

MARKET REPORT

IPA INSTITUTIONAL
PROPERTY
ADVISORS

Retail
Oakland Metro Area

4Q/23

Retail 2023 Outlook


EMPLOYMENT:

+2.2%  **26,000**
JOBS
will be created

CONSTRUCTION:

0.0%  **45,000**
of stock SQ. FT.
will be completed

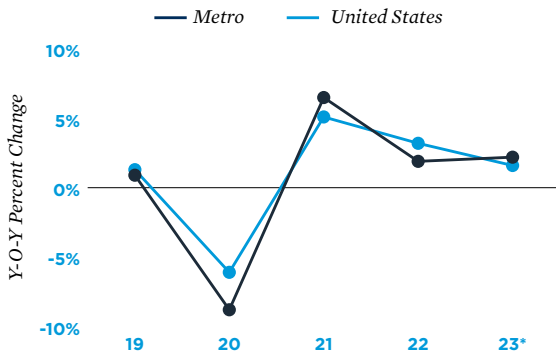
VACANCY:

5.6%  **30**
BPS
decrease in vacancy

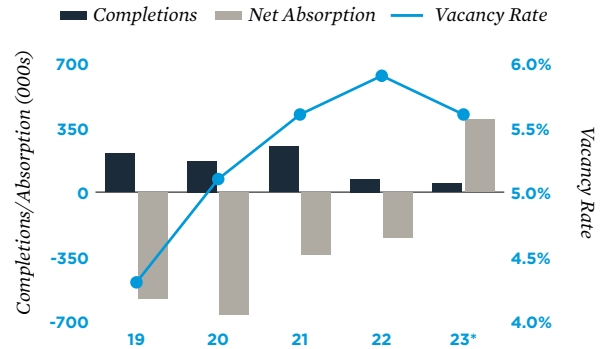
RENT:

\$30.30  **2.3%**
per sq. ft. DECREASE
in asking rent

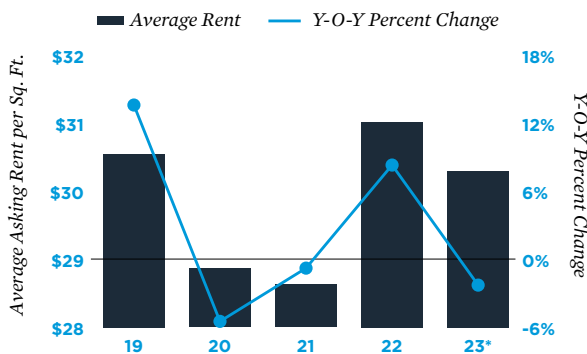
Employment Trends



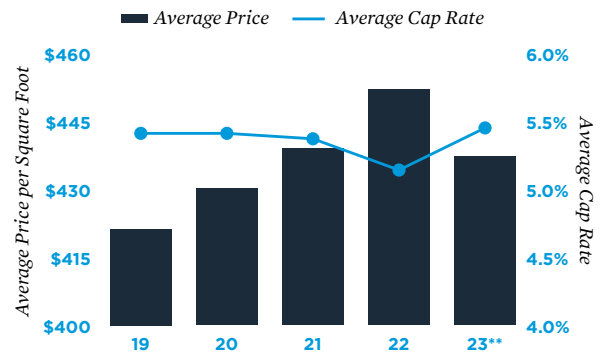
Supply and Demand



Rent Trends



Sales Trends



* Forecast ** Through 2Q
Sources: BLS; CoStar Group, Inc., Real Capital Analytics

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The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc., Real Capital Analytics

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Price: \$250