FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL							
OMB Number: 3235-0287							
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hours per response:	0.5						

	Check this box if no longer subject to
\neg	Section 16. Form 4 or Form 5
_	obligations may continue. See
	Instruction 1(b).

1. Name and Address of Reporting Person* Sneve Laurie A.				2. Issuer Name and Ticker or Trading Symbol RETAIL OPPORTUNITY INVESTMENTS CORP [POIC]								eck all appli Directo	cable) or	Ü	ng Person(s) to Issuer 10% Owner			
	(Ei	ret\	(Middle)		· 50	<u>131</u> [KOIC]						:			!	Other (s below)	pecify
(Last) (First) (Middle) C/O RETAIL OPPORTUNITY INVESTMENTS CORP.				3. Date of Earliest Transaction (Month/Day/Year) 03/01/2022									Sr.VP	Chief A	.ccoun	ting Office	er	
11250 EL CAMINO REAL, SUITE 200				4. If Amendment, Date of Original Filed (Month/Day/Year)								6. Individual or Joint/Group Filing (Check Applicable						
IECO	C	^	02120										- 1	X Form f	,		Ü	
IEGO	C.F		92130													ore thar	one Repor	rting
	(St	ate)	(Zip)															
		Tab	le I - No	n-Deriv	ative	Secu	rities Ac	quired	, Dis	posed o	f, o	or Ben	eficiall	y Owned				
Date				2A. Deemed Execution Date, if any (Month/Day/Year)		Transaction Dispo Code (Instr. 5)		Disposed				Securities Beneficia Owned Fe	s lly ollowing	Form: (D) or	Direct Ir Indirect B tr. 4) O	7. Nature of Indirect Beneficial Ownership		
							Code	v	Amount	((A) or (D)	Price	Transacti	on(s)		(1	nstr. 4)	
Common Stock, par value \$0.0001 per share 03/			03/01	L/2022			М		15,000		A	\$12.43	159,035			1 1	ee ootnote ⁽¹⁾	
		•	Table II -											Owned				
or Exe Price of Deriva	ercise of ative	3. Transaction Date (Month/Day/Year)	Execution if any	Date,	Transacti Code (Ins			6. Date Exercisable and Expiration Date (Month/Day/Year)			of S Und Der	of Securities Underlying		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)		10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
	EL CAI EL CAI EL CAI EL CAI E Securi T Securi T Securi	Laurie A. (Fi TTAIL OPPO EL CAMINO (Si Security (Inst	(First) CTAIL OPPORTUNITY INV EL CAMINO REAL, SUITE IEGO CA (State) Tal: Security (Instr. 3) Tal: Security (Instr. 3) 2. Conversion or Exercise Price of Derivative Price of Derivative (Month/Day/Year)	(First) (Middle) TAIL OPPORTUNITY INVESTMENT EL CAMINO REAL, SUITE 200 IEGO CA 92130 (State) (Zip) Table I - No Security (Instr. 3) Table II - No Table II - No Conversion or Exercise Price of Derivative Price of Derivative (Month/Day/Year) (Month/Day/Year)	Table II - Deriva (E. Conversion or Exercise Price of Derivative Page 1 and page 1 and page 2. Transaction Derivative Price of Derivative Price of Derivative Page 2. Transaction (Month/Day/Year) (Middle) (Middle) (Middle) (Middle) (Aidle) (Zip) Table II - Non-Derivative (Zip) Table II - Derivative (e.g., page 2. (Month/Day/Year) (Month/Day/Year) (Middle) (Zip) Table II - Non-Derivative (e.g., page 2. (Month/Day/Year) (Month/Day/Year) (Month/Day/Year)	Laurie A. (First) (Middle) 3. Da 03/0 EL CAMINO REAL, SUITE 200 (State) (Zip) Table I - Non-Derivative Security (Instr. 3) 2. Transaction Date (Month/Day/Year) Table II - Derivative S (e.g., puts, c 2. Conversion or Exercise Price of Derivative (Month/Day/Year) 2. Transaction Date (Month/Day/Year) 3. Transaction Date (Month/Day/Year) (Month/Day/Year) 4. Transaction Date (Month/Day/Year) (Month/Day/Year) 4. Transaction Date (Month/Day/Year) (Month/Day/Year) 4. Transaction Date (Month/Day/Year) (Month/Day/Year) (Month/Day/Year)	Laurie A. (First) (Middle) 3. Date of E 03/01/202 EL CAMINO REAL, SUITE 200 (State) (Zip) Table I - Non-Derivative Security (Instr. 3) 2. Transaction Date (Month/Day/Year) Table II - Derivative Security (e.g., puts, calls, land or Exercise Price of Derivative Security (Month/Day/Year) 2. Transaction Date (Month/Day/Year) 3. Date of E 03/01/2022 4. If Amend 2. Transaction Date (if any (Month/Day/Year) 3. Transaction Date (if any (Month/Day/Year) 4. Transaction Date (Month/Day/Year) 2. Conversion or Exercise Price of Derivative Security (Month/Day/Year) 3. Transaction Date (Month/Day/Year) 3. Transaction Date (Month/Day/Year) 3. Transaction Date (Month/Day/Year) 3. Date of E03/01/2022 4. If Amend 2. Transaction Date (if any (Month/Day/Year) 8. Transaction Date (Mo	Laurie A. (First) (Middle) STAIL OPPORTUNITY INVESTMENTS EL CAMINO REAL, SUITE 200 Table I - Non-Derivative Securities Acquired (Month/Day/Year) Table II - Derivative Securities Acquired (e.g., puts, calls, warrants 2. Transaction Date (Month/Day/Year) Table II - Derivative Securities Acquired (Month/Day/Year) Table II - Derivative Securities Acquired (Month/Day/Year) 3. Date of Earliest Tran 03/01/2022 4. If Amendment, Date Execution Date, (Month/Day/Year) 2. Transaction Date (e.g., puts, calls, warrants) Table II - Derivative Securities Acquired (Month/Day/Year) 3. 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Transaction Date (e.g., puts, calls, warrants)	RETAIL OPPORTUNE CORP ROIC	CORP ROIC	RETAIL OPPORTUNITY INVESTMENTS Some of Earliest Transaction (Month/Day/Year) Some of Earliest Transaction (Month/Day/Yea	RETAIL OPPORTUNITY INVESTMENTS Source Conversion of Security (Instr. 3) Stock, par value \$0.0001 per share O3/01/2022 M Date (Month/Day/Year) Stock, par value \$0.0001 per share O3/01/2022 M Date (Month/Day/Year) Stock, par value \$0.0001 per share O3/01/2022 M Date (Month/Day/Year) Stock (Month/Day/Year) Stock (Month/Day/Year) Osposed of, or (e.g., puts, calls, warrants, options, convertible Conversion or Exercise Price of Derivative Security (Month/Day/Year) Osposed of (Instr. 3) Osposed of, or (Conversion or Exercise Price of Derivative Securities Acquired (Month/Day/Year) Osposed of, or (Conversion or Exercise Price of Derivative Securities Acquired (Month/Day/Year) Osposed of (Instr. 3) Osposed of, or (Conversion or Exercise Price of Derivative Securities Acquired (Month/Day/Year) Osposed of (Instr. 3) O	RETAIL OPPORTUNITY INVESTMENT	RETAIL OPPORTUNITY INVESTMENTS (Charles (First) (Middle) TAIL OPPORTUNITY INVESTMENTS (Charles (Month/Day/Year) (03/01/2022 4. If Amendment, Date of Original Filed (Month/Day/Year) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficiall Security (Instr. 3) (State) (Zip) Table II - Derivative Securities Acquired, Disposed of (Di (Instr. 3, 4 and 5)) (Stock, par value \$0.0001 per share (e.g., puts, calls, warrants, options, convertible securities) Table II - Derivative Securities Acquired, Disposed of, or Beneficially (e.g., puts, calls, warrants, options, convertible securities) 2. Transaction Date (Month/Day/Year) (Month/Day/Year) (Charles (Charles (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (Charles (Month/Day/Year) (Month/Day/Year) (Sh. Date Securities) (Charles (Month/Day/Year) (Month/Day/Year) (Month/Day/Year) (Sh. Date Securities) (Charles (Month/Day/Year) (Month/Day/Year) (Sh. Date Securities) (Month/Day/Year) (Month/D	RETAIL OPPORTUNITY INVESTMENTS CORP [ROIC] Check all applic Core below Sr. VP	RETAIL OPPORTUNITY INVESTMENTS Check all applicable Director X Officer (give title below) Sr. VP, Chief A Officer (give title below) Sr. VP, Chief A	RETAIL OPPORTUNITY INVESTMENTS CORP [ROIC] Check all applicable) Director Cofficer (give title below) Sr. VP.Chief Account Sr. VP.Chief Account	RETAIL OPPORTUNITY INVESTMENTS CORP [ROIC] SINCH (Middle) TAIL OPPORTUNITY INVESTMENTS O3/01/2022 4. If Amendment, Date of Original Filed (Month/Day/Year) (State) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible security (Instr. 3 and 4) Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned Table II - Derivative Security (Instr. 3

Explanation of Responses:

\$12.43

1. These shares are held by the Jerry B. Sneve and Laurie A. Sneve Family Trust dated March 6, 2006 of which Laurie A. Sneve is a Trustee.

Code

M

(A) (D)

15,000

2. The option, representing a right to purchase a total of 15,000 shares, became exercisable in four equal annual installments beginning on November 28, 2013, which was the first anniversary of the date on which the option was granted.

Date

Exercisable

(2)

Expiration Date

11/28/2022

Title

Stock,

par value \$0.0001

Remarks:

Stock, par

value \$0.0001

/s/ Michael B. Haines, 03/02/2022 Attorney-in-fact for Laurie A. Sneve

\$<mark>0</mark>

0

D

** Signature of Reporting Person Date

or Number

Shares

15,000

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

03/01/2022

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.