

MARKETBEAT

U.S. Shopping Center

Q1 2018



U.S. SHOPPING CENTER

Economic Indicators

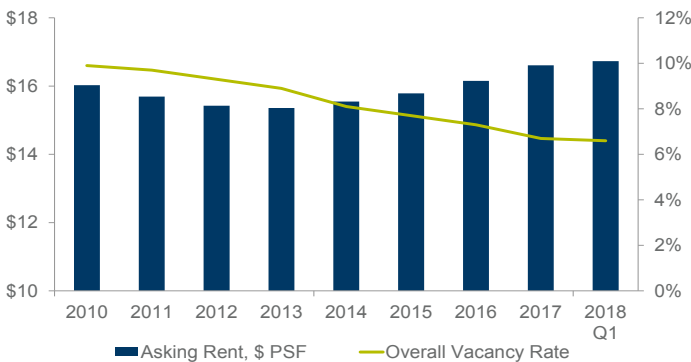
	Q1 17	Q1 18*	12-Month Forecast**
GDP Growth	2.0%	2.9%	▲
CPI Growth	2.6%	2.3%	▲
Consumer Spending Growth	2.9%	2.8%	▲
Retail Sales Growth	5.2%	4.8%	▲

*Q1 18 Estimates. Values represent year-over-year change. **Forecast by Cushman & Wakefield

Market Indicators

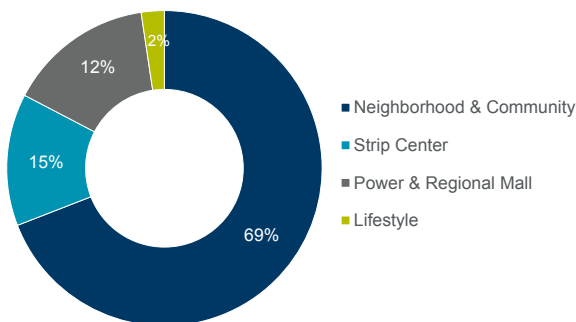
	Q1 17	Q1 18	12-Month Forecast
Vacancy Rates	7.0%	6.6%	▲
Net Absorption	7.5M	4.8M	▼
Under Construction	22.0M	15.5M	▼
Average Asking Rent (NNN, Annual)	\$16.25	\$16.73	▼

Rent Rate vs. Overall Vacancy



Availability by Type

% OF TOTAL SPACE AVAILABLE IN THE U.S.



Source: CoStar, Cushman & Wakefield Research

Retail Challenges Are Structural, Not Cyclical

The retail industry continued to face challenges in the first quarter of 2018 (Q1 2018), even as strong economic fundamentals from 2017 carried over. The U.S. unemployment rate has remained unchanged from October 2017 through March 2018 at a low 4.1%, and competition for both skilled and unskilled workers is putting upward pressure on wages. Consumer confidence reached a new 18-year high in February 2018, driven primarily by the strong job market. Although the consumer confidence index dipped slightly in March 2018—breaking a two-month growth trend—it remains at a historically high level indicating future growth. These consumer metrics are all positive signs for a strong retail market.

The first quarter of any year is traditionally when retail closure announcements accelerate. Q1 2018 was no exception, despite the strongest holiday shopping season since the Great Recession. While sifting through stories about bankruptcy and closure announcements and what the future holds for retail, there are two important things to keep in mind. First, perception is worse than reality; not all of the news is negative. There are certainly sectors of retail that are growing. Expansion announcements are happening at the same time that closure news is breaking, they just don't garner as much attention. Second, the issue is not about consumers not spending money; rather it is the radical shift in how they are spending it. In addition to the acceleration of eCommerce, the nation's overbuilt retail marketplace is competing with shifting consumer spending patterns—Americans have become more value-conscious, and younger generations are placing more importance on experiences than commodities.

There is a definite wave of consolidation cycling through the retail marketplace. So far this year, eight major retailers filed for bankruptcy, on pace with our projection of 30 bankruptcy announcements in 2018 as a whole. Not all of these filings are the result of irrelevance in the current market or eCommerce disruption. Over the past 20 years, there has been an increase in the number of private equity groups borrowing money to acquire retailers and then putting that debt on the retailer balance sheets. These leveraged buyouts are the cause of many of the latest bankruptcies, including Toys R Us, Bon Ton and Claire's.

There were nearly 8,500 store closures in 2017, surpassing the number that occurred during the Great Recession. Closures in 2018 are expected to match or exceed that level. Announced store closures have reached approximately 4,500 year to date; Cushman & Wakefield estimates that this figure will reach over 9,000 this year. The top retail categories in

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contraction mode are: consumer electronics, apparel, department stores, media (books/music/video) and sporting goods, most of which are typically tied to mall or power center locations. At the same time, we are tracking expansion announcements of 5,000 units so far this year, and our estimates for future expansions also top 9,000 units for all of 2018. Top expansion categories include: dollar stores, discount grocery, off-price apparel, beauty/cosmetics, fitness/health clubs, mass merchandisers (smaller footprints), fast food, coffee and fast fashion, most of which operate in neighborhood and community centers.

Effect On Mall vs. Non-mall Assets

As closure announcements gain momentum, the gap in performance between mall classes will widen. Class A malls will continue to attract tenants. In fact, anchor closures at trophy or class A malls present opportunities for landlords to attract new, more relevant tenants such as food halls, experiential concepts or other trendy new retailers at current rents. Landlords will also see non-traditional mall

Diminished construction activity will help keep vacancy rates stable amid anticipated consolidation activity. . . .

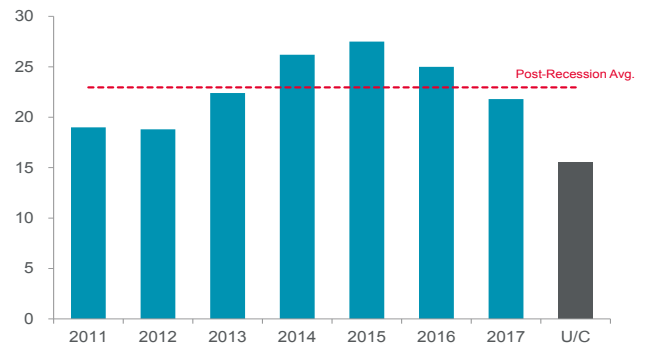
tenants such as discounters, off-price or grocery chains move into some of these vacancies. Tenants that have been traditionally power center based will increasingly look to class B malls as an option, and definitions of center types based on tenant mix will begin to blur. Class C malls will not survive, and closures will increase in 2018 and gain momentum through 2020.

Non-mall statistics continue to trend positive, yet the quarterly gains have slowed. Net absorption was positive in Q1 2018, although the 4.8 million square feet (msf) absorbed is only about half of the quarterly average registered over the past three years. Vacancy across non-mall shopping centers declined 10 basis points (bps) to 6.6% in Q1 2018, down from 7.0% in the first quarter of 2017. Neighborhood and community centers ended the first quarter of 2018 with a combined vacancy rate of 7.3%, a decline of 40 bps from one year prior. Power center vacancy dropped below the 5% threshold in Q1 2018, despite looming vacancies from retail consolidations which may start in the second quarter of the year. Neighborhood and community centers may also face closures as Walgreens aims to close 600 redundant locations over an 18-month period resulting from its acquisition of more than 2,000 units from Rite Aid in 2017. Rent concessions are up, particularly in class B and C centers, as landlords strive to keep lease rates in place.

Diminished construction activity will help keep vacancy rates stable amid anticipated consolidation activity. Nearly 4.0 msf was delivered to the non-mall shopping center inventory in Q1 2018, compared to the 6.2 msf quarterly average delivered over the past three years. Only 15.5 msf remains under construction, the lowest level seen in more than 10 years.

Topping the list of closures is Toys R Us with a complete liquidation of its U.S. locations, 20% of which are owned by the retailer. Approximately 180

New Construction (msf)



Source: CoStar, Cushman & Wakefield Research

stores closed in the first quarter of 2018, and Toys R Us is in the process of closing the remaining 740. Approximately 20% of the stores were in urban locations, another 30% in malls and lifestyle centers, and the remaining 50% of stores within power centers. The good news is that nearly the entire portfolio is located in class A properties—which remain in high demand—so the vacated spaces are well positioned to be backfilled quickly. With footprints between 25,000 to 35,000 square feet (sf), these locations are an ideal fit for off-price apparel and smaller format grocery stores, both of which are strong growth categories. These locations may also appeal to mass merchandisers looking to downsize to mid-size boxes, such as Target which is aiming to open 30 new stores this year in that size range primarily in urban or denser populated suburban areas. Kohl's also intends to ramp up expansion plans for smaller format stores, even as it closes underperforming larger ones and experiments with partnering with Aldi in an initial ten locations creating a store-within-a-store concept.

What eCommerce Growth Means for Bricks and Mortar

Given the acceleration of online sales, it is easy to point to eCommerce as a key pressure point that retail is feeling. Preliminary data released in February

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2018 from the U.S. Department of Commerce show that eCommerce sales grew 16.9% from the fourth quarter of 2016 to the fourth quarter of 2017; total retail sales grew 5.7% over that same period. However, eCommerce only accounts for 9.1% of total retail, a figure which went unchanged from third quarter 2017 to year-end 2017. While online sales are anticipated to reach 12% of total retail sales by the end of 2020, the majority of sales is still in bricks and mortar retail. In fact, studies show that consumers continue to look for physical retail stores even when shopping online. A seamless omni-channel strategy is crucial in the current environment to engage customers and build brand awareness.

Clicks-to-bricks growth will continue this year. Concepts that started as Internet-pure play retail recognize the benefits of interacting with their customers at physical locations, and have realized that opening a new bricks-and-mortar store will yield a 20%-40% increase in online sales in that market.

eGrocery will continue to ramp up in 2018. The Amazon/Whole Foods merger in 2017 was a game-changer for grocery and logistics. Traditional grocers will look to boost their online offerings to compete, including partnering with complementary concepts such as prepared meal-kit companies. While chains are feeling the disruption, eGrocery growth does not pose as much of a threat to commercial real estate. Industrial acquisitions and new warehouse spaces built close to urban areas is too expensive and it is difficult to find suitable real estate. When ramping up eGrocery businesses, it makes more sense to utilize existing grocery store locations within a mile or two of the customer base to manage proper handling of perishable goods and final mile delivery costs.

eCommerce will continue becoming increasingly involved with certain retail categories, such as high-end fashion and accessories, furniture and ePharma. Still, some categories will remain more eCommerce proof.

Outlook

- M&A activity will skyrocket in 2018.
- Omni-channel strategy remains crucial for retailers to engage customers and build brand awareness.
- Offering an experience still reigns supreme in the current retail landscape.
- Shopping centers will move away from traditional tenant mixes.
- The gap will widen between mall classes. Class A will see opportunity in anchor closures to bring in new concepts at current market rents. Class B will look at non-traditional mall tenants and innovation to survive. Class C malls will not survive.
- Closures of weakest malls and centers will ramp up in the second half of 2018. The reinvention of these dying malls as mixed-use projects will gain momentum in 2019 and beyond.

Net Absorption	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
United States	7,508,650	7,558,076	4,772,820	14,244,736	4,776,814
Albuquerque	-18,168	37,741	-79,275	184,935	-32,232
Atlanta	559,740	1,158,930	333,107	112,719	260,015
Austin	227,697	156,870	13,334	-14,769	54,608
Bakersfield	83,170	-80,838	-86,371	122,966	24,996
Baltimore	463,777	112,776	8,209	122,815	-143,225
Birmingham	-278,684	357,193	134,903	-131,661	198,026
Boise	-93,298	-38,011	21,234	-53,073	20,120
Boston	1,716	35,558	30,650	255,557	-123,730
Buffalo	-44,904	-56,694	-25,073	82,086	117,545
Charleston	-62,809	-6,414	-71,208	111,952	41,104
Charlotte	320,912	129,288	200,697	403,627	29,629
Chicago	412,540	241,185	-32,376	870,233	852,540
Cincinnati	-346,368	247,922	-311,399	58,871	361,808
Cleveland	64,092	-107,024	1,619	370,824	89,093
Columbus	-32,880	8,047	45,029	389,316	200,915
Dallas	614,181	-72,983	716,231	722,349	377,231
Denver	-41,942	-212,782	219,778	517,193	63,613
Des Moines	76,724	-47,109	97,049	105,589	55,517
Detroit	574,044	173,101	-3,786	243,910	72,502
Fort Lauderdale/Broward County	437,376	358,217	110,727	112,568	-74,089
Hampton Roads	-204,065	149,754	322,011	61,385	-106,913
Hawaii	-127,095	-59,602	-3,834	26,404	-169,746
Houston	209,052	529,033	94,308	457,471	576,041
Indianapolis	-203,913	-348,596	147,024	-42,556	72,212
Inland Empire	-247,452	260,434	89,364	696,525	-17,996
Jacksonville	-66,307	104,649	138,882	122,326	150,861
Kansas City	366,554	417,245	-82,529	182,563	41,682
Knoxville	17,226	-23,658	183,941	54,845	-380,116
Las Vegas	11,719	333,706	67,258	580,154	146,389
Little Rock	-37,486	-109,360	-142,719	-107,200	-93,961
Los Angeles	-89,638	-41,066	518,205	635,507	79,294
Louisville	39,282	66,314	10,103	-26,516	-10,170
Memphis	-66,188	-45,853	-95,385	487,232	44,702
Miami	409,539	215,079	74,496	190,822	-91,649
Milwaukee	158,103	542,134	-142,240	88,772	118,291
Minneapolis	212,776	446,937	-47,391	391,699	-210,573
Mobile	32,226	-39,592	-60,881	171,175	21,158
Nashville	482,200	9,437	32,992	102,599	-6,640
New Orleans	-17,416	17,520	58,045	3,079	105,158
New York City Metro (Greater Tri-State)	277,498	144,259	-188,555	472,879	847,338
Oakland/East Bay	-4,632	146,522	-82,841	472,803	234,805
Oklahoma City	120,542	48,176	-174,835	-88,953	-283,826
Omaha	-38,820	-44,468	123,049	10,820	-34,796
Orange County	33,715	117,455	-87,379	335,357	262,811
Orlando	352,259	21,386	351,554	338,732	-16,116
Palm Beach	-5,745	25,144	135,221	25,166	54,542
Philadelphia	1,089,429	813,095	114,559	460,311	514,615

Net Absorption	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
Phoenix	469,223	-26,015	654,823	931,896	368,197
Pittsburgh	372,747	117,516	-22,540	37,679	212,481
Portland	-50,162	154,085	-156,713	364,815	104,481
Providence	148,378	32,095	187,637	-27,802	56,432
Raleigh/Durham	-56,910	38,534	33,738	52,273	120,998
Reno	30,571	110,211	148,853	104,479	113,510
Richmond	-244,734	406,145	304,787	81,319	-34,193
Sacramento	492,760	74,151	520,067	620,349	67,282
Salt Lake City	295,493	65,613	14,755	213,014	-280,837
San Antonio	-137,124	206,382	168,412	114,005	146,063
San Diego	89,943	-23,477	219,005	200,639	-30,196
San Francisco Metro	218,672	38,850	25,542	121,398	41,200
San Jose	141,702	64,669	-26,984	220,834	87,518
Seattle	-106,740	233,706	-77,238	166,989	149,716
St. Louis	-46,461	29,509	289,486	44,297	-380,132
Tampa	283,882	128,489	-297,987	240,796	106,909
Tucson	87,072	9,604	205,621	62,626	143,493
Tulsa	71,456	-9,698	-317,958	154,501	-172,540
Washington, DC	-171,397	-183,350	224,012	-150,779	-336,951

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p = preliminary

Methodology
Cushman & Wakefield's quarterly estimates are derived from a variety of data sources, including our own proprietary database as well as data gleaned from reliable third-party data sources. The market statistics are calculated from a base shopping center inventory made up of shopping center properties deemed to be competitive in their respective local markets. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. The figures provided for the current quarter are preliminary and all information contained in this report is subject to correction of errors and revisions based on the receipt of additional pertinent data.

Overall Vacancy Rate	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
United States	7.0%	7.0%	7.0%	6.7%	6.6%
Albuquerque	7.3%	7.2%	7.7%	7.2%	7.6%
Atlanta	8.2%	7.9%	7.7%	7.7%	7.4%
Austin	5.2%	4.9%	5.1%	5.1%	5.0%
Bakersfield	8.0%	8.9%	9.7%	8.7%	8.5%
Baltimore	5.5%	5.5%	5.4%	5.4%	5.6%
Birmingham	10.5%	9.4%	9.0%	9.4%	9.2%
Boise	7.9%	8.1%	7.9%	8.2%	7.8%
Boston	3.5%	3.5%	3.4%	3.3%	3.5%
Buffalo	6.6%	6.9%	7.0%	6.6%	6.0%
Charleston	5.2%	5.2%	5.7%	5.1%	4.5%
Charlotte	6.2%	6.2%	6.1%	5.8%	5.9%
Chicago	10.2%	10.2%	10.3%	9.9%	9.3%
Cincinnati	8.7%	8.6%	9.1%	9.0%	8.6%
Cleveland	8.5%	8.6%	8.7%	8.3%	7.7%
Columbus	6.2%	6.1%	6.1%	5.2%	5.3%
Dallas	7.2%	7.5%	7.4%	7.2%	7.4%
Denver	7.0%	7.4%	7.3%	6.8%	6.8%
Des Moines	5.4%	5.8%	5.1%	4.2%	3.7%
Detroit	9.2%	9.0%	9.1%	8.9%	8.8%
Fort Lauderdale/Broward County	5.2%	4.6%	4.5%	4.4%	4.7%
Hampton Roads	7.2%	7.1%	6.6%	6.5%	6.8%
Hawaii	4.8%	5.1%	5.1%	5.0%	5.8%
Houston	6.8%	6.8%	7.0%	6.9%	6.6%
Indianapolis	7.1%	7.8%	7.5%	7.6%	7.2%
Inland Empire	8.9%	8.9%	9.0%	8.5%	8.9%
Jacksonville	7.9%	7.8%	7.5%	7.2%	7.0%
Kansas City	8.3%	7.7%	8.0%	7.7%	7.6%
Knoxville	5.8%	5.9%	5.0%	4.7%	6.7%
Las Vegas	9.7%	9.4%	9.3%	8.5%	8.4%
Little Rock	4.8%	5.5%	6.4%	7.1%	8.0%
Los Angeles	5.0%	5.1%	4.8%	4.6%	4.6%
Louisville	5.1%	4.8%	4.8%	4.9%	4.7%
Memphis	8.2%	8.5%	8.7%	7.4%	7.4%
Miami	3.9%	3.9%	3.9%	3.7%	3.9%
Milwaukee	9.7%	9.4%	9.8%	9.5%	8.9%
Minneapolis	6.2%	5.7%	5.9%	5.3%	5.5%
Mobile	11.6%	12.3%	13.3%	10.5%	10.3%
Nashville	4.3%	4.6%	4.6%	4.3%	4.3%
New Orleans	5.7%	5.6%	5.3%	5.3%	4.9%
New York City Metro (Greater Tri-State)	6.2%	6.2%	6.3%	6.2%	6.0%
Oakland/East Bay	5.8%	5.5%	5.7%	5.0%	5.0%
Oklahoma City	7.9%	7.8%	8.6%	8.9%	9.9%
Omaha	8.0%	8.2%	7.6%	7.6%	8.3%
Orange County	5.2%	5.1%	5.2%	5.0%	4.6%
Orlando	6.9%	7.0%	6.5%	6.2%	6.3%
Palm Beach	6.0%	6.0%	5.7%	5.7%	5.7%
Philadelphia	7.6%	7.1%	7.1%	6.9%	6.7%

Overall Vacancy Rate	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
Phoenix	10.8%	10.9%	10.5%	9.8%	9.6%
Pittsburgh	4.2%	4.0%	4.2%	4.3%	3.9%
Portland	6.5%	6.3%	6.6%	5.8%	5.3%
Providence	8.2%	8.0%	6.7%	6.9%	6.5%
Raleigh/Durham	4.4%	4.3%	4.3%	4.2%	3.8%
Reno	11.0%	10.2%	9.7%	9.0%	8.2%
Richmond	8.7%	8.6%	7.8%	7.7%	8.0%
Sacramento	9.5%	9.5%	9.3%	8.7%	9.1%
Salt Lake City	6.4%	6.5%	6.8%	6.5%	7.3%
San Antonio	7.0%	6.7%	6.5%	6.3%	5.7%
San Diego	5.2%	5.2%	4.9%	4.7%	4.7%
San Francisco Metro	4.3%	4.2%	4.2%	4.0%	3.9%
San Jose	4.6%	4.6%	4.6%	4.1%	3.7%
Seattle	6.5%	6.1%	6.3%	6.0%	5.5%
St. Louis	7.5%	7.5%	7.4%	7.4%	7.6%
Tampa	6.9%	6.8%	7.3%	7.0%	7.0%
Tucson	9.4%	9.4%	8.6%	8.3%	7.8%
Tulsa	5.9%	6.0%	7.3%	6.7%	7.3%
Washington, DC	4.8%	5.2%	5.1%	5.3%	5.5%

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Methodology

Cushman & Wakefield's quarterly estimates are derived from a variety of data sources, including our own proprietary database as well as data gleaned from reliable third-party data sources. The market statistics are calculated from a base shopping center inventory made up of shopping center properties deemed to be competitive in their respective local markets. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. The figures provided for the current quarter are preliminary and all information contained in this report is subject to correction of errors and revisions based on the receipt of additional pertinent data.

Average Asking Rent	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
United States	\$16.25	\$16.47	\$16.45	\$16.61	\$16.73
Albuquerque	\$13.72	\$13.24	\$13.39	\$14.08	\$14.05
Atlanta	\$13.24	\$13.17	\$13.46	\$13.60	\$13.80
Austin	\$20.43	\$20.71	\$20.71	\$20.94	\$21.24
Bakersfield	\$14.47	\$13.44	\$13.24	\$13.21	\$13.58
Baltimore	\$17.72	\$18.38	\$17.77	\$18.17	\$18.73
Birmingham	\$9.43	\$9.82	\$10.72	\$10.53	\$10.78
Boise	\$12.23	\$12.02	\$11.95	\$12.31	\$11.99
Boston	\$19.21	\$19.87	\$19.95	\$19.52	\$18.90
Buffalo	\$10.90	\$10.11	\$10.27	\$10.60	\$10.67
Charleston	\$17.79	\$19.79	\$19.73	\$18.75	\$18.35
Charlotte	\$15.30	\$15.30	\$15.10	\$15.06	\$14.63
Chicago	\$14.72	\$14.98	\$14.98	\$15.16	\$15.37
Cincinnati	\$10.61	\$10.76	\$11.03	\$12.23	\$11.36
Cleveland	\$10.39	\$10.69	\$10.61	\$10.80	\$10.60
Columbus	\$11.47	\$11.08	\$11.00	\$11.32	\$11.27
Dallas	\$15.02	\$15.44	\$15.25	\$15.76	\$15.41
Denver	\$15.76	\$16.39	\$16.62	\$16.77	\$16.97
Des Moines	\$10.44	\$10.39	\$10.73	\$12.77	\$12.99
Detroit	\$12.78	\$12.95	\$12.96	\$13.01	\$12.96
Fort Lauderdale/Broward County	\$20.13	\$20.61	\$19.42	\$19.87	\$22.73
Hampton Roads	\$14.45	\$14.27	\$13.98	\$14.01	\$14.22
Hawaii	\$37.55	\$37.00	\$39.11	\$36.74	\$36.30
Houston	\$16.32	\$16.02	\$16.10	\$16.51	\$16.79
Indianapolis	\$12.95	\$12.95	\$12.74	\$12.86	\$13.25
Inland Empire	\$17.50	\$17.68	\$17.75	\$17.87	\$17.69
Jacksonville	\$12.85	\$12.83	\$13.00	\$14.01	\$13.95
Kansas City	\$13.16	\$13.19	\$13.17	\$13.35	\$13.71
Knoxville	\$12.72	\$13.08	\$13.15	\$13.48	\$12.74
Las Vegas	\$17.93	\$18.03	\$17.03	\$16.74	\$16.56
Little Rock	\$13.00	\$12.50	\$12.12	\$12.17	\$12.85
Los Angeles	\$26.56	\$27.27	\$27.50	\$26.79	\$26.43
Louisville	\$12.20	\$11.96	\$12.08	\$11.84	\$11.50
Memphis	\$10.80	\$10.78	\$10.96	\$10.97	\$10.80
Miami	\$28.62	\$29.45	\$29.56	\$29.44	\$29.95
Milwaukee	\$11.05	\$12.26	\$12.20	\$12.18	\$12.31
Minneapolis	\$14.51	\$14.28	\$14.44	\$14.99	\$14.91
Mobile	\$10.14	\$9.30	\$9.07	\$9.12	\$10.03
Nashville	\$15.57	\$15.60	\$16.20	\$16.17	\$15.75
New Orleans	\$14.95	\$15.44	\$15.44	\$13.69	\$13.79
New York City Metro (Greater Tri-State)	\$20.31	\$20.41	\$20.40	\$20.77	\$21.22
Oakland/East Bay	\$24.47	\$24.92	\$24.39	\$23.74	\$24.08
Oklahoma City	\$11.54	\$11.95	\$11.90	\$12.93	\$13.30
Omaha	\$12.45	\$12.52	\$12.83	\$12.76	\$12.90
Orange County	\$25.54	\$25.65	\$25.57	\$25.42	\$25.24
Orlando	\$17.00	\$17.05	\$16.77	\$17.59	\$18.43
Palm Beach	\$19.62	\$19.91	\$19.96	\$20.31	\$20.46
Philadelphia	\$15.16	\$15.06	\$15.27	\$15.90	\$16.95

Average Asking Rent	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018p
Phoenix	\$14.55	\$15.00	\$14.70	\$14.99	\$14.77
Pittsburgh	\$13.75	\$14.25	\$14.56	\$14.47	\$15.36
Portland	\$18.94	\$19.26	\$18.84	\$19.51	\$18.99
Providence	\$12.03	\$12.39	\$12.36	\$12.61	\$13.36
Raleigh/Durham	\$16.33	\$16.87	\$17.23	\$17.24	\$17.63
Reno	\$15.05	\$15.02	\$14.87	\$14.68	\$14.59
Richmond	\$14.00	\$14.49	\$15.07	\$14.59	\$15.30
Sacramento	\$16.31	\$16.50	\$16.39	\$16.27	\$16.40
Salt Lake City	\$15.62	\$15.57	\$15.41	\$15.30	\$14.83
San Antonio	\$14.93	\$14.91	\$14.94	\$14.94	\$15.03
San Diego	\$21.74	\$22.71	\$23.02	\$23.01	\$22.81
San Francisco Metro	\$22.40	\$23.14	\$23.41	\$23.37	\$24.42
San Jose	\$28.85	\$29.92	\$31.20	\$30.80	\$32.36
Seattle	\$19.25	\$19.85	\$19.42	\$19.64	\$20.04
St. Louis	\$12.36	\$12.27	\$12.46	\$12.47	\$12.70
Tampa	\$14.71	\$14.42	\$14.57	\$14.94	\$14.58
Tucson	\$15.05	\$15.18	\$15.46	\$15.15	\$15.38
Tulsa	\$11.16	\$11.26	\$11.01	\$11.04	\$11.20
Washington, DC	\$27.65	\$28.29	\$28.33	\$27.74	\$27.29

*Due to a methodology change, rental rates quoted herein may not match previously reported trends.

Rental rates reflect triple net asking \$psf/annually for all tracked shopping center types. This metric reflects currently available space across all class and size ranges for each respective shopping center type. Our statistical coverage includes community, neighborhood, power and lifestyle centers only. Rental rates are weighted. It does not include malls, outlet centers, theme retail centers, airport retail or freestanding retail product. The market information in this report may not match what has been published by the local market due to differences in geographical boundaries or center types. p = preliminary

Methodology

Cushman & Wakefield's quarterly estimates are derived from a variety of data sources, including our own proprietary database as well as data gleaned from reliable third-party data sources. The market statistics are calculated from a base shopping center inventory made up of shopping center properties deemed to be competitive in their respective local markets. The inventory is subject to revisions due to resampling. Vacant space is defined as space that is available immediately or imminently after the end of the quarter. The figures provided for the current quarter are preliminary and all information contained in this report is subject to correction of errors and revisions based on the receipt of additional pertinent data.

	Inventory	Deliveries YTD 2018	Under Construction as of Q1 2018
United States	4,119,978,174	3,976,255	15,451,505
Albuquerque	20,336,095	84,000	62,432
Atlanta	140,951,029	38,800	355,359
Austin	49,629,938	6,100	29,105
Bakersfield	11,520,722	5,191	55,689
Baltimore	51,377,775	90,377	27,280
Birmingham	29,107,100	5,000	57,550
Boise	18,250,920	0	0
Boston	70,427,450	146,300	193,500
Buffalo	20,754,965	0	0
Charleston	15,653,637	22,200	0
Charlotte	67,599,460	215,830	370,453
Chicago	191,278,950	88,804	658,609
Cincinnati	70,397,912	26,756	64,584
Cleveland	88,501,316	8,750	571,960
Columbus	46,456,640	0	9,900
Dallas	190,617,205	345,395	585,053
Denver	84,592,669	137,850	332,217
Des Moines	12,043,712	0	31,573
Detroit	87,891,383	55,320	336,280
Fort Lauderdale/Broward County	56,915,006	66,500	451,890
Hampton Roads	54,514,013	0	110,600
Hawaii	24,906,073	5,500	199,159
Houston	166,828,183	290,857	739,942
Indianapolis	48,185,949	5,407	23,200
Inland Empire	102,522,507	299,902	630,294
Jacksonville	43,371,809	12,217	122,069
Kansas City	59,343,563	0	25,872
Knoxville	19,149,589	5,000	0
Las Vegas	71,608,449	21,140	238,530
Little Rock	15,905,387	0	23,170
Los Angeles	192,330,435	182,305	440,375
Louisville	26,317,130	7,374	0
Memphis	38,513,271	0	0
Miami	56,803,823	103,562	470,429
Milwaukee	36,842,348	0	38,998
Minneapolis	64,917,731	31,788	52,275
Mobile	5,994,050	0	0
Nashville	38,012,545	10,011	274,940
New Orleans	16,659,296	0	24,000
New York City Metro (Greater Tri-State)	275,045,228	387,200	868,810
Oakland/East Bay	52,279,847	121,102	494,994
Oklahoma City	32,562,365	10,000	70,000
Omaha	21,040,698	0	28,500
Orange County	85,962,500	112,883	271,640
Orlando	53,550,662	193,304	531,939
Palm Beach	43,557,707	0	179,037
Philadelphia	140,787,355	301,993	831,866

	Inventory	Deliveries YTD 2018	Under Construction as of Q1 2018
Phoenix	136,193,672	45,636	269,836
Pittsburgh	56,392,076	89,560	0
Portland	46,912,564	0	134,077
Providence	14,610,058	0	0
Raleigh/Durham	46,966,854	0	216,536
Reno	14,994,657	4,500	25,063
Richmond	38,563,739	20,013	184,326
Sacramento	61,068,665	269,394	142,365
Salt Lake City	52,677,778	53,901	755,523
San Antonio	57,461,265	0	156,036
San Diego	68,096,798	17,623	202,998
San Francisco Metro	40,947,571	32,536	827,400
San Jose	37,449,434	18,884	708,495
Seattle	57,217,425	0	245,697
St. Louis	69,007,800	0	148,000
Tampa	68,979,131	95,560	18,400
Tucson	24,657,384	8,000	6,000
Tulsa	26,159,236	0	23,200
Washington, DC	89,805,670	26,144	503,480

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About Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm with 45,000 employees in more than 70 countries helping occupiers and investors optimize the value of their real estate. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

Garrick Brown
Vice President
Head of Americas Retail Research
Tel: +1 916 329 1558
Fax: +1 916 376 8840
garrick.brown@cushwake.com
cushmanwakefield.com

Pamela Flora
Director
Americas Retail Research
Tel: +1 858 558 5634
Fax: +1 858 452 3206
pam.flora@cushwake.com
cushmanwakefield.com