

SAN DIEGO COUNTY RETAIL

2017 Big Box Report Year-End Summary



BIG BOX ABSORPTION

TENANT	SQUARE FEET	ADDRESS
Big Lots	42,731	1702 Oceanside Blvd
Sprouts	31,698	8140 Mira Mesa Blvd
Ross	25,000	1030 3rd Ave
Grocery Outlet	24,594	444 E San Ysidro Blvd
Bevmo	20,123	8140 Mira Mesa Blvd

FUTURE MARKET TRENDS

- » In addition to the 144,146 sq. ft. absorbed into big boxes H2 2017, six tenants have obtained leases on an additional 167,304 sq. ft. for big box spaces currently under construction and set to deliver in 2018-2019. The majority of the proposed boxes will be located in South San Diego and will house discount retailers.
- » South San Diego is where much of the new residential development is occurring, due in part to the region having a large share of developable land. Housing demand is also shifting south as many residents struggle to afford the high prices in Central and North San Diego. This makes that region particularly attractive to off-price or discount/value retailers, who have been experiencing strong growth and plan to expand into more than 40 million sq. ft. nationwide, according to CBRE Research, company filings and eMarketer.
- » This surge in development of big box spaces challenges the assumption that ground-up retailers are a thing of the past, especially when it comes to discount retailers near new or lower-priced residential submarkets.



Number of Stores Absorbed

5

Total Square Feet Absorbed

144,146



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