

## MARKET TRENDS

# LOS ANGELES

## RETAIL

↑	VACANCY	↑	UNEMPLOYMENT
↓	RENTAL RATES	↑	CONSTRUCTION DELIVERIES
Year-Over-Year Change			

### SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Village Walk	SE Los Angeles	129,640	\$37,500,000	\$289	JH Real Estate Partners	UBS
Hermosa Strand & Pier	Beach Cities/Palos Verdes	22,421	\$33,500,000	\$1,494	Hermosa Pier And Strand, LLC	S&P Hermosa Parent, LLC
5573-5587 Sepulveda Blvd	Culver City	43,784	\$23,800,000	\$544	Super King Markets	Reinis Hillary

### SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Food 4 Less Center	Long Beach	50,000	March 2025	El Super
11998 Hawthorne Blvd	Hawthorne	40,000	February 2025	RS USA
Cerritos Towne Center	Cerritos	28,500	February 2025	Marukai

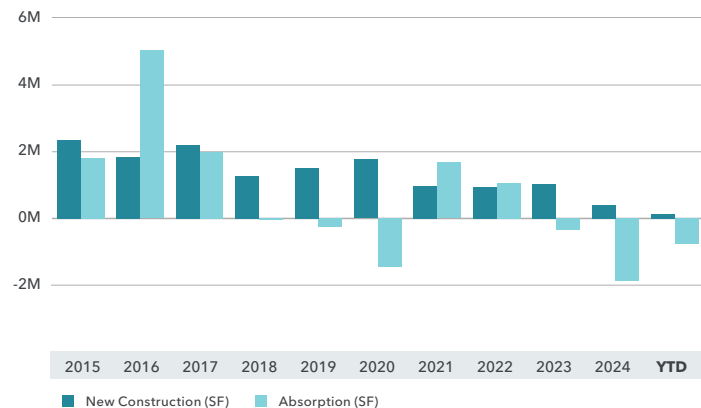
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
West Harbor	Beach Cities/Palos Verdes	256,020	3Q 2025
Rowland Town Center	Eastern SGV	92,550	2Q 2025
Bloom on Third	Miracle Mile	80,966	2Q 2026

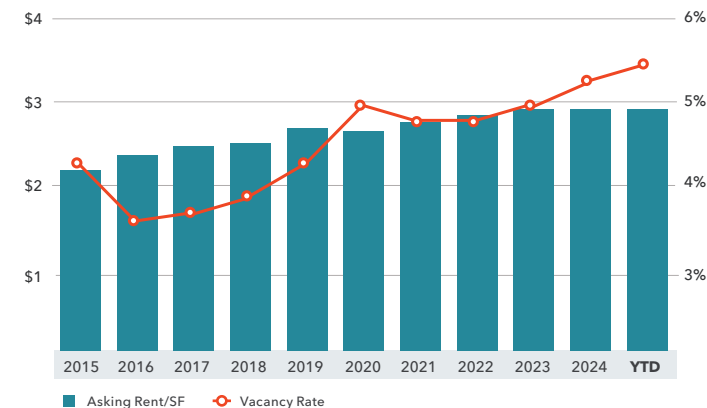
### MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	5.5%	5.3%	5.0%	<b>50 bps</b>
Average Asking Rents	\$2.91	\$2.91	\$2.96	<b>-1.77%</b>
Under Construction (SF)	902,630	903,070	797,897	<b>13.13%</b>
Average Sales Price	\$373	\$399	\$419	<b>-11.09%</b>
Average Cap Rate	6.1%	5.9%	5.2%	<b>90 bps</b>
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries (SF)	133,249	51,029	130,414	<b>2.17%</b>
Net Absorption	-756,509	117,184	-472,932	<b>N/A</b>

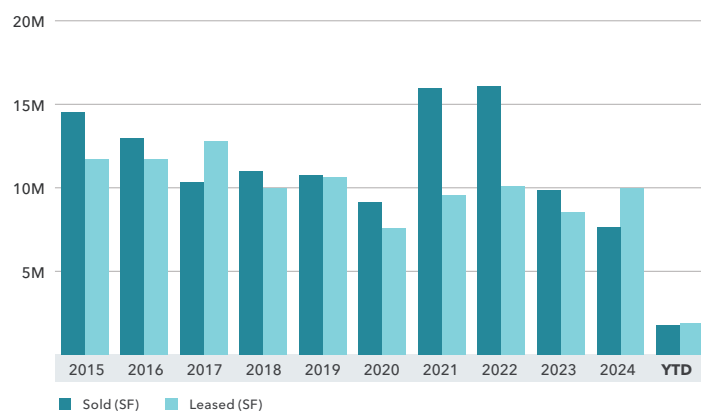
## NEW CONSTRUCTION & ABSORPTION



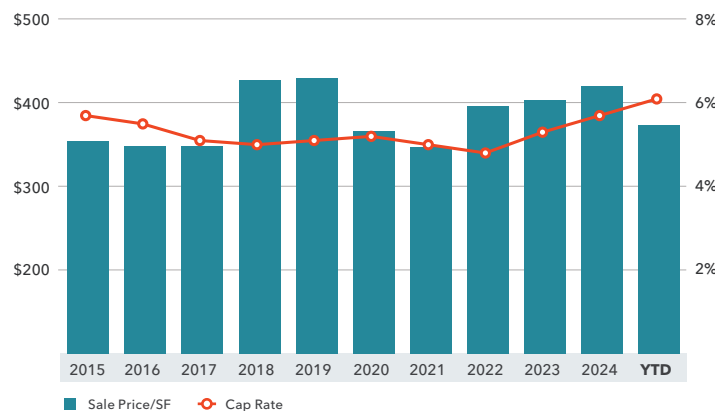
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME



## AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

**GARY BARAGONA**  
Director of Research  
415.229.8925  
gary.baragona@kidder.com

**ERIC PAULSEN**  
Chief Operating Officer  
213.421.1400  
eric.paulsen@kidder.com  
LIC N° 01001040

### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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