

Miami-Dade 2Q15 Retail Report

Source: CoStar Property

The Miami-Dade County retail market experienced a slight improvement in market conditions in the second quarter 2015. The vacancy rate went from 3.5%, in the previous quarter, to 3.3% in the second quarter. Net absorption was positive 244,096 square feet, and vacant sublease space increased by 2,053 square feet. Quoted rental rates increased from first quarter 2015 levels, ending at \$32.17 per square foot per year. A total of 7 retail buildings with 121,694 square feet of retail space were delivered to the market in the quarter, with 1,159,812 square feet still under construction at the end of the quarter.

Retail net absorption was moderate in Miami-Dade County during the second quarter, with positive 244,096 square feet absorbed. In first quarter 2015, net absorption was positive 613,545 square feet, while in fourth quarter 2014, absorption came in at positive 474,252 square feet.

Miami-Dade County's retail vacancy rate decreased in the second quarter 2015, ending the quarter at 3.3%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 3.7% in the third quarter 2014, to 3.5% at the end of the fourth quarter 2014, 3.5% at the end of the first quarter 2015, to 3.3% in the current quarter.

The largest lease signings occurring in 2015 included: the 76,237-square-foot-lease signed by Silverspot Cinema at 200 SE 2nd Ave; the 40,000-square-foot-deal signed by Walmart Neighborhood Market at Palmetto Gardens Plaza; and the 33,000-square-foot-lease signed by H&M at Dolphin Mall.



Average quoted asking rental rates in the Miami-Dade County retail market are up over previous quarter levels, and up from their levels four quarters ago. Quoted rents ended the second quarter at \$32.17 per square foot per year. That compares to \$31.85 per square foot in the first quarter, and \$30.58 per square foot at the end of the third quarter 2014. This represents a 1.0% increase in rental rates in the current quarter, and a 4.94% increase from four quarters ago.

Cap rates have been lower in 2015, averaging 5.17% compared to the same period in 2014 when they averaged 6.69%.

Featured Transaction:



Cocowalk Coconut Grove, Florida

Price:	\$70,000,000
Price/SF:	\$445.31
Cap Rate:	5.5%
RBA:	157,194
Buyer:	Federal Realty Investment Trust
Seller:	PMAT Real Estate Investments, LLC

Miami-Dade 2Q15

Retail Report

Source: CoStar Property

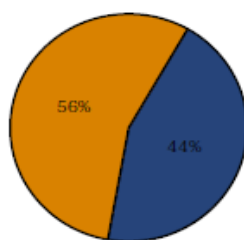
Total Retail Market Statistics:

SUBMARKET	# BLDGS.	TOTAL GLA (SF)	DIRECT AVAILABLE (SF)	TOTAL AVAILABLE (SF)	TOTAL AVAILABLE (%)	TOTAL AVERAGE RATE (\$/SF/YR)	UNDER CONSTRUCTION (SF)
Aventura	128	6,150,809	43,436	43,436	0.7%	\$36.47	4,400
Biscayne Corridor	213	2,233,193	128,388	129,688	5.8%	\$40.74	14,600
Brickell	65	850,247	5,393	5,393	0.6%	\$78.94	505,000
Coconut Grove	149	1,612,284	85,371	85,471	5.3%	\$48.44	0
Coral Gables	379	3,600,617	99,224	103,724	2.9%	\$40.95	0
Coral Way	335	2,415,579	39,608	39,608	1.6%	\$29.62	0
Downtown Miami	139	2,612,926	191,817	190,917	7.4%	\$22.68	8,000
Kendall	858	19,065,199	614,337	647,861	3.4%	\$33.86	43,319
Medley/Hialeah	913	12,393,230	243,689	243,689	2.0%	\$38.21	433,208
Miami	2,338	13,757,142	761,448	761,448	5.5%	\$35.45	63,152
Miami Airport	703	16,228,550	210,153	211,553	1.3%	\$24.41	0
Miami Beach	595	7,219,431	391,708	400,073	5.5%	\$68.22	19,724
Miami Lakes	177	4,672,205	177,323	177,323	3.8%	\$20.48	0
Miami-Dade Central County	421	3,208,061	124,750	130,108	3.9%	\$15.56	0
Northeast Dade	1,141	11,834,529	476,513	481,198	4.1%	\$23.13	53,078
Outlying Miami-Dade County	23	276,751	7,423	7,423	2.7%	\$23.38	0
South Dade	793	11,097,329	383,161	383,161	3.5%	\$18.28	15,331
West Miami	595	6,196,843	156,961	156,961	2.5%	\$27.85	0
MIAMI-DADE	9,968	125,424,925	4,140,703	4,196,007	3.3%	\$32.17	1,159,812

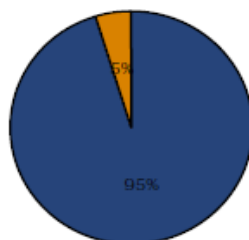
Recent Development by Tenancy

Based on GLA Developed for Single & Multi-Tenant Use

2015 Deliveries



Currently Under Construction



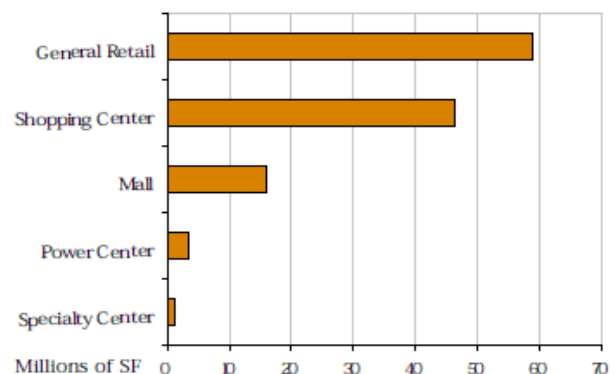
■ Multi ■ Single

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Source: CoStar Property®

Existing Inventory Comparison

Based on Total GLA



Source: CoStar Property®