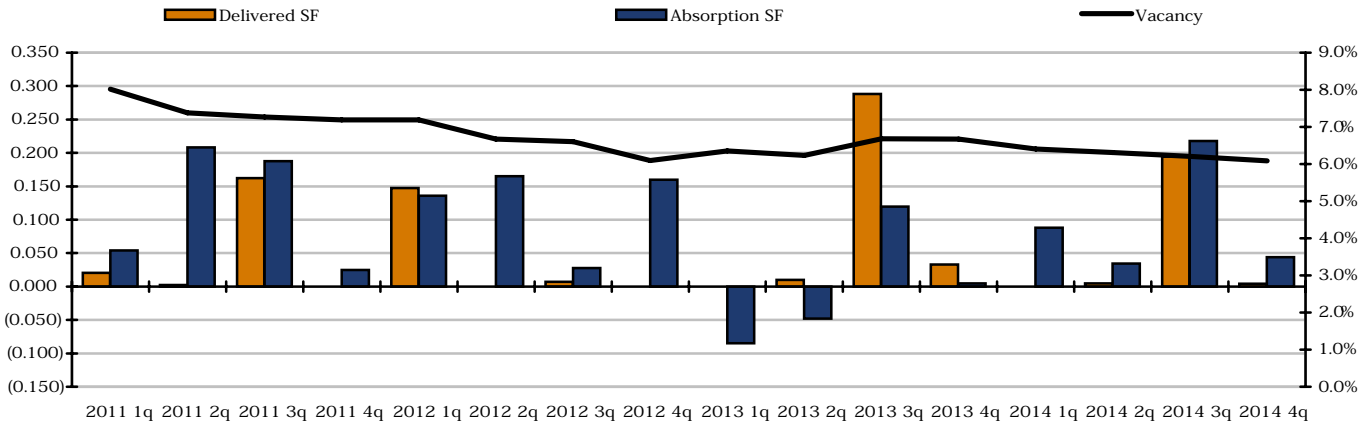
San Diego Retail Market

North County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

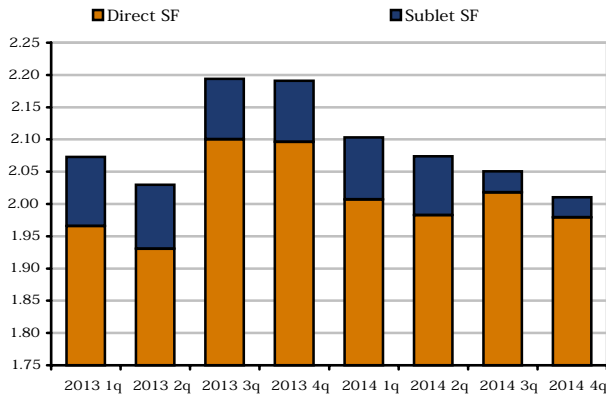
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

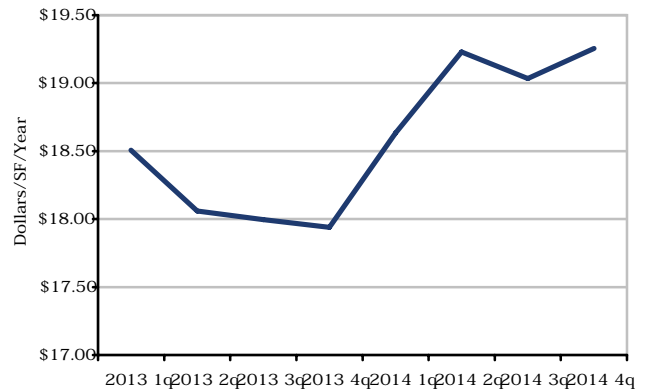
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	2,735	33,046,207	2,010,363	6.1%	44,054	1	4,000	3	21,322	\$19.26
2014 3q	2,734	33,042,207	2,050,417	6.2%	217,687	10	194,368	3	18,500	\$19.03
2014 2q	2,724	32,847,839	2,073,736	6.3%	34,314	1	4,915	13	212,868	\$19.23
2014 1q	2,723	32,842,924	2,103,135	6.4%	87,880	0	0	13	213,783	\$18.63
2013 4q	2,723	32,842,924	2,191,015	6.7%	4,723	3	32,817	4	157,622	\$17.94
2013 3q	2,721	32,840,984	2,193,798	6.7%	119,446	9	288,263	5	124,312	\$18.00
2013 2q	2,713	32,557,336	2,029,596	6.2%	(48,216)	1	9,777	13	407,660	\$18.06
2013 1q	2,714	32,649,058	2,073,102	6.3%	(84,919)	0	0	9	289,720	\$18.51
2012 4q	2,715	32,652,333	1,991,458	6.1%	159,895	0	0	8	203,140	\$18.44
2012 3q	2,716	32,657,333	2,156,353	6.6%	27,886	1	6,975	2	17,822	\$18.74
2012 2q	2,715	32,650,358	2,177,264	6.7%	164,949	0	0	2	15,020	\$18.90
2012 1q	2,716	32,657,408	2,349,263	7.2%	135,931	2	147,336	0	0	\$19.50
2011 4q	2,714	32,510,072	2,337,858	7.2%	24,999	0	0	2	147,336	\$19.83
2011 3q	2,714	32,510,072	2,362,857	7.3%	187,614	2	162,160	2	147,336	\$20.56
2011 2q	2,712	32,347,912	2,388,311	7.4%	208,037	1	2,499	3	307,096	\$20.71
2011 1q	2,711	32,345,413	2,593,849	8.0%	53,936	2	20,581	3	164,659	\$20.65

Source: CoStar Property®

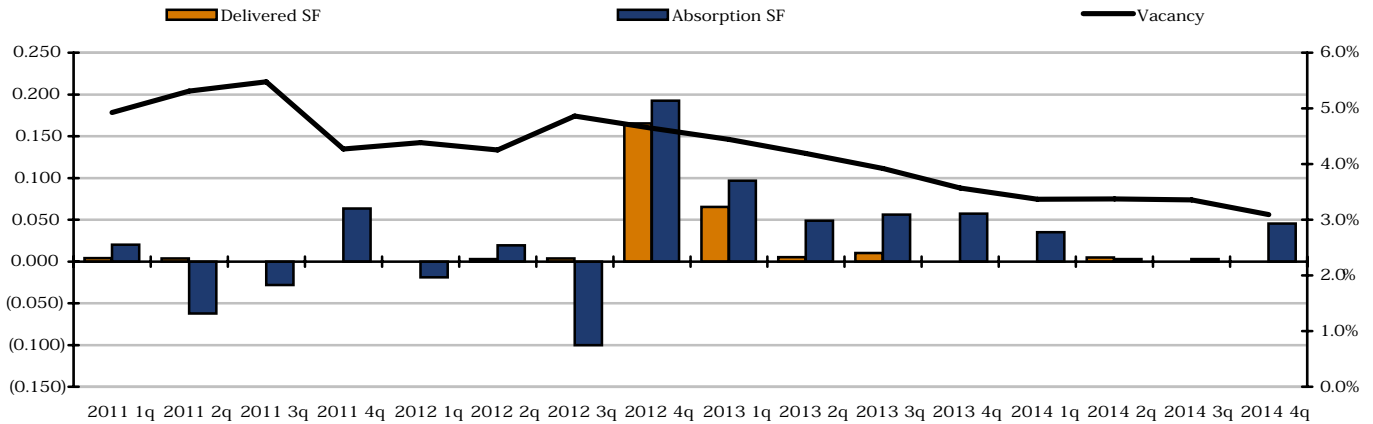
San Diego Retail Market

North San Diego Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

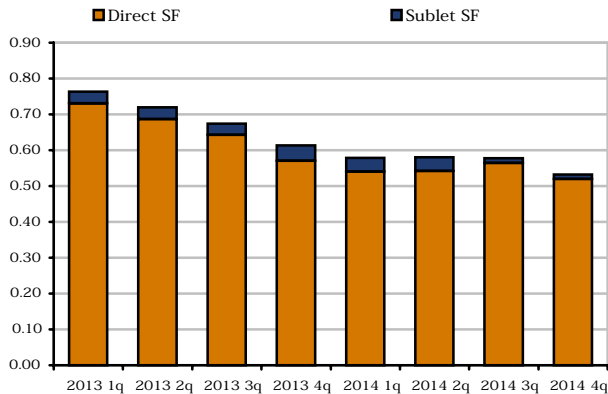
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

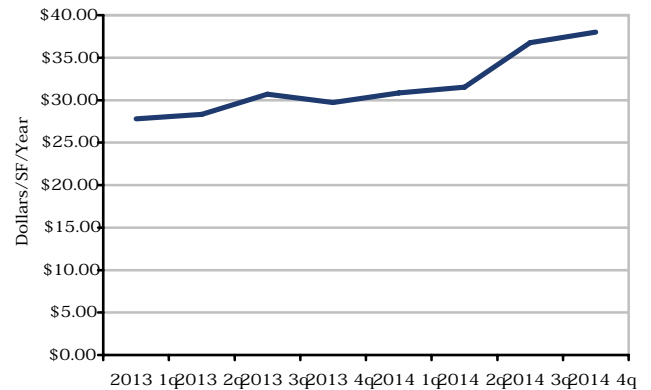
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



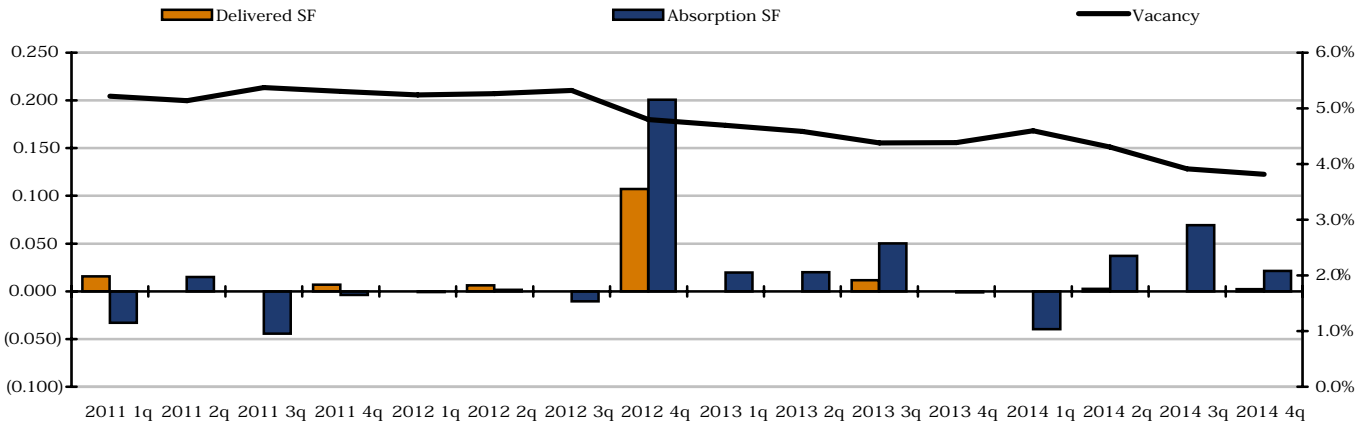
Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	1,361	17,197,482	532,163	3.1%	45,524	0	0	9	157,762	\$38.02
2014 3q	1,361	17,197,482	577,687	3.4%	2,752	0	0	9	157,762	\$36.76
2014 2q	1,361	17,197,482	580,439	3.4%	2,943	1	4,704	7	120,186	\$31.53
2014 1q	1,360	17,192,778	578,678	3.4%	34,939	0	0	8	124,890	\$30.86
2013 4q	1,360	17,192,778	613,617	3.6%	57,285	0	0	0	0	\$29.71
2013 3q	1,361	17,195,557	673,681	3.9%	56,057	1	10,066	0	0	\$30.70
2013 2q	1,360	17,185,491	719,672	4.2%	48,842	1	5,000	1	10,066	\$28.34
2013 1q	1,359	17,180,491	763,514	4.4%	96,613	3	65,509	2	15,066	\$27.81
2012 4q	1,356	17,114,982	794,618	4.6%	192,690	2	165,200	4	70,509	\$26.90
2012 3q	1,355	16,952,282	824,608	4.9%	(100,030)	1	3,610	5	230,709	\$26.96
2012 2q	1,354	16,948,672	720,968	4.3%	19,318	1	2,886	6	234,319	\$28.19
2012 1q	1,355	16,951,686	743,300	4.4%	(19,097)	0	0	4	230,437	\$27.66
2011 4q	1,355	16,951,686	724,203	4.3%	63,403	0	0	2	66,827	\$27.76
2011 3q	1,357	17,100,286	936,206	5.5%	(28,028)	0	0	2	66,827	\$29.57
2011 2q	1,357	17,100,286	908,178	5.3%	(62,286)	1	3,500	1	63,941	\$29.11
2011 1q	1,356	17,096,786	842,392	4.9%	20,222	1	4,061	1	3,500	\$27.20

Source: CoStar Property®

Deliveries, Absorption & Vacancy

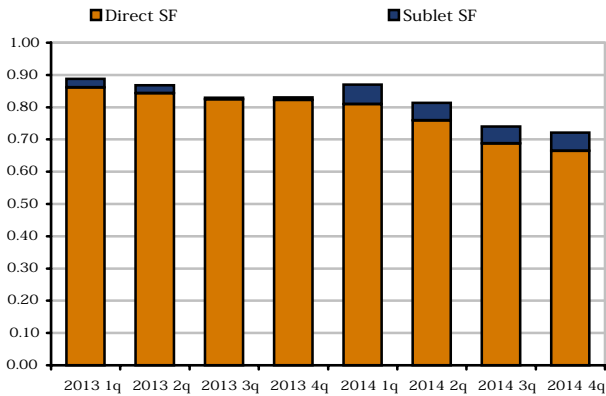
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

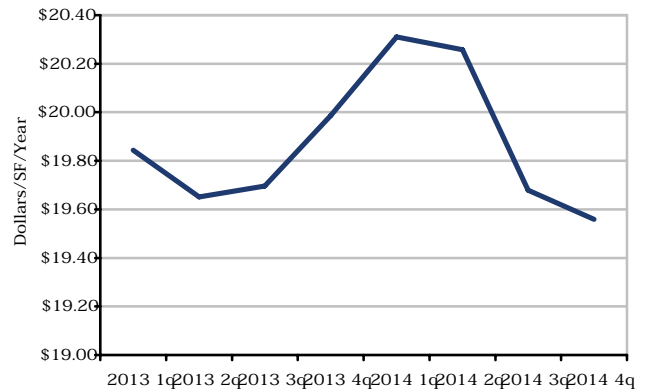
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2014 4q	1,712	18,911,377	721,333	3.8%	21,404	1	2,322	1	140,000	\$19.56
2014 3q	1,711	18,909,055	740,415	3.9%	69,444	0	0	2	142,322	\$19.68
2014 2q	1,712	18,912,855	813,659	4.3%	37,140	1	2,450	2	142,322	\$20.26
2014 1q	1,712	18,932,405	870,349	4.6%	(39,626)	0	0	2	142,450	\$20.31
2013 4q	1,712	18,932,405	830,723	4.4%	(1,163)	0	0	1	140,000	\$19.99
2013 3q	1,712	18,932,405	829,560	4.4%	50,111	2	11,622	0	0	\$19.70
2013 2q	1,710	18,920,783	868,049	4.6%	19,935	0	0	2	11,622	\$19.65
2013 1q	1,710	18,920,783	887,984	4.7%	19,561	0	0	2	11,622	\$19.84
2012 4q	1,710	18,920,783	907,545	4.8%	200,577	4	107,329	2	11,622	\$20.26
2012 3q	1,706	18,813,454	1,000,793	5.3%	(10,414)	0	0	4	107,329	\$20.47
2012 2q	1,706	18,813,454	990,379	5.3%	1,639	2	6,356	2	98,119	\$20.64
2012 1q	1,704	18,807,098	985,662	5.2%	(828)	0	0	4	104,475	\$20.55
2011 4q	1,705	18,820,487	998,223	5.3%	(3,892)	1	6,980	2	6,356	\$19.86
2011 3q	1,708	18,839,003	1,012,847	5.4%	(44,388)	0	0	1	6,980	\$19.70
2011 2q	1,708	18,839,003	968,459	5.1%	14,866	0	0	1	6,980	\$20.40
2011 1q	1,708	18,839,003	983,325	5.2%	(33,042)	3	15,696	0	0	\$20.07

Source: CoStar Property®