



Underwriting Report - Retail Property

Colonial Square

5101-5145 Ming Ave

36,912 SF Retail Storefront Retail/Office

Bakersfield, California - Southwest Bakersfield Submarket

PREPARED BY

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PEER PROPERTIES

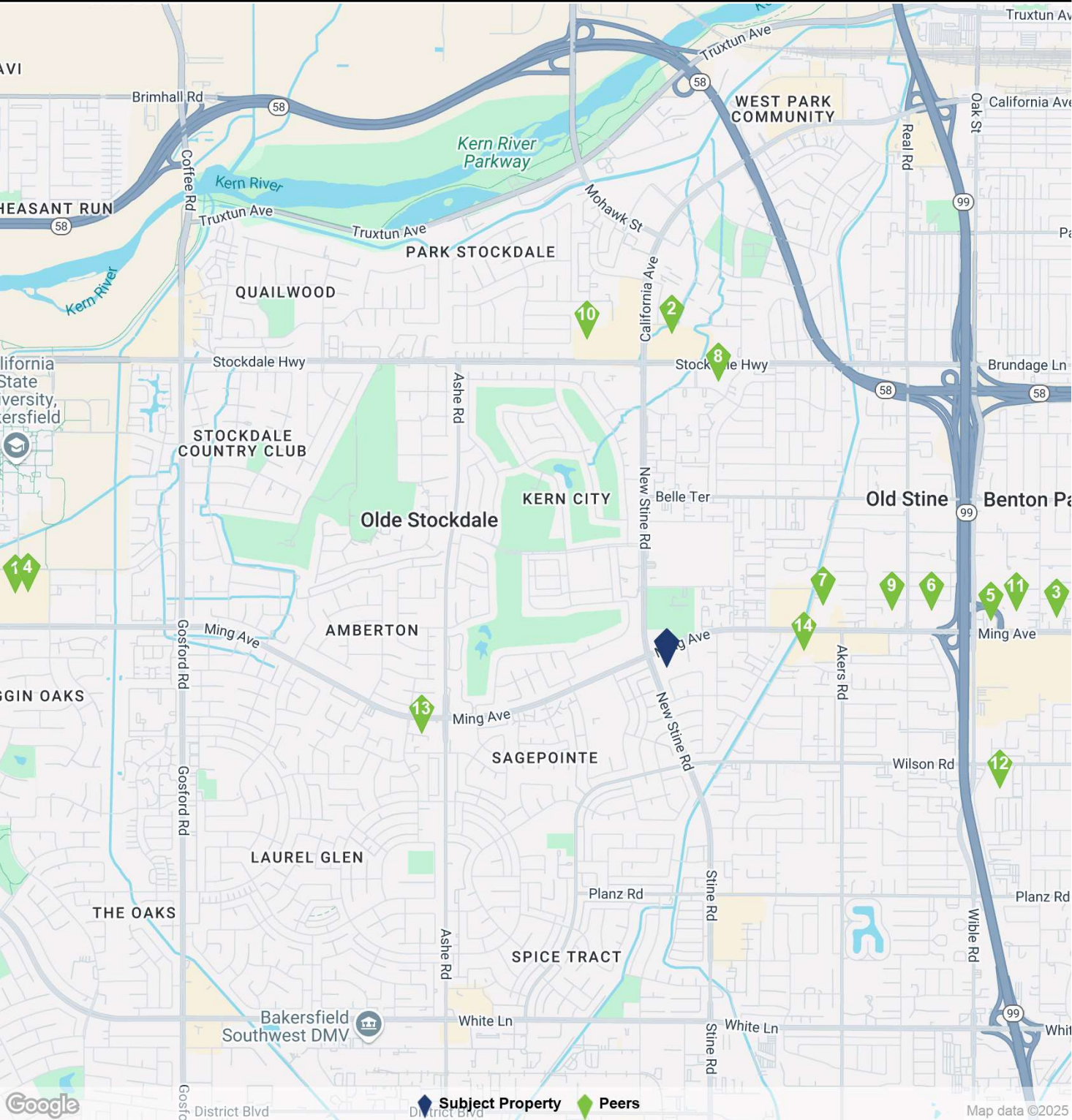
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Peer Properties Summary

5101-5145 Ming Ave - Colonial Square

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
14	\$25.52	5.3%	5.3%

PEER LOCATIONS



Peer Properties Summary

5101-5145 Ming Ave - Colonial Square

	Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
							Spcs	Avail %	Vac %	
1	DEF 9000 Ming Ave ★★★★★	-/-	2.5 mi	91	21,315	-	2	25.3%	25.3%	\$48 - 59 (Est.)
2	5190 Stockdale Hwy ★★★★★	2000/-	1.3 mi	65	58,116	ALDI	0	0%	0%	\$38 - 47 (Est.)
3	Valley Square Shoppi... 2710-2728 Ming Ave ★★★★★	-/1986	1.5 mi	49	36,939	Michaels	0	0%	0%	\$23 - 28 (Est.)
4	Vons 9000 Ming Ave ★★★★★	1996/-	2.4 mi	91	56,625	Vons	0	0%	0%	\$22 - 27 (Est.)
5	3214-3216 Ming Ave ★★★★★	1973/-	1.2 mi	50	30,708	Big 5 Sporting Goods	0	0%	0%	\$21 - 26 (Est.)
6	Valley Village Shoppi... 3412-3690 Ming Ave ★★★★★	1984/-	1.0 mi	55	64,780	Mejana Market Guitar Center	3	26.0%	26.0%	\$17 - 21 (Est.)
7	Ming & Stine Shoppin... 4100-4200 Ming Ave ★★★★★	1973/-	0.64 mi	53	35,880	PetSmart The Salvation Ar...	0	0%	0%	\$16 - 20 (Est.)
	Colonial Square 5101-5145 Ming Ave ★★★★★	1985/-	0.00 mi	60	36,912	-	1	11.0%	11.0%	\$19.80
8	Stockdale Fashion Pl... 4703-5021 Stockdale Hwy ★★★★★	1980/1994	1.1 mi	56	51,314	-	4	19.4%	19.4%	\$16 - 19 (Est.)
9	3760-3792 Ming Ave ★★★★★	1989/-	0.88 mi	56	35,700	-	1	6.7%	6.7%	\$19.20
10	5700 Stockdale Hwy ★★★★★	1999/-	1.3 mi	71	48,963	Vons	0	0%	0%	\$16 - 19 (Est.)
11	3008-3010 Ming Ave ★★★★★	1970/1987	1.3 mi	62	50,834	Marshalls	0	0%	0%	\$15 - 18 (Est.)
12	3041-3105 Wilson Rd ★★★★★	1978/-	1.3 mi	57	73,132	Dollar General	0	0%	0%	\$14 - 17 (Est.)
13	Ming & Ashe Laurelgl... 6621-6667 Ming Ave ★★★★★	1982/-	0.96 mi	69	41,600	-	0	0%	0%	\$13 - 16 (Est.)
14	4105-4151 Ming Ave ★★★★★	1960/2015	0.53 mi	65	44,480	-	0	0%	0%	\$13 - 15 (Est.)



1 DEF



9000 Ming Ave
21,315 SF / Vacancy Rate 25.3%
Rent/SF - \$48 - 59 (Est.)
Owner: First Washington Realty, Inc.
★★★★★



2 5190 Stockdale Hwy



58,116 SF / Vacancy Rate 0%
Rent/SF - \$38 - 47 (Est.)
Owner: Dollinger Properties
★★★★★



3 Valley Square Shopping Ce...



2710-2728 Ming Ave
36,939 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.)
Owner: Apex Realty, Inc.
★★★★★



4 Vons



9000 Ming Ave
56,625 SF / Vacancy Rate 0%
Rent/SF - \$22 - 27 (Est.)
Owner: First Washington Realty, Inc.
★★★★★



5 3214-3216 Ming Ave



30,708 SF / Vacancy Rate 0%
Rent/SF - \$21 - 26 (Est.)
Owner: Novaluxe Investment Llc
★★★★★



6 Valley Village Shopping Ce...



3412-3690 Ming Ave
64,780 SF / Vacancy Rate 26.0%
Rent/SF - \$17 - 21 (Est.)
Owner: Center Properties
★★★★★



7 Ming & Stine Shopping Center



4100-4200 Ming Ave
35,880 SF / Vacancy Rate 0%
Rent/SF - \$16 - 20 (Est.)
Owner: Nationside Trading Corp, Lin...
★★★★★



Colonial Square



5101-5145 Ming Ave
36,912 SF / Vacancy Rate 11.0%
NNN Rent/SF - \$19.80
Owner: SRK Investment, Inc.
★★★★★



8 Stockdale Fashion Plaza



4703-5021 Stockdale Hwy
51,314 SF / Vacancy Rate 19.4%
Rent/SF - \$16 - 19 (Est.)
Owner: Dollinger Properties
★★★★★



9 3760-3792 Ming Ave

35,700 SF / Vacancy Rate 6.7%
NNN Rent/SF - \$19.20
Owner: Olivieri Commercial Group

★★★★★



10 5700 Stockdale Hwy

48,963 SF / Vacancy Rate 0%
Rent/SF - \$16 - 19 (Est.)
Owner: CNA Enterprises, Inc.

★★★★★



11 3008-3010 Ming Ave

50,834 SF / Vacancy Rate 0%
Rent/SF - \$15 - 18 (Est.)
Owner: CNA Enterprises, Inc.

★★★★★



12 3041-3105 Wilson Rd

73,132 SF / Vacancy Rate 0%
Rent/SF - \$14 - 17 (Est.)
Owner: Vikram Reddy

★★★★★



13 Ming & Ashe Laurelglen Plaza

6621-6667 Ming Ave
41,600 SF / Vacancy Rate 0%
Rent/SF - \$13 - 16 (Est.)
Owner: Kenneth Young

★★★★★



14 4105-4151 Ming Ave

44,480 SF / Vacancy Rate 0%
Rent/SF - \$13 - 15 (Est.)
Owner: Michael Schochet

★★★★★

Peer Property Details

5101-5145 Ming Ave - Colonial Square

1 9000 Ming Ave - DEF



Distance to Subject Property: 2.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	25.3%	11.0%
NNN Asking Rent:	\$48.44-59.21 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	21 mo	16 mo
Location Score:	Best Location (91)	Good Location (60)
Walk Score®:	Car-Dependent (47)	Somewhat Walkable (67)
Transit Score®:	Some Transit (34)	Some Transit (34)

PROPERTY

Type:	Community Center	Tenancy:	7 Tenants
Center:	The Marketplace Bak...	Construction:	Reinforced Concrete
GLA:	21,315 SF	Land SF:	477,418 SF
Year Built/Renov	-	Building FAR:	0.04
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	119 free Surface Spaces are available; Ratio of 5.58/1000 SF		
Features:	Bus Line		
Frontage:	132' on Ming Ave		

AVAILABILITY

Spaces:	2
Square Feet	5,392
Range:	1,934 - 3,458
Max Contig:	3,458
% Sublet:	0%
CoStar Est:	\$48.44-59.21

2 5190 Stockdale Hwy



Distance to Subject Property: 1.3 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$38.17-46.65 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (65)	Good Location (60)
Walk Score®:	Very Walkable (72)	Somewhat Walkable (67)
Transit Score®:	Some Transit (33)	Some Transit (34)

PROPERTY

Type:	Community Center	Tenancy:	1 Tenant
Center:	The Stockdale Plaza	Construction:	Masonry
GLA:	58,116 SF	Land SF:	262,231 SF
Year Built/Renov	2000	Building FAR:	0.22
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	300 Surface Spaces are available; Ratio of 5.17/1000 SF		
Features:	Dedicated Turn Lane, Signage, Signalized Intersection		
Frontage:	490' on Stockdale Hwy (with 2 curb cuts)		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$38.17-46.65

Peer Property Details

5101-5145 Ming Ave - Colonial Square

3

2710-2728 Ming Ave - Valley Square Shopping Center



★★★★★

Distance to Subject Property: 1.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$22.59-27.61 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Below National Avg (49)	Good Location (60)
Walk Score®:	Somewhat Walkable (68)	Somewhat Walkable (67)
Transit Score®:	Some Transit (45)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	8 Tenants
Center:	Valley Square Shoppi...	Construction:	-
GLA:	36,939 SF	Land SF:	39,609 SF
Year Built/Renov	Renov 1986	Building FAR:	0.93
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	175 free Surface Spaces are available; Ratio of 4.04/1000 SF		
Features:	Bus Line, Signage, Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$22.59-27.61

4

9000 Ming Ave - Vons



★★★★★

Distance to Subject Property: 2.4 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$22.16-27.08 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Best Location (91)	Good Location (60)
Walk Score®:	Car-Dependent (47)	Somewhat Walkable (67)
Transit Score®:	Some Transit (34)	Some Transit (34)

PROPERTY

Type:	Community Center	Tenancy:	2 Tenants
Center:	The Marketplace Bak...	Construction:	-
GLA:	56,625 SF	Land SF:	265,280 SF
Year Built/Renov	1996	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	403 Surface Spaces are available; Ratio of 7.12/1000 SF		
Features:	Dedicated Turn Lane, Signage		
Frontage:	1,504' on Camino Media Ave, 1,096' on Haggin Oaks Blvd, 1,476' on Ming...		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$22.16-27.08

Peer Property Details

5101-5145 Ming Ave - Colonial Square

5 3214-3216 Ming Ave 
Distance to Subject Property: 1.2 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$21.09-25.77 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (50)	Good Location (60)
Walk Score®:	Very Walkable (73)	Somewhat Walkable (67)
Transit Score®:	Some Transit (45)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	4 Tenants
Center:	Ming & Wible Center	Construction:	Reinforced Concrete
GLA:	30,708 SF	Land SF:	87,556 SF
Year Built/Renov	1973	Building FAR:	0.35
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	137 Surface Spaces are available; Ratio of 4.46/1000 SF		
Features:	Bus Line, Corner Lot, Freeway Visibility, Monument Signage, Pylon Sign,...		
Frontage:	271' on Ming Ave, 81' on Wilbe Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$21.09-25.77

6 3412-3690 Ming Ave - Valley Village Shopping Center 
Distance to Subject Property: 1.0 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	26.0%	11.0%
NNN Asking Rent:	\$17.48-21.36 (Est.)	\$19.80/SF/Yr
Months To Lease:	28 mo	5 mo
Time On Market:	11 mo	16 mo
Location Score:	Good Location (55)	Good Location (60)
Walk Score®:	Very Walkable (73)	Somewhat Walkable (67)
Transit Score®:	Some Transit (45)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	11 Tenants
Center:	Valley Village	Construction:	-
GLA:	64,780 SF	Land SF:	312,761 SF
Year Built/Renov	1984	Building FAR:	0.21
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	250 Surface Spaces are available; Ratio of 2.74/1000 SF		
Features:	Bus Line, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection		
Frontage:	607' on Ca-99 Fwy, 1,034' on Ming Ave, 572' on Real Rd		

AVAILABILITY

Spaces:	3
Square Feet	16,850
Range:	1,050 - 10,900
Max Contig:	10,900
% Sublet:	0%
CoStar Est:	\$17.48-21.36

Peer Property Details

5101-5145 Ming Ave - Colonial Square

7 4100-4200 Ming Ave - Ming & Stine Shopping Center



Distance to Subject Property: 0.6 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$16.33-19.95 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (53)	Good Location (60)
Walk Score®:	Very Walkable (78)	Somewhat Walkable (67)
Transit Score®:	Some Transit (40)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	6 Tenants
Center:	PetsMart-anchored	Construction:	-
GLA:	35,880 SF	Land SF:	141,134 SF
Year Built/Renov	1973	Building FAR:	0.25
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	351 Surface Spaces are available; Ratio of 9.90/1000 SF		
Features:	Bus Line, Pylon Sign, Signage, Signalized Intersection		
Frontage:	643' on Ming Ave Ave, 709' on Stine Rd Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$16.33-19.95

8 4703-5021 Stockdale Hwy - Stockdale Fashion Plaza



Distance to Subject Property: 1.1 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	19.4%	11.0%
NNN Asking Rent:	\$15.87-19.40 (Est.)	\$19.80/SF/Yr
Months To Lease:	10 mo	5 mo
Time On Market:	13 mo	16 mo
Location Score:	Good Location (56)	Good Location (60)
Walk Score®:	Very Walkable (74)	Somewhat Walkable (67)
Transit Score®:	Some Transit (33)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	22 Tenants
Center:	Stockdale Fashion Pl...	Construction:	Reinforced Concrete
GLA:	51,314 SF	Land SF:	216,058 SF
Year Built/Renov	1980; Renov 1994	Building FAR:	0.24
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	300 free Surface Spaces are available; Ratio of 5.85/1000 SF		
Features:	Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	4
Square Feet	9,964
Range:	684 - 4,960
Max Contig:	4,960
% Sublet:	0%
CoStar Est:	\$15.87-19.40

Peer Property Details

5101-5145 Ming Ave - Colonial Square

9 3760-3792 Ming Ave 
Distance to Subject Property: 0.9 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	6.7%	11.0%
NNN Asking Rent:	\$19.20/SF/Yr	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	18 mo	16 mo
Location Score:	Good Location (56)	Good Location (60)
Walk Score®:	Very Walkable (77)	Somewhat Walkable (67)
Transit Score®:	Some Transit (44)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	8 Tenants
Center:	The Shops on Ming	Construction:	Reinforced Concrete
GLA:	35,700 SF	Land SF:	103,237 SF
Year Built/Renov	1989	Building FAR:	0.35
Floors:	1	Total Expenses:	-
Loading Docks:	1 ext		
Parking	115 Surface Spaces are available; Ratio of 4.25/1000 SF		
Features:	Pylon Sign, Signalized Intersection		
Frontage:	493' on Ming Ave, 302' on Real Rd		

AVAILABILITY

Spaces:	1
Square Feet	2,400
Range:	2,400
Max Contig:	2,400
% Sublet:	0%
Asking Rent:	\$19.20 nnn

10 5700 Stockdale Hwy 
Distance to Subject Property: 1.3 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$15.55-19.00 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Excellent Location (71)	Good Location (60)
Walk Score®:	Car-Dependent (32)	Somewhat Walkable (67)
Transit Score®:	Some Transit (33)	Some Transit (34)

PROPERTY

Type:	Community Center	Tenancy:	2 Tenants
Center:	Stockdale Village	Construction:	-
GLA:	48,963 SF	Land SF:	161,172 SF
Year Built/Renov	1999	Building FAR:	0.30
Floors:	1	Total Expenses:	-
Loading Docks:	3 ext		
Parking	500 Surface Spaces are available		
Features:	Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection		
Frontage:	-		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$15.55-19.00

Peer Property Details

5101-5145 Ming Ave - Colonial Square

11 3008-3010 Ming Ave 
Distance to Subject Property: 1.3 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$14.54-17.58 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (62)	Good Location (60)
Walk Score®:	Somewhat Walkable (66)	Somewhat Walkable (67)
Transit Score®:	Some Transit (45)	Some Transit (34)

PROPERTY

Type:	Community Center
Center:	Hahn's Plaza
GLA:	50,834 SF
Year Built/Renov	1970; Renov 1987
Floors:	1
Loading Docks:	-
Parking	-
Features:	-
Frontage:	-

Tenancy:	3 Tenants
Construction:	-
Land SF:	24,145 SF
Building FAR:	2.11
Total Expenses:	-

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$14.54-17.58

12 3041-3105 Wilson Rd 
Distance to Subject Property: 1.3 Miles

★★★★★



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$13.83-16.90 (Est.)	\$19.80/SF/Yr
Months To Lease:	-	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (57)	Good Location (60)
Walk Score®:	Car-Dependent (48)	Somewhat Walkable (67)
Transit Score®:	Some Transit (43)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center
Center:	Wilson Shopping Plaza
GLA:	73,132 SF
Year Built/Renov	1978
Floors:	1
Loading Docks:	-
Parking	-
Features:	-
Frontage:	-

Tenancy:	4 Tenants
Construction:	-
Land SF:	155,148 SF
Building FAR:	0.47
Total Expenses:	-

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$13.83-16.90

Peer Property Details

5101-5145 Ming Ave - Colonial Square

13 6621-6667 Ming Ave - Ming & Ashe Laurelglen Plaza



Distance to Subject Property: 1.0 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$13.47-16.46 (Est.)	\$19.80/SF/Yr
Months To Lease:	1 mo	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (69)	Good Location (60)
Walk Score®:	Somewhat Walkable (59)	Somewhat Walkable (67)
Transit Score®:	Some Transit (33)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	13 Tenants
Center:	Laurelglen Plaza	Construction:	Masonry
GLA:	41,600 SF	Land SF:	106,286 SF
Year Built/Renov	1982	Building FAR:	0.39
Floors:	1	Total Expenses:	-
Loading Docks:	None		
Parking	97 free Surface Spaces are available; Ratio of 2.33/1000 SF		
Features:	Dedicated Turn Lane, Pylon Sign, Signalized Intersection		
Frontage:	399' on Ashe Rd, 718' on Ming Ave		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$13.47-16.46

14 4105-4151 Ming Ave



Distance to Subject Property: 0.5 Miles



COMPARISON	THIS PROPERTY	SUBJECT
Vacancy %:	0%	11.0%
NNN Asking Rent:	\$12.54-15.32 (Est.)	\$19.80/SF/Yr
Months To Lease:	14 mo	5 mo
Time On Market:	-	16 mo
Location Score:	Good Location (65)	Good Location (60)
Walk Score®:	Very Walkable (80)	Somewhat Walkable (67)
Transit Score®:	Some Transit (40)	Some Transit (34)

PROPERTY

Type:	Neighborhood Center	Tenancy:	15 Tenants
Center:	Home Depot Center	Construction:	Reinforced Concrete
GLA:	44,480 SF	Land SF:	228,690 SF
Year Built/Renov	1960; Renov 2015	Building FAR:	0.19
Floors:	1	Total Expenses:	-
Loading Docks:	-		
Parking	-		
Features:	Signalized Intersection		
Frontage:	246' on Mind Ave, 718' on Stine Rd		

AVAILABILITY

Spaces:	0
Square Feet	0
Range:	-
Max Contig:	-
% Sublet:	-
CoStar Est:	\$12.54-15.32

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Vacancy Rate
1 DEF 9000 Ming Ave	★★★★★	\$48 - 59(Est.) ↔	25.3% ↔
2 5190 Stockdale Hwy	★★★★★	\$38 - 47(Est.) ↔	0% ↔
3 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	\$23 - 28(Est.) ↔	0% ↔
4 Vons 9000 Ming Ave	★★★★★	\$22 - 27(Est.) ↔	0% ↔
5 3214-3216 Ming Ave	★★★★★	\$21 - 26(Est.) ↔	0% ↔
Colonial Square 5101-5145 Ming Ave	★★★★★	\$19.80 ↔	11% ↔
6 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	\$17 - 21(Est.) ↔	26% ↔
9 3760-3792 Ming Ave	★★★★★	\$19.20 ↔	6.7% ↔
7 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	\$16 - 20(Est.) ↔	0% ↔
8 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	\$16 - 19(Est.) ↔	19.4% ↘
10 5700 Stockdale Hwy	★★★★★	\$16 - 19(Est.) ↔	0% ↔
11 3008-3010 Ming Ave	★★★★★	\$15 - 18(Est.) ↔	0% ↔
12 3041-3105 Wilson Rd	★★★★★	\$14 - 17(Est.) ↔	0% ↔
13 Ming & Ashe Laurelgl... 6621-6667 Ming Ave	★★★★★	\$13 - 16(Est.) ↔	0% ↔
14 4105-4151 Ming Ave	★★★★★	\$13 - 15(Est.) ↔	0% ↔

Average

\$21.70

5.6%

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	Availability Rate	Vacancy Rate
6 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	26% ↔	26% ↔
1 DEF 9000 Ming Ave	★★★★★	25.3% ↔	25.3% ↔
8 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	19.4% ↓	19.4% ↓
Colonial Square 5101-5145 Ming Ave	★★★★★	11% ↔	11% ↔
9 3760-3792 Ming Ave	★★★★★	6.7% ↔	6.7% ↔
3 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	0% ↔	0% ↔
11 3008-3010 Ming Ave	★★★★★	0% ↔	0% ↔
12 3041-3105 Wilson Rd	★★★★★	0% ↔	0% ↔
5 3214-3216 Ming Ave	★★★★★	0% ↔	0% ↔
7 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	0% ↔	0% ↔
14 4105-4151 Ming Ave	★★★★★	0% ↔	0% ↔
2 5190 Stockdale Hwy	★★★★★	0% ↔	0% ↔
10 5700 Stockdale Hwy	★★★★★	0% ↔	0% ↔
13 Ming & Ashe Laurelg... 6621-6667 Ming Ave	★★★★★	0% ↔	0% ↔
4 Vons 9000 Ming Ave	★★★★★	0% ↔	0% ↔

Average

5.6%

5.6%

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address		Star Rating	NNN Asking Rent Per SF	Median Months on Market
1	DEF 9000 Ming Ave		\$48 - 59(Est.)	21
2	5190 Stockdale Hwy		\$38 - 47(Est.)	
3	Valley Square Shoppi... 2710-2728 Ming Ave		\$23 - 28(Est.)	
4	Vons 9000 Ming Ave		\$22 - 27(Est.)	
5	3214-3216 Ming Ave		\$21 - 26(Est.)	
	Colonial Square 5101-5145 Ming Ave		\$19.80	16
6	Valley Village Shoppin... 3412-3690 Ming Ave		\$17 - 21(Est.)	11
9	3760-3792 Ming Ave		\$19.20	18
7	Ming & Stine Shoppin... 4100-4200 Ming Ave		\$16 - 20(Est.)	
8	Stockdale Fashion Plaza 4703-5021 Stockdale Hwy		\$16 - 19(Est.)	13
10	5700 Stockdale Hwy		\$16 - 19(Est.)	
11	3008-3010 Ming Ave		\$15 - 18(Est.)	
12	3041-3105 Wilson Rd		\$14 - 17(Est.)	
13	Ming & Ashe Laurelgl... 6621-6667 Ming Ave		\$13 - 16(Est.)	
14	4105-4151 Ming Ave		\$13 - 15(Est.)	

Average

\$21.70

15

(Arrows indicate trend over last quarter)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	12 Mo. Leasing Activity in SF	12 Mo. Net Absorption in SF
14 4105-4151 Ming Ave	★★★★★	4,478	
6 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	3,900	(8,200)
3 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	0	
11 3008-3010 Ming Ave	★★★★★	0	
12 3041-3105 Wilson Rd	★★★★★	0	
5 3214-3216 Ming Ave	★★★★★	0	
7 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	0	
2 5190 Stockdale Hwy	★★★★★	0	
10 5700 Stockdale Hwy	★★★★★	0	
13 Ming & Ashe Laurelgl... 6621-6667 Ming Ave	★★★★★	0	
4 Vons 9000 Ming Ave	★★★★★	0	
9 3760-3792 Ming Ave	★★★★★	0	(2,400)
Colonial Square 5101-5145 Ming Ave	★★★★★	0	(2,543)
1 DEF 9000 Ming Ave	★★★★★	0	(3,458)
8 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	0	(5,680)
Average		559	(1,485)

Peer Property Comparison

5101-5145 Ming Ave - Colonial Square

Property Name / Address	Star Rating	NNN Asking Rent Per SF	Median Household Income (5 mi)
1 DEF 9000 Ming Ave	★★★★★	\$48.44-59.2(Est.) ↔	\$78,210
2 5190 Stockdale Hwy	★★★★★	\$38.17-46.7(Est.) ↔	\$56,945
3 Valley Square Shoppi... 2710-2728 Ming Ave	★★★★★	\$22.59-27.6(Est.) ↔	\$52,779
4 Vons 9000 Ming Ave	★★★★★	\$22.16-27.1(Est.) ↔	\$77,822
5 3214-3216 Ming Ave	★★★★★	\$21.09-25.8(Est.) ↔	\$53,944
6 Valley Village Shoppin... 3412-3690 Ming Ave	★★★★★	\$17.48-21.4(Est.) ↔	\$54,995
7 Ming & Stine Shoppin... 4100-4200 Ming Ave	★★★★★	\$16.33-20.0(Est.) ↔	\$57,729
Colonial Square 5101-5145 Ming Ave	★★★★★	\$19.80 ↔	\$62,511
8 Stockdale Fashion Plaza 4703-5021 Stockdale Hwy	★★★★★	\$15.87-19.4(Est.) ↔	\$55,833
9 3760-3792 Ming Ave	★★★★★	\$19.20 ↔	\$56,073
10 5700 Stockdale Hwy	★★★★★	\$15.55-19.0(Est.) ↔	\$59,102
11 3008-3010 Ming Ave	★★★★★	\$14.54-17.6(Est.) ↔	\$53,382
12 3041-3105 Wilson Rd	★★★★★	\$13.83-16.9(Est.) ↔	\$56,091
13 Ming & Ashe Laurelgl... 6621-6667 Ming Ave	★★★★★	\$13.47-16.5(Est.) ↔	\$67,798
14 4105-4151 Ming Ave	★★★★★	\$12.54-15.3(Est.) ↔	\$58,998

Average

\$21.70

\$60,147

(Arrows indicate trend over last quarter)