



Locked in with
LOCKEHOUSE

Newsletter Archives

Brown's Rants

Week Ending April 2nd, 2022

Job Market Nears Pre-Pandemic Unemployment Levels

The latest unemployment numbers came out last week. The U.S. is now closing in on matching pre-pandemic unemployment levels. March unemployment fell to just 3.6%, with the Bureau of Labor Statistics (BLS) reporting nonfarm payrolls increased by 431,000 in March 2022. The unemployment rate had reached a low of just 3.5% in February 2020 before the pandemic. That said, there are still about 1.6 million fewer people employed than at that time as the overall labor participation rate has fallen from 63.4% in February 2020 to 62.4% last month. That difference, when looking at the overall population, comes out to about 4.6 million workers that dropped off the labor rolls. The good news is that the labor force participation rate has been creeping back up since bottoming out at 60.2% in April 2020. But the degree to which that trend will continue to play out is a big question mark.

First, there was a spike in early retirements at the front end of the pandemic. [Research from the Federal Reserve indicates that just over three million American workers in their early 60s opted for early retirement when initial layoffs and furloughs exploded in the wake of lockdowns](#). What is harder to measure is where the other +/-1.6 million workers went. Many of them landed in the gig economy—one study by JPMorgan Chase indicated that as many as 19% of gig workers were receiving jobless benefits in July 2020. This ended up being the safety net for a lot of impacted workers; [DoorDash added nearly two million new drivers during the first 6.5 months of the pandemic](#) (with women accounting for a larger share of those jobs than men). Hiring spiked across all of the food delivery platforms from Instacart to Uber Eats. There is no consistent and reliable data source for how gig economy drivers have returned to the workforce, but one thing is certain. Rising fuel prices and the continued strength of the U.S. job market is likely to lure more of these workers back, but it won't be enough to deal with existing worker shortages.

Of course, not all employment categories have felt the same impacts. Office-using employment (the financial activities, information, and professional and business services categories) has **increased** by 698,000 since the pandemic. And, as surprising as it may seem, retail employment has grown (+266,000 jobs) since the start of pandemic as has transportation and warehousing (+579,000 jobs). All other job categories are down from pre-pandemic highs, but most only barely.

The biggest job loss remains concentrated in the leisure and hospitality sector. This category includes hotel, amusement park and restaurant workers. While overall we are down 1.6 million workers from before CoVid-19 lockdowns, employment in these fields has fallen by 1.4 million.

Yet, according to the BLS as of February 2022 (the latest data currently available), there were 1.7 million available leisure and hospitality sector jobs. The challenge is clearly a shortage of workers. Incidentally, though retail employment has grown over pre-pandemic levels, there were 1.1 million available jobs as of the last Job Openings and Labor Turnover (JOLTs) Report. In fact, every category of labor with the sole exception of mining & logging had more currently available jobs than the number of workers displaced by the pandemic. The retail sector had 1.1 million jobs available, while the greatest shortage was for office-using employment. The three categories that define that sector had a combined 2.7 million available jobs.

This, of course, has helped to drive strong wage growth ([5.6% year-over-year as of March](#)) and has been a contributing factor to inflation. But the other big economic data release of last week were the inflation numbers. Those jumped 6.4%, meaning that the cost of goods is outpacing increased wages. All of which is [starting to impact the retail sector in terms of slower foot traffic](#). The likelihood is high that when final March 2022 retail sales numbers come out next week that growth, while remaining positive, will show a clear trend of cooling.

In the meantime, current labor conditions could potentially result in the [Fed being more aggressive with interest rate hikes to curb inflation](#). This would slow the economy at a much faster pace, potentially taking inflation down a couple of notches. It also will slow the job market, which at this point, is likely a good thing. Unfortunately, it also will likely slow the record run that retail sales have been enjoying the past 18 months. All of this, of course, assuming that the Fed will be able to walk the fine line between slowing inflation and not crashing the economy.

See you next week.

Garrick



Top 10

Stories of the Week

[Amazon Warehouse Workers Vote to Unionize](#)

Chain Store Age 4/1

[March Unemployment Nears Pre-Pandemic Levels](#)

CNBC 4/1

[Can Homes Save the Shopping Mall?](#)

Wall Street Journal 3/31

[Can Investors Time the Real Estate Market](#)

Forbes 3/31

[US Chamber: Retail Theft a National Crisis Congress Must Address](#)

New York Post 3/31

[Rising Fuel, Food Prices Contribute to Lower Foot Traffic at Retailers](#)

Winsight Grocery Business 3/30

[Private Equity Flood: Car Wash Operators Scour Philly for New Locations](#)

Philadelphia Business Journal 3/30

[The Unexpected Unknowns](#)

Robin Report 3/30

[Grocery Retailer Expectations for 2022](#)

Supermarket News 3/30

[Recession Warning as Yield Curve Inverts](#)

Business Inside 3/29



Economic Headlines

Stories of the Week

[Grocery Hiring Accelerated as Unemployment Fell to 3.6% in March](#)

Winsight Grocery Business 4/1

[Inflation Jumps 6.4% in February](#)

New York Times 3/31

[Gas Prices: Effects on Retailers, Small Businesses and Consumers](#)

ICSC 3/31

[Why I Believe a Freight Recession is Imminent](#)

Freightwaves 3/31

[The Stock Market Loses its Taste for Fast Food](#)

Restaurant Business 3/31

[NYC Consumer Spending Will Increase 20% Over 2019](#)

Globe Street 3/31

[Predictions of a Craft Beer Reckoning](#)

Axios Twin Cities 3/30

[Investor Interest Soaring for Real Estate](#)

ConnectCRE 3/28

[Consumer Spending on In-Person Experiences on the Rise](#)

Chain Store Age 3/28

[DoorDash Dominating Restaurant Delivery Industry](#)

Zero Hedge 3/28

[US Restaurant Traffic Increased in February](#)

QSRWeb 3/25



Property Trends

Stories of the Week

[Detroit's Corktown Neighborhood Buzzes with Retail Development](#)

Detroit News 4/2

[Former Vallco Mall to be Transformed to Housing, Retail, Dining Destination](#)

Chain Store Age 4/1

[Deals Yield New Future for Tanforan Mall Redevelopment](#)

San Francisco Business Times 4/1

[Great Pandemic Migration Revitalizing Palm Beach Retail](#)

Bloomberg 4/1

[Elyria Ohio's Midway Mall May Find New Life as Health, Wellness and Innovation Park](#)

News5Cleveland.com 4/1

[The State of Northern Nevada Retail](#)

Nevada Business 4/1

[DFW Population Boom Boosts Retail Real Estate](#)

Dallas Innovates 4/1

[Rediscovering Seaport Village: Redevelopment Plan Wins Award](#)

Times of San Diego 3/31

[New Mixed-Use Project Coming to Old Town Alexandria VA](#)

Alexandria Living 3/31

[Overheard at the Luxury Meets Cannabis Conference: 12 Tips for Retail Success](#)

Forbes 3/31

[Hollywood & Highland Complex Renamed Ovation Hollywood](#)

Apparel News 3/31

[Retailers Have a Small Window to Renegotiate Their Leases](#)

Globe Street 3/30

[PROCON Breaks Ground on Redevelopment of Billerica Mall in Boston Metro](#)

Shopping Center Business 3/29

[Cheyenne Barnes & noble to Become Natural Grocers](#)

Oil City 2/29

[New Owner of Oakland Mall \(Detroit Metro\) Wants an 'Anti-Mall' With Tik Tok Stars](#)

Detroit Free Press 3/29

[Aging Southern California Mall \(Laguna Hills Mall\) Joins List of Retail Centers Pivoting](#)

Costar 3/29

[Placer AI: Malls Again Prove Their Resilience](#)

ConnectCRE 3/28

[New Ownership Group Looks to Revamp The Forum Shopping Center in Peachtree Corners GA](#)

Costar 3/28

[Nashville Welcomes Wave of New Retailers and Restaurants](#)

Western Real Estate Business 3/28

[Starting This Week Mall 205 \(Portland, OR Metro\) Won't Be a Mall](#)

Willamette Week 3/27

[How Would Students Revitalize a Foundering Mall?](#)

ICSC 3/26

[Houston Ranks Third for Population Growth](#)

Costar 3/25

Retail Headlines

Stories of the Week

[Kohl's Under Attack](#)

Robin Report 4/1

[As Bidders Stalk Kohl's, JCPenney's 650 Locations and Customers Deserve Second Look](#)

PYMNTS 4/1

[SHOWFIELDS Overhauls NYC NoHo Location](#)

Retail Touchpoints 4/1

[Cannabis Dispensaries Open in New Mexico](#)

El Paso Times 4/1

[Cannabis Dispensary Likely to Take Former Rainforest Café Spot in Chicago's River North](#)

Costar 4/1

[Herman Miller Adds Two LA Stores](#)

Furniture Today 4/1

[New Love's Travel Stop Taking Shape in Jacksonville](#)

Jacksonville Business Journal 4/1

[Burlington Opening in Menifee CA](#)

Press-Enterprise 4/1

[Foxtrot Opening Four DC Area C-Stores](#)

Grocery Dive 4/1

[QuikTrip Expands to Cleveland OH](#)

Bluebonnet News 4/1

[Aaron's Completes Acquisition of Brandsmart](#)

Chain Store Age 4/1

[Weir's Furniture Store Expands in Dallas](#)

Dallas Morning News 4/1

[Fabletics Will Open Second KC Area Store](#)

Kansas City Business Journal 4/1

[Hobby Lobby Signs Lease for New Store in The Villages Florida](#)

West Orlando News 3/31

[Seven Tenant Updates](#)

ICSC 3/31

[How GoPuff Used BevMo's Stores to Conquer California](#)

Los Angeles Times 3/31

[Buff City Soap Adds Dallas and Plano TX Stores](#)

Dallas Morning News 3/31

[Faraday Future Opening Electric Car Showroom in Beverly Hills](#)

ConnectCRE 3/31

[Foxtrot Markets Expanding, Entering New Markets](#)

Chain Store Age 3/31

[Hobby Lobby Expanding in Orlando FL](#)

West Orlando News 3/30

[Five Below to Open Up to 400 Stores in Next Two Years](#)

Chain Store Age 3/30

[Restoration Hardware Details 2022 Initiatives](#)

Chain Store Age 3/30

[Balenciaga Opens in Boston at Copley Square](#)

ConnectCRE 3/30

[Costco Coming to Amherst NY](#)

Buffalo Business First 3/30

[It'Sugar Opening Chicago Second Downtown Store](#)

Chicago Business Journal 3/30

[Hobby Lobby Coming to Staten Island](#)

SI Live 3/30

[American Eagle Expands Presence at Pittsburgh's Ross Park Mall](#)

Pittsburgh Business Times 3/28

[Montblanc Spills on its Physical Strategy](#)

Retail Brew 3/29

[JD Sports Heading to Arden Fair Mall](#)

Sacramento Business Journal 3/29

[Express Opens New Concept at Plaza Frontenac](#)

St. Louis Business Journal 3/29

[Batteries Plus Growth Continues Nationwide](#)

Chain Store Age 3/29

[Conn's HomePlus Likely to Open in Santa Fe NM](#)

Santa Fe New Mexican 3/28

[Charming Charlie to Close Retail Locations](#)

Community Impact 3/28

[Academy Sports to Open 80 to 100 Stores Over Next Five Years](#)

Chain Store Age 3/28

[Nike Heads to the Wholesale Exits](#)

Retail Wire 3/28

[Orangetheory Fitness Opens First of its Kind Flagship](#)

Chain Store Age 3/28

[Meijer Continues Northeast Ohio Expansion with Two New Supercenters](#)

Winsight Grocery Business 3/26

Grocery Headlines

Stories of the Week

[Instant Delivery Firm Go Puff Laying Off 3% of Global Workforce](#)

Grocery Dive 4/1

[99 Ranch Market Opens First New York Store on Long Island](#)

Newsday 4/1

[Amazon Fresh to Open in Chicago Suburb Norridge](#)

Chicago Tribune 4/1

[Hy-Vee Expanding Into New Markets](#)

Chain Store Age 4/1

[West End Piggly Wiggly Closing](#)

Nashville Scene 4/1

[Whole Foods Anchored Apartment Tower in Miami Breaks Ground](#)

South Florida Business Journal 3/31

[Food Story Natural Market to End Jersey City Food Desert](#)

Costar 3/31

[The Ten Fastest Growing Grocers in 2021 Were...](#)

Chain Store Age 3/31

[Bay Area Businesses Left with Unpaid Bills After Ultrafast Delivery Startup Zero Grocery Shuts Down](#)

Perishable News 3/31

[Grocery Outlet to Expand in Pittsburgh](#)

Pittsburgh Business Times 3/31

[Food Giant to Open in Birmingham AL Food Desert](#)

Winsight Grocery Business 3/31

[Natural Grocers to Open in Canon City CO](#)

Winsight Grocery Business 3/31

[Littleton's Market to Open Late 2022 in Columbus OH](#)

Winsight Grocery Business 3/29

[Lam's International Supermarket Expands to West Side of Valley](#)

Phoenix Business Journal 3/29

[Hy-Vee Enters Tennessee](#)

Supermarket News 3/29

[Dave's Market Closing in Cleveland Suburb Collinswood](#)

Cleveland.com 3/28

[Save Mart Has a New Owner](#)

Winsight Grocery Business 3/28

[Save Mart Bought by Private Equity Firm](#)

Grocery Dive 3/28

[Whole Foods Joins Other Grocers With Plans for Stores in North Dallas Suburb McKinney](#)

Costar 3/25

Restaurant News

Stories of the Week

[Welcome to Panera Bread Next Generation](#)

QSR Magazine 4/2

[Neat Burger Gears Up for Growth](#)

QSR Magazine 4/1

[I Heart Mac & Cheese Opens First Illinois Unit](#)

FastCasual.com 4/1

[Pizza Guys Open in San Carlos CA](#)

QSR Magazine 4/1

[Krispy Kreme Lines Up New Orlando Restaurant](#)

Orlando Business Journal 4/1

[Starbucks Opens at Reno City Center Project](#)

Reno Gazette Journal 4/1

[Crumbl Cookies Rolling into Milpitas CA](#)

What Now San Francisco 4/1

[Fazoli's Expands in North Carolina](#)

RestaurantNews.com 3/31

[Whataburger Opening Eight Georgia restaurants](#)

WJCL 3/31

[Chick'nCone Looks to Expand in South Carolina](#)

RestaurantNews.com 3/31

[Smokey Bones Opens in Avon IN](#)

RestaurantNews.com 3/31

[Fajita Pete's Signs Deal to Open 13 Texas Units](#)

QSR Magazine 3/31

[Peach Cobbler Expands to West Virginia](#)

RestaurantNews.com 3/31

[Charlie Brown's Returns to Woodbury NJ](#)

RestaurantNews.com 3/31

[Sticks Kebob Shop Rolls Out Franchise Opportunity](#)

QSR Magazine 3/31

[Shaq's Big Chicken Opening in Dayton OH](#)

Dayton Daily News 3/31

[Donato's Plans South Florida Expansion](#)

QSR Magazine 3/31

[Asian-Themed Food Hall Coming to Pittsburgh](#)

Pittsburgh Magazine 3/31

[JINYA wants fast casual concept bushi by JINYA to Reach 100 Units by 2024](#)

QSR Magazine 3/31

[Wagamama Heading to Atlanta](#)

What Now Atlanta 3/31

[Super Chix Inks Deal to Open 23 New Jersey Locations](#)

Daily Voice 3/31

[Kilwin's Expands in Chicago Neighborhood of Andersonville](#)

Block Club Chicago 3/31

[Dunkin Opens Philadelphia Area's First Digital Only Store in Cherry Hill](#)

Philly Voice 3/31

[Pure Green Expanding in Midwest with Franchises](#)

QSR Magazine 3/31

[Paris Banh Mi Opening in Elk Grove CA](#)

Sacramento Business Journal 3/31

[Fine Dining Player Maribella Signs One of Manhattan's Largest Retail Leases of the Year](#)

Costar 3/30

[Popeyes Unveils Digital Concept as They Ramp up Growth](#)

QSR Magazine 3/30

[Freebirds World Burrito Opening Five More Texas Units](#)

FastCasual.com 3/30

[Huey Magoo's Expands in Alabama](#)

FastCasual.com 3/30

[Smoothie King's Aggressive Growth to Continue](#)

Chain Store Age 3/30

[Plano's Food Hall Company Plots Expansion](#)

Dallas Innovates 3/30

[Rush Bowls Takes Aim at 50 Units for 2022](#)

QSR Magazine 3/30

[Smashburger Opens Full Bar in Colorado](#)

9News 3/30

[The Past Present and Future of Drive Thrus](#)

QSR Magazine 3/29

[Clean Juice Doubles Down on Growth](#)

RestaurantNews.com 3/29

[The Future of Restaurants May Be Hiding in a Suburban Mall](#)

Restaurant Business 3/29

[Waba Grill Continues California Expansion](#)

RestaurantNews.com 3/29

[McAlister's Deli Expands in Georgia](#)

QSR Magazine 3/29

[Cookie Concept Last Crumb Takes Former Le Cordon Bleu Space in Pasadena CA](#)

ConnectCRE 3/28

[Chicken Salad Chick Adds 30th Florida Store](#)

FastCasual.com 3/28

[MOOYAH Headed to Ocala FL](#)

QSR Magazine 3/28

[Qdoba Expanding in South Florida](#)

QSR Magazine 3/28

[Slim Chickens Opens Second Tuscaloosa Store](#)

RestaurantNews.com 3/28

[Pizza Twist Adds 100th Franchisee](#)

RestaurantNews.com 3/28

[Sbarro to Expand by 100 Units Globally in 2022](#)

QSRWeb 3/28

[Atomic Wings Expands to Arlington TX](#)

FastCasual.com 3/26

[Café Rio Opening 15 Locations by Year End](#)

FastCasual.com 3/26



REITs, Landlord & Development

Stories of the Week

[CBL Loses Control of Three Malls](#)

Costar 4/1

[Latest Open Air Splurge; Inside Edens' 1 Million Square Foot Acquisition](#)

ICSC 4/1

[San Diego Retail Deal Among Latest underscoring Investor Interest in Neighborhood Centers](#)

Costar 4/1

[LA Shopping Center Near Beverly Hills is Sold, Mixed-Use Development Planned](#)

Costar 4/1

[Seritage Terminates REIT Status, Seeks Conversion to C Corp](#)

ConnectCRE 3/31

[Great Floors Sale-Leaseback Spree Tops \\$32M](#)

Costar 3/31

[Nuveen Sells Charleston Plaza Retail Center in Silicon Valley for \\$71.8M](#)

Shopping Center Business 3/31

[San Francisco Investor Drops \\$72M on Retail Portfolio Purchase](#)

Costar 3/31

[Nearly \\$300M: Shopping Centers in San Jose, Berkeley, Alamo are Bought](#)

SiliconValley.com 3/30

[What's Behind the Surge of REIT Mega Mergers](#)

ICSC 3/30

[Publix Anchored Shopping Center in Charlotte Suburb Sells for \\$28.2M](#)

Costar 3/29

[Sterling Organization Buys Chicago Grocery Anchored Plaza North Mayfair Commons for \\$18.25M](#)

ConnectCRE 3/28

[Publix Anchored The Shoppes at Hanfield Village in Charlotte NC Metro Sells for \\$28.2M](#)

Shopping Center Business 3/28

[Costco Anchored Center in Tempe AZ Sells for \\$27.8M](#)

Shopping Center Business 3/28

eCommerce / Omnichannel / Retail Tech

Stories of the Week

[Less Than a Year After IPO Digital Brands Warns it Could go BK](#)

Retail Dive 4/1

[Foodland Looks to Automate](#)

Supermarket News 4/1

[Sodexo to Open Autonomous Grocery Stores on College Campuses](#)

Winsight Grocery Business 4/1

[Retail Set for Social Commerce Boom](#)

Chain Store Age 4/1

[How Could Tokenization Reshape Real Estate Investing?](#)

Fast Company 3/31

[BJ's Same Day Delivery Program Gets an Upgrade](#)

Winsight Grocery Business 3/31

[Wendy's Opens in the Metaverse](#)

QSRWeb 3/30

[PacSun, Forever 21 Head to the Metaverse](#)

Retail Touchpoints 3/31

[Are Brands Entering the Metaverse Headed for the Wild, Wild West?](#)

TotalRetail 3/27

[Digital Native Retailers Struggle to Turn Profit](#)

eMarketer 3/25



WE ARE LOCKEHOUSE RETAIL GROUP. IT IS OUR MISSION TO DELIVER EXCEPTIONAL VALUE AND SERVICE TO OUR CLIENTS, INVESTORS AND COMMUNITY.



SERVICES

- ✓ Retail Leasing
- ✓ Mixed-Use Leasing
- ✓ Investment Sales
- ✓ Property Management
- ✓ Consulting
- ✓ Build Out Management
- ✓ Development Services

LOCKEHOUSE

Prepared by Garrick H. Brown
COO & Director of Advisory Services
925-627-7900
garrick@lockehouse.com

2099 Mt. Diablo Blvd., Suite 206,
Walnut Creek, CA 94596
License #01784084
www.LOCKEHOUSE.com