

# Miami-Dade 2Q16 Retail Market Overview

Source: CoStar Property

The Miami-Dade County retail market did not experience much change in market conditions in the second quarter of 2016. The vacancy rate went from 3.2% in the previous quarter to 3.1%. Net absorption was positive 280,131 square feet, and vacant sublease space increased by 1,690 square feet. Quoted rental rates decreased from first quarter 2016 levels, ending at \$32.14 per square foot per year. A total of 7 retail buildings with 147,746 square feet of retail space were delivered to the market in the quarter, with 2,179,354 square feet still under construction at the end of the quarter.

Retail net absorption was moderate in Miami-Dade County during the second quarter of 2016, with positive 280,131 square feet absorbed in the quarter. In first quarter 2016, net absorption was positive 115,701 square feet, while in fourth quarter 2015, absorption came in at positive 350,999 square feet.

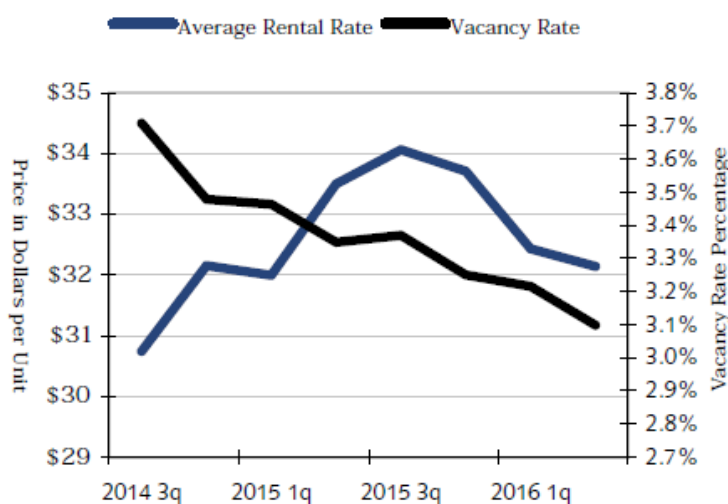
Miami-Dade County's retail vacancy rate decreased, ending the quarter at 3.1%. Over the past four quarters, the market has seen an overall decrease in the vacancy rate, with the rate going from 3.4% in the third quarter 2015, to 3.3% at the end of the fourth quarter 2015, 3.2% at the end of the first quarter 2016, to 3.1% in the current quarter. The amount of vacant sublease space in market has trended up over the past four quarters. At the end of the third quarter 2015, there were 88,261 square feet of vacant sublease space. Currently, there are 151,306 square feet vacant in the market.

Average quoted asking rental rates in the retail market are down over previous quarter levels, and down from their levels four quarters ago. Quoted rents ended the second quarter at \$32.14 per square foot per year. That compares to \$32.43 per square foot in the first quarter of 2016. This represents a 0.9% decrease in rental rates in the current quarter, and a 5.97% decrease from four quarters ago.



## VACANCY & RENT

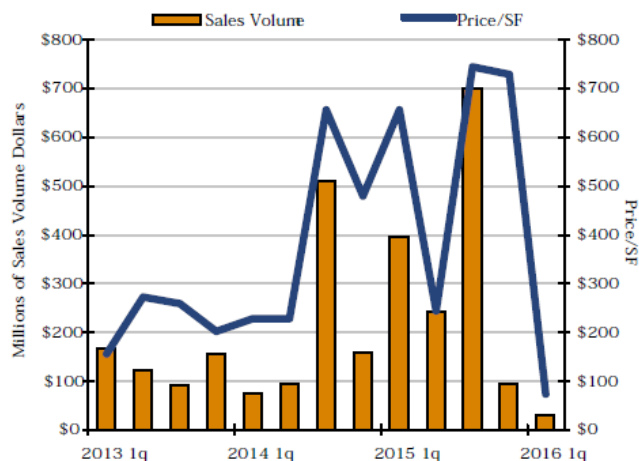
Past 8 Quarters



Source: CoStar Property®

## Sales Volume & Price

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



# Miami-Dade 2Q16

## Total Retail Market Statistics Source: CoStar Property

SUBMARKET	# BLDGS.	TOTAL GLA (SF)	DIRECT AVAILABLE (SF)	TOTAL AVAILABLE (SF)	TOTAL AVAILABLE (%)	TOTAL AVERAGE RATE (\$/SF/YR)	UNDER CONSTRUCTION (SF)
Aventura	129	6,445,535	65,576	65,576	1.0%	\$32.17	0
Biscayne Corridor	220	2,280,249	143,127	143,127	6.3%	\$42.75	12,075
Brickell	65	1,002,583	11,554	11,554	1.2%	\$76.94	548,042
Coconut Grove	152	1,662,139	66,993	69,323	4.2%	\$50.18	0
Coral Gables	383	3,652,196	51,807	51,807	1.4%	\$36.14	0
Coral Way	340	2,454,232	45,681	45,681	1.9%	\$28.64	0
Downtown Miami	140	2,681,485	174,957	174,957	6.5%	\$25.12	599,064
Kendall	863	19,104,757	452,270	455,746	2.4%	\$33.99	35,391
Medley/Hialeah	922	12,703,766	291,452	291,452	2.3%	\$38.58	356,465
Miami	2,373	14,327,688	755,929	791,033	5.5%	\$38.35	80,582
Miami Airport	711	15,578,335	194,759	290,961	1.9%	\$26.95	313,818
Miami Beach	603	7,363,758	379,438	390,043	5.3%	\$61.51	133,454
Miami Lakes	177	4,669,429	137,852	137,852	3.0%	\$23.53	6,032
Miami-Dade Central County	435	3,245,460	136,505	136,505	4.2%	\$15.68	16,185
Northeast Dade	1,147	11,870,132	391,819	395,408	3.3%	\$24.57	6,000
Outlying Miami-Dade County	25	302,090	33,278	33,278	11.0%	\$23.26	0
South Dade	816	11,377,434	308,217	308,217	2.7%	\$18.30	70,020
West Miami	609	6,395,599	146,880	146,880	2.3%	\$29.10	2,226
<b>MIAMI-DADE</b>	<b>10,110</b>	<b>127,116,930</b>	<b>3,788,094</b>	<b>3,939,400</b>	<b>3.1%</b>	<b>\$32.14</b>	<b>2,179,354</b>

## 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
Downtown Miami	3	599,064	127,008	21.2%	19,153	199,688
Brickell	4	548,042	204,150	37.3%	15,424	137,010
Medley/Hialeah	5	356,465	70,283	19.7%	13,778	71,293
Miami Airport	2	313,818	0	0.0%	21,910	156,909
Miami Beach	5	133,454	78,514	58.8%	12,212	26,691
Miami	3	80,582	1,890	2.3%	6,038	26,861
South Dade	1	70,020	41,312	59.0%	13,943	70,020
Kendall	2	35,391	13,661	38.6%	22,138	17,695
Miami-Dade Central County	2	16,185	0	0.0%	7,461	8,092
Biscayne Corridor	1	12,075	0	0.0%	10,365	12,075
All Other	4	14,258	10,217	71.7%	12,644	3,564
<b>Totals</b>	<b>32</b>	<b>2,179,354</b>	<b>547,035</b>	<b>25.1%</b>	<b>12,573</b>	<b>68,105</b>