MARKETBEAT
U.S. Shopping Center
Q4 2017

CUSHMAN & WAKEFIELD

U.S. SHOPPING CENTER

Economic Indicators

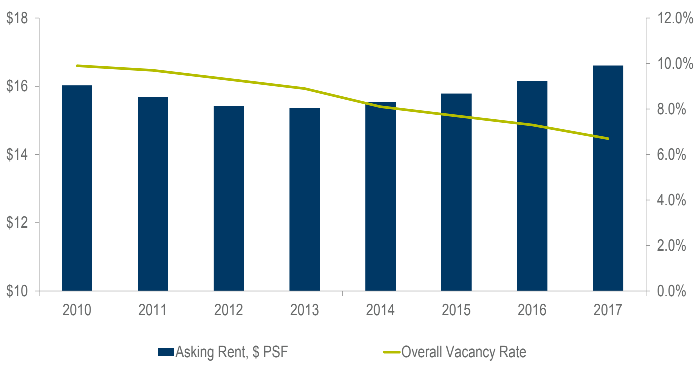
	Q4 16	Q4 17	12-Month Forecast**
GDP Growth	1.8%	2.3%*	▲
CPI Growth	1.8%	2.0%*	▲
Consumer Spending Growth	2.8%	2.6%*	▼
Retail Sales Growth	3.7%	4.3%*	▲

*Q3 values. **Forecast by Cushman & Wakefield; values represent year-over-year % change

Market Indicators

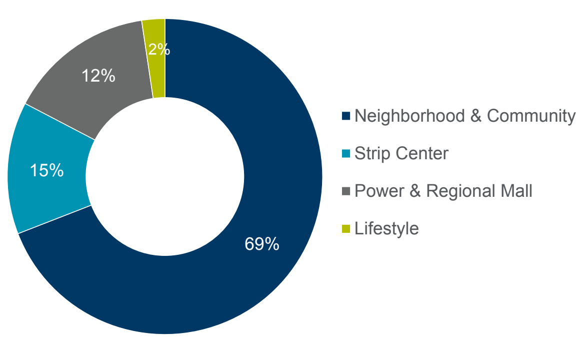
	Q4 16	Q4 17	12-Month Forecast
Vacancy Rates	7.3%	6.7%	▲
Net Absorption	8.7M	14.2M	▼
Under Construction	22.2M	16.7M	▼
Average Asking Rent (NNN, Annual)	$16.15	$16.61	▼

Rent Rate vs. Overall Vacancy



Availability by Type

% OF TOTAL SPACE AVAILABLE IN THE U.S.



Source: CoStar, Cushman & Wakefield Research

Dark Headlines Despite Bright Spots in Retail

2017 was another year of economic growth with some record milestones. The U.S. continued to add jobs last year, although the pace of job growth has slowed as the economy reaches full employment. In the last three months of 2017, the U.S. unemployment rate held steady at just 4.1%— the lowest rate since the end of 2000. Wages have grown for three consecutive years and continue to trend upward. Consumer spending has increased, and consumer confidence hit a 17-year high in November and is expected to remain at historically high levels through 2018. Retail sales also increased in 2017, and indicators point to a successful holiday shopping season. While the final holiday retail sales figures are still being tallied, they reached a record $598 billion from November 1 to December 24, 2017—a $33 billion increase from the same period in 2016.

Despite all that positive economic news, the headlines about a “retail apocalypse” persisted throughout the year, fueled by a record number of store closures. Cushman & Wakefield tracked nearly 9,000 major chain store closures in 2017. That is more than double the number of closures in 2016 and even more than the number of closures in 2008 which was the worst year on record during the Great Recession. According to data from PNC Bank, there were 36 major retail bankruptcies in 2017, nearly matching the record 37 bankruptcies in 2009. The 2017 figure is an increase from the 26 bankruptcies in 2016 and the 22 in 2015.

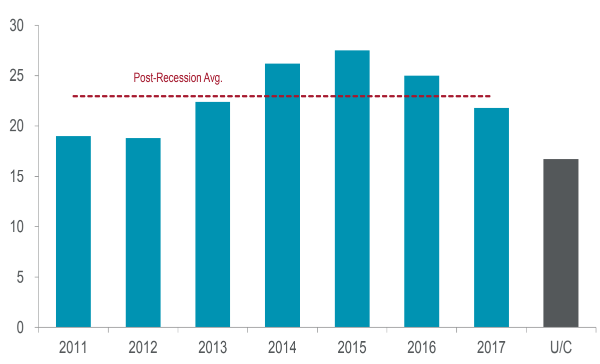
It is easy to point to increased pressure from online retail sales for the negative retail news. Preliminary third quarter 2017 data from the U.S. Department of Commerce show that eCommerce currently accounts for 9.1% of total retail sales compared to 8.2% in the third quarter 2016. Over that 12-month period, eCommerce sales increased 15.5% compared to the 4.3% growth of total retail sales. However, there are other factors contributing to the changing retail environment. They include the ongoing shift among American consumers towards value-oriented retail and convenience, and on experiences over material goods. These factors, combined with an overbuilt retail marketplace amplify the threat of lower class malls and shopping centers closing as vacancies become harder to fill. This helps explain the dramatic clickbait headlines regarding retail.

Not all retail news is bad. The majority of these bankruptcy and store closure announcements are among the general merchandise, apparel and accessories, furniture and other (GAFO) categories, which mostly affect malls. However, other categories are thriving. Off-price apparel, discounters, warehouse club stores and dollar stores continue to post record growth. Grocery stores and most restaurant concepts continue to account for growth, although the weakest concepts will increasingly struggle from a saturated marketplace rather than fading demand. Food halls remain white hot, and experiential retail will continue to be a draw for consumers to visit shopping centers.

Stable Non-mall Shopping Center Fundamentals

Statistics on non-mall shopping centers certainly do not reflect a dying industry. Vacancy for non-mall space ended 2017 at 6.7%, down from 7.3% at year-end 2016. Net absorption for all non-mall center shopping centers has remained positive, but the pace has consistently has been tightening since its peak in 2014. Net absorption totaled 34.1 million square feet (msf) in 2017, compared to 38.3 msf in 2016. Development activity has declined to its lowest level since 2013. Approximately 21.8 msf delivered in 2017, down from 25.0 msf in 2016. New construction continues to drive occupancy growth, reflecting a preference among expanding tenants for new, quality space over economical alternatives in the marketplace. Newly delivered projects have consistently been averaging occupancy levels of 80% upon delivery, due partially to the fact that speculative development simply isn't happening without extensive pre-leasing. Contributing to the stability of these real estate indicators is the fact that neighborhood/community

New Construction (msf)



Source: CoStar, Cushman & Wakefield Research

centers account for 63% of non-mall inventory—roughly one-third of the total U.S. retail market. Neighborhood and community centers are typically anchored by grocery and drug stores, or by discount department stores with inline space comprising food and beverage or service-oriented retailers, most of which are still in growth mode. This sector will face some disruption in 2018 as Walgreens aims to close 600 redundant locations following their acquisition of more than 2,000 units from Rite Aid; however, the other major players (such as CVS and remaining Rite Aid stores) and regional players (like Fred's) are stable. Amazon may announce this year its plan to enter the online pharmaceuticals market. Although it would face some regulatory hurdles, Amazon would not be facing the same last-mile challenges it faces for grocery, so orders would likely be serviced from existing fulfillment centers rather than from retail storefronts. This could weaken the demand for bricks-and-mortar drug stores. The good news for landlords is that the core tenancies of neighborhood and community centers still make them the most eCommerce resistant. Small anchor spaces in this size (approximately 15,000 to 20,000 sf are the favored ranges for small format grocery and dollar store chains, which are in strong growth mode, so class A and B centers should not face serious issues in refilling potential vacancies.

A Look into 2018

Retail Store Closures: The negative headlines will continue through 2018. Within the first week of this year, Sears already announced it will close 64 Kmart stores and 39 Sears locations, while Macy's has confirmed 11 more store closures as part of a multi-year plan to downsize. Bankruptcies may not quite reach the level of 2017, but the impact will be greater as strategic closures ramp up in 2018. With some major department stores such as Sears and Bon-Ton on the bankruptcy watch list, there could be as many as 1,000 department store closures in 2018. This could lead to an increase of strategic closures from smaller tenants as they exercise co-tenancy clauses to close underperforming stores at the malls where these anchor stores close. However, mall landlords may not make these closures easy, as evidenced by the recent court order won by Simon Property Group over Starbucks to keep 77 Teavana stores open at Simon malls after Starbucks originally announced the closure of all 379 locations last year.

Clicks-to-bricks will continue into 2018. Concepts that started as Internet-pure play retailers now recognize the benefits of being able to interact with their customers . . .

As the number of these closures increases, the gap in performance between mall classes will widen. Class A malls—which accounted for 70% of all mall retail sales in 2016—will continue to attract tenants. In fact, anchor closures at trophy or class A malls present an opportunity for landlords to attract new, more relevant tenants such as food halls, experiential concepts or other hot new retailers at current rents. Landlords will also see non-traditional mall 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 see 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.

Mall Redevelopment: The redevelopment of dying malls will begin in late 2018, but will really hit its stride in 2019 heading into 2020. Most of these properties will be rebuilt or repurposed as mixed-use properties, including office or medical uses, residential or hospitality and some retail. The majority of these projects will be designed as urban environments, even within suburban areas, keeping walkability and serving as centers for the community as priorities.

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M&A Activity: The retail apocalypse story is not only affecting the stocks of the struggling retailers, but the continued negative headlines will hurt the stock of those retailers that are doing well. As a result, M&A activity will skyrocket in 2018. Smart players are looking at the stock values of companies that are in great shape but are undervalued. We already saw this on the landlord side with Unibail-Rodamco acquiring rival Westfield Mall in a $25 billion transaction in 2017, a merger that will make Unibail-Rodamco the second largest mall operator in the world, based on market value. Analysts are now speculating about whether Amazon will buy Target in 2018 as it tries to expand its physical presence. But another likely scenario could be Amazon acquiring Nordstrom to expand its upscale and luxury offerings.

Click-to-Bricks: Clicks-to-bricks will continue into 2018. Concepts that started as Internet-pure play retailers, such as Warby Parker, Bonobos and Fabletics, now recognize the benefits of being able to interact with their customers at physical locations. In addition, when they open a new bricks-and-mortar store, their online sales in that market typically increase as well by 20-40%. Another factor feeding the momentum of the clicks-to-bricks movement is the cost of returns. For most physical retail, the return rate is nearly 10%. That figure is closer to 30% for online retail. Offering a physical location for returns will not only help reduce shipping charges, but the majority of the time, customers will end up purchasing something in store when there for a return.

eGroceries: Watch for eGroceries to ramp up in 2018. Following Amazon's acquisition of Whole Foods in 2017, other big traditional grocers will look to boost their online offerings to compete. While this may be disruptive to the grocery chains themselves, it does not pose much of a threat to retail real estate. Final mile for eGroceries is the biggest challenge to success, and it all comes down to being within a mile or two of the consumer—typically in dense urban or denser suburban settings where there aren't large distribution centers equipped with freezer and refrigeration to handle perishable items. So the existing store locations will serve as the distribution hubs for eGrocery businesses.

Outlook

- The same number or fewer bankruptcies are expected in 2018. Anchor closures will have a bigger impact on malls as smaller tenants exercise co-tenancy lease clauses to strategically close underperforming stores.
- 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 will ramp up in the second half of 2018. The reinvention of these dying malls will gain momentum in 2019 and beyond.
- Shopping centers will move away from traditional tenant mixes.
- M&A activity will skyrocket in 2018.

Net Absorption

Net Absorption	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
United States	**8,684,634**	**7,508,650**	**7,558,076**	**4,772,820**	**14,244,736**
Albuquerque	-94,485	-18,168	37,741	-79,275	184,935
Atlanta	243,038	559,740	1,158,930	333,107	112,719
Austin	231,227	227,697	156,870	13,334	-14,769
Bakersfield	148,419	83,170	-80,838	-86,371	122,966
Baltimore	90,506	463,777	112,776	8,209	122,815
Birmingham	270,998	-278,684	357,193	134,903	-131,661
Boise	-11,719	-93,298	-38,011	21,234	-53,073
Boston	-41,057	1,716	35,558	30,650	255,557
Buffalo	25,899	-44,904	-56,694	-25,073	82,086
Charleston	51,376	-62,809	-6,414	-71,208	111,952
Charlotte	190,169	320,912	129,288	200,697	403,627
Chicago	325,951	412,540	241,185	-32,376	870,233
Cincinnati	220,682	-346,368	247,922	-311,399	58,871
Cleveland	-38,094	64,092	-107,024	1,619	370,824
Columbus	175,601	-32,880	8,047	45,029	389,316
Dallas	584,083	614,181	-72,983	716,231	722,349
Denver	310,509	-41,942	-212,782	219,778	517,193
Des Moines	49,350	76,724	-47,109	97,049	105,589
Detroit	197,890	574,044	173,101	-3,786	243,910
Fort Lauderdale/Broward County	199,750	437,376	358,217	110,727	112,568
Hampton Roads	-21,296	-204,065	149,754	322,011	61,385
Hawaii	21,132	-127,095	-59,602	-3,834	26,404
Houston	467,954	209,052	529,033	94,308	457,471
Indianapolis	-24,243	-203,913	-348,596	147,024	-42,556
Inland Empire	453,992	-247,452	260,434	89,364	696,525
Jacksonville	121,332	-66,307	104,649	138,882	122,326
Kansas City	-185,708	366,554	417,245	-82,529	182,563
Knoxville	-31,952	17,226	-23,658	183,941	54,845
Las Vegas	111,235	11,719	333,706	67,258	580,154
Little Rock	108,036	-37,486	-109,360	-142,719	-107,200
Los Angeles	327,599	-89,638	-41,066	518,205	635,507
Louisville	-77,748	39,282	66,314	10,103	-26,516
Memphis	-138,122	-66,188	-45,853	-95,385	487,232
Miami	260,335	409,539	215,079	74,496	190,822
Milwaukee	-170,289	158,103	542,134	-142,240	88,772
Minneapolis	115,353	212,776	446,937	-47,391	391,699
Mobile	-44,781	32,226	-39,592	-60,881	171,175
Nashville	206,782	482,200	9,437	32,992	102,599
New Orleans	144,049	-17,416	17,520	58,045	3,079
New York City Metro (Greater Tri-State)	905,664	277,498	144,259	-188,555	472,879
Oakland/East Bay	116,598	-4,632	146,522	-82,841	472,803
Oklahoma City	93,489	120,542	48,176	-174,835	-88,953
Omaha	-7,896	-38,820	-44,468	123,049	10,820
Orange County	-186,186	33,715	117,455	-87,379	335,357
Orlando	326,836	352,259	21,386	351,554	338,732
Palm Beach	260,023	-5,745	25,144	135,221	25,166
Philadelphia	265,566	1,089,429	813,095	114,559	460,311

Net Absorption

Net Absorption	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
Phoenix	359,007	469,223	-26,015	654,823	931,896
Pittsburgh	45,149	372,747	117,516	-22,540	37,679
Portland	406,065	-50,162	154,085	-156,713	364,815
Providence	10,315	148,378	32,095	187,637	-27,802
Raleigh/Durham	32,782	-56,910	38,534	33,738	52,273
Reno	50,707	30,571	110,211	148,853	104,479
Richmond	28,648	-244,734	406,145	304,787	81,319
Sacramento	47,297	492,760	74,151	520,067	620,349
Salt Lake City	-315,658	295,493	65,613	14,755	213,014
San Antonio	-19,699	-137,124	206,382	168,412	114,005
San Diego	345,935	89,943	-23,477	219,005	200,639
San Francisco Metro	37,617	218,672	38,850	25,542	121,398
San Jose	89,340	141,702	64,669	-26,984	220,834
Seattle	117,449	-106,740	233,706	-77,238	166,989
St. Louis	243,679	-46,461	29,509	289,486	44,297
Tampa	317,023	283,882	128,489	-297,987	240,796
Tucson	29,765	87,072	9,604	205,621	62,626
Tulsa	-12,929	71,456	-9,698	-317,958	154,501
Washington, DC	324,295	-171,397	-183,350	224,012	-150,779

Our statistical coverage includes community/neighborhood, power/regional, lifestyle and strip centers only.
It does not include malls, outlet centers, theme retail centers, airport retail or freestanding retail product.
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 thirdparty 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.

Vacancy Rates

Overall Vacancy Rate	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
United States	**7.3%**	**7.0%**	**7.0%**	**7.0%**	**6.7%**
Albuquerque	7.1%	7.3%	7.2%	7.7%	7.2%
Atlanta	8.8%	8.2%	7.9%	7.7%	7.7%
Austin	5.0%	5.2%	4.9%	5.1%	5.1%
Bakersfield	8.8%	8.0%	8.9%	9.7%	8.7%
Baltimore	5.6%	5.5%	5.5%	5.4%	5.4%
Birmingham	9.5%	10.5%	9.4%	9.0%	9.4%
Boise	7.7%	7.9%	8.1%	7.9%	8.2%
Boston	3.8%	3.5%	3.5%	3.4%	3.3%
Buffalo	7.0%	6.6%	6.9%	7.0%	6.6%
Charleston	5.3%	5.2%	5.2%	5.7%	5.1%
Charlotte	6.4%	6.2%	6.2%	6.1%	5.8%
Chicago	10.7%	10.2%	10.2%	10.3%	9.9%
Cincinnati	9.3%	8.7%	8.6%	9.1%	9.0%
Cleveland	9.1%	8.5%	8.6%	8.7%	8.3%
Columbus	6.9%	6.2%	6.1%	6.1%	5.2%
Dallas	7.5%	7.2%	7.5%	7.4%	7.2%
Denver	7.0%	7.0%	7.4%	7.3%	6.8%
Des Moines	6.0%	5.4%	5.8%	5.1%	4.2%
Detroit	10.0%	9.2%	9.0%	9.1%	8.9%
Fort Lauderdale/Broward County	6.0%	5.2%	4.6%	4.5%	4.4%
Hampton Roads	7.7%	7.2%	7.1%	6.6%	6.5%
Hawaii	4.5%	4.8%	5.1%	5.1%	5.0%
Houston	6.8%	6.8%	6.8%	7.0%	6.9%
Indianapolis	7.3%	7.1%	7.8%	7.5%	7.6%
Inland Empire	9.0%	8.9%	8.9%	9.0%	8.5%
Jacksonville	8.0%	7.9%	7.8%	7.5%	7.2%
Kansas City	8.9%	8.3%	7.7%	8.0%	7.7%
Knoxville	6.0%	5.8%	5.9%	5.0%	4.7%
Las Vegas	10.2%	9.7%	9.4%	9.3%	8.5%
Little Rock	4.3%	4.8%	5.5%	6.4%	7.1%
Los Angeles	5.1%	5.0%	5.1%	4.8%	4.6%
Louisville	5.4%	5.1%	4.8%	4.8%	4.9%
Memphis	9.8%	8.2%	8.5%	8.7%	7.4%
Miami	3.9%	3.9%	3.9%	3.9%	3.7%
Milwaukee	10.4%	9.7%	9.4%	9.8%	9.5%
Minneapolis	6.3%	6.2%	5.7%	5.9%	5.3%
Mobile	11.9%	11.6%	12.3%	13.3%	10.5%
Nashville	4.6%	4.3%	4.6%	4.6%	4.3%
New Orleans	7.0%	5.7%	5.6%	5.3%	5.3%
New York City Metro (Greater Tri-State)	6.8%	6.2%	6.2%	6.3%	6.2%
Oakland/East Bay	5.5%	5.8%	5.5%	5.7%	5.0%
Oklahoma City	8.3%	7.9%	7.8%	8.6%	8.9%
Omaha	9.4%	8.0%	8.2%	7.6%	7.6%
Orange County	5.0%	5.2%	5.1%	5.2%	5.0%
Orlando	7.5%	6.9%	7.0%	6.5%	6.2%
Palm Beach	5.7%	6.0%	6.0%	5.7%	5.7%
Philadelphia	8.0%	7.6%	7.1%	7.1%	6.9%

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Overall Vacancy Rate	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
Phoenix	11.2%	10.8%	10.9%	10.5%	9.8%
Pittsburgh	5.0%	4.2%	4.0%	4.2%	4.3%
Portland	6.3%	6.5%	6.3%	6.6%	5.8%
Providence	9.1%	8.2%	8.0%	6.7%	6.9%
Raleigh/Durham	4.2%	4.4%	4.3%	4.3%	4.2%
Reno	11.7%	11.0%	10.2%	9.7%	9.0%
Richmond	8.8%	8.7%	8.6%	7.8%	7.7%
Sacramento	10.3%	9.5%	9.5%	9.3%	8.7%
Salt Lake City	6.3%	6.4%	6.5%	6.8%	6.5%
San Antonio	6.7%	7.0%	6.7%	6.5%	6.3%
San Diego	5.3%	5.2%	5.2%	4.9%	4.7%
San Francisco Metro	4.5%	4.3%	4.2%	4.2%	4.0%
San Jose	5.0%	4.6%	4.6%	4.6%	4.1%
Seattle	6.0%	6.5%	6.1%	6.3%	6.0%
St. Louis	9.1%	7.5%	7.5%	7.4%	7.4%
Tampa	7.4%	6.9%	6.8%	7.3%	7.0%
Tucson	9.4%	9.4%	9.4%	8.6%	8.3%
Tulsa	6.8%	5.9%	6.0%	7.3%	6.7%
Washington, DC	4.9%	4.8%	5.2%	5.1%	5.3%

Our statistical coverage includes community/neighborhood, power/regional, lifestyle and strip centers only.
It does not include malls, outlet centers, theme retail centers, airport retail or freestanding retail product.
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 thirdparty 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.

Asking Rents

Average Asking Rent	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
United States	**$16.15**	**$16.25**	**$16.47**	**$16.45**	**$16.61**
Albuquerque	$13.94	$13.72	$13.24	$13.39	$14.08
Atlanta	$13.04	$13.24	$13.17	$13.46	$13.60
Austin	$20.64	$20.43	$20.71	$20.71	$20.94
Bakersfield	$15.50	$14.47	$13.44	$13.24	$13.21
Baltimore	$18.39	$17.72	$18.38	$17.77	$18.17
Birmingham	$9.29	$9.43	$9.82	$10.72	$10.53
Boise	$13.35	$12.23	$12.02	$11.95	$12.31
Boston	$18.48	$19.21	$19.87	$19.95	$19.52
Buffalo	$9.73	$10.90	$10.11	$10.27	$10.60
Charleston	$16.72	$17.79	$19.79	$19.73	$18.75
Charlotte	$15.23	$15.30	$15.30	$15.10	$15.06
Chicago	$14.78	$14.72	$14.98	$14.98	$15.16
Cincinnati	$10.81	$10.61	$10.76	$11.03	$12.23
Cleveland	$10.54	$10.39	$10.69	$10.61	$10.80
Columbus	$11.24	$11.47	$11.08	$11.00	$11.32
Dallas	$15.71	$15.02	$15.44	$15.25	$15.76
Denver	$15.49	$15.76	$16.39	$16.62	$16.77
Des Moines	$10.67	$10.44	$10.39	$10.73	$12.77
Detroit	$12.78	$12.78	$12.95	$12.96	$13.01
Fort Lauderdale/Broward County	$20.26	$20.13	$20.61	$19.42	$19.87
Hampton Roads	$14.10	$14.45	$14.27	$13.98	$14.01
Hawaii	$36.02	$37.55	$37.00	$39.11	$36.74
Houston	$16.20	$16.32	$16.02	$16.10	$16.51
Indianapolis	$12.74	$12.95	$12.95	$12.74	$12.86
Inland Empire	$17.53	$17.50	$17.68	$17.75	$17.87
Jacksonville	$12.70	$12.85	$12.83	$13.00	$14.01
Kansas City	$12.99	$13.16	$13.19	$13.17	$13.35
Knoxville	$12.67	$12.72	$13.08	$13.15	$13.48
Las Vegas	$17.21	$17.93	$18.03	$17.03	$16.74
Little Rock	$13.14	$13.00	$12.50	$12.12	$12.17
Los Angeles	$26.77	$26.56	$27.27	$27.50	$26.79
Louisville	$12.78	$12.20	$11.96	$12.08	$11.84
Memphis	$10.39	$10.80	$10.78	$10.96	$10.97
Miami	$31.33	$28.62	$29.45	$29.56	$29.44
Milwaukee	$11.37	$11.05	$12.26	$12.20	$12.18
Minneapolis	$13.77	$14.51	$14.28	$14.44	$14.99
Mobile	$9.84	$10.14	$9.30	$9.07	$9.12
Nashville	$16.45	$15.57	$15.60	$16.20	$16.17
New Orleans	$15.84	$14.95	$15.44	$15.44	$13.69
New York City Metro (Greater Tri-State)	$20.45	$20.31	$20.41	$20.40	$20.77
Oakland/East Bay	$25.34	$24.47	$24.92	$24.39	$23.74
Oklahoma City	$11.13	$11.54	$11.95	$11.90	$12.93
Omaha	$12.46	$12.45	$12.52	$12.83	$12.76
Orange County	$25.46	$25.54	$25.65	$25.57	$25.42
Orlando	$14.44	$17.00	$17.05	$16.77	$17.59
Palm Beach	$18.97	$19.62	$19.91	$19.96	$20.31
Philadelphia	$14.96	$15.16	$15.06	$15.27	$15.90

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Average Asking Rent	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017p
Phoenix	$14.39	$14.55	$15.00	$14.70	$14.99
Pittsburgh	$13.85	$13.75	$14.25	$14.56	$14.47
Portland	$18.49	$18.94	$19.26	$18.84	$19.51
Providence	$12.31	$12.03	$12.39	$12.36	$12.61
Raleigh/Durham	$15.86	$16.33	$16.87	$17.23	$17.24
Reno	$14.80	$15.05	$15.02	$14.87	$14.68
Richmond	$14.33	$14.00	$14.49	$15.07	$14.59
Sacramento	$17.37	$16.31	$16.50	$16.39	$16.27
Salt Lake City	$15.82	$15.62	$15.57	$15.41	$15.30
San Antonio	$14.91	$14.93	$14.91	$14.94	$14.94
San Diego	$21.59	$21.74	$22.71	$23.02	$23.01
San Francisco Metro	$21.69	$22.40	$23.14	$23.41	$23.37
San Jose	$28.84	$28.85	$29.92	$31.20	$30.80
Seattle	$18.97	$19.25	$19.85	$19.42	$19.64
St. Louis	$12.03	$12.36	$12.27	$12.46	$12.47
Tampa	$14.47	$14.71	$14.42	$14.57	$14.94
Tucson	$14.96	$15.05	$15.18	$15.46	$15.15
Tulsa	$11.33	$11.16	$11.26	$11.01	$11.04
Washington, DC	$27.55	$27.65	$28.29	$28.33	$27.74

*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.
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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 thirdparty 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 2017	Under Construction as of Q4 2017
United States	**4,107,502,685**	**21,771,855**	**16,655,506**
Albuquerque	20,332,699	131,000	57,885
Atlanta	140,934,878	1,126,690	284,052
Austin	49,154,602	484,973	114,555
Bakersfield	11,526,860	47,836	55,689
Baltimore	51,596,434	588,777	23,680
Birmingham	29,576,125	126,600	22,550
Boise	17,620,159	4,000	14,160
Boston	70,342,636	156,300	232,981
Buffalo	20,735,718	0	0
Charleston	15,474,324	40,769	0
Charlotte	67,300,505	584,472	190,062
Chicago	190,966,969	658,778	621,226
Cincinnati	70,715,173	237,792	76,584
Cleveland	88,909,230	151,625	553,619
Columbus	46,447,458	26,898	0
Dallas	189,374,444	1,819,617	896,821
Denver	84,748,211	385,575	369,071
Des Moines	12,048,864	17,000	31,573
Detroit	87,885,458	508,002	304,562
Fort Lauderdale/Broward County	56,714,979	279,105	168,006
Hampton Roads	55,053,131	235,462	129,600
Hawaii	25,040,304	31,363	70,683
Houston	166,191,551	1,952,910	667,759
Indianapolis	47,990,539	79,707	16,000
Inland Empire	102,226,269	738,786	798,883
Jacksonville	42,466,553	88,646	119,349
Kansas City	58,388,177	429,622	95,333
Knoxville	19,088,697	7,812	13,020
Las Vegas	70,731,267	287,921	162,783
Little Rock	15,890,493	13,806	23,170
Los Angeles	191,823,822	356,699	774,521
Louisville	26,356,825	7,374	22,400
Memphis	38,455,910	134,124	0
Miami	56,829,416	781,013	480,029
Milwaukee	36,622,142	484,210	10,258
Minneapolis	65,006,031	343,727	0
Mobile	5,994,050	0	0
Nashville	37,831,820	579,011	342,140
New Orleans	16,615,417	0	34,500
New York City Metro (Greater Tri-State)	274,127,417	803,058	1,806,372
Oakland/East Bay	50,524,368	208,016	671,262
Oklahoma City	32,414,072	135,227	307,352
Omaha	21,057,117	31,636	28,500
Orange County	85,983,512	535,175	276,640
Orlando	53,297,093	526,911	464,898
Palm Beach	43,618,412	117,053	193,077
Philadelphia	139,587,708	995,988	712,966

	Inventory	Deliveries 2017	Under Construction as of Q4 2017
Phoenix	135,664,656	711,500	555,728
Pittsburgh	55,748,705	238,222	57,390
Portland	47,000,939	85,813	128,652
Providence	14,724,849	0	0
Raleigh/Durham	46,958,297	62,651	196,970
Reno	14,939,835	83,700	5,830
Richmond	37,554,153	452,461	243,194
Sacramento	60,766,277	806,160	363,405
Salt Lake City	53,000,376	564,746	773,633
San Antonio	57,430,341	102,072	69,810
San Diego	68,012,983	82,137	239,526
San Francisco Metro	40,735,959	90,264	26,800
San Jose	37,441,421	115,502	662,713
Seattle	57,003,705	27,592	126,705
St. Louis	69,144,115	292,959	45,462
Tampa	69,207,187	196,410	342,851
Tucson	24,660,614	199,525	2,844
Tulsa	25,892,863	31,948	97,760
Washington, DC	89,997,571	347,127	477,662

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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.

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