

## MARKET TRENDS

# LOS ANGELES

## RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
8830-8844 W Sunset Blvd	West Hollywood	8,500	\$26,000,000	\$3,058.82	Regency Outdoor Advertising, Inc.	8830-8844 Sunset Blvd, LLC
Market Loft Condos	South Park	54,948	\$20,900,000	\$380.36	Mushmel Properties Corp.	HRA 9th & Flower, LP
3700 Torrance Blvd	Torrance	35,978	\$16,000,000	\$444.72	Vista Apartments, LP	Oak Street Real Estate Capital

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
1100-1120 Colorado Ave	Westside	83,694	April 2025	Tesla
Centre Pointe Village	Santa Clara Valley	25,000	May 2025	Burlington
Crenshaw-Imperial Plaza	Inglewood/South LA	16,500	April 2025	Harbor Freight Tools

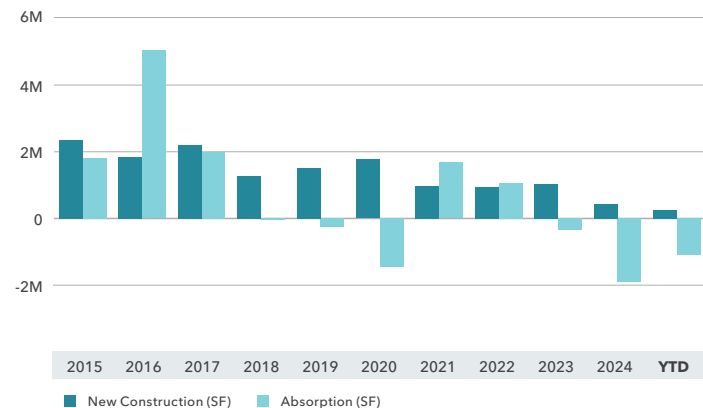
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
West Harbor - Phase A	Beach Cities/Palos Verdes	65,000	3Q 2025
King of Padel	Beach Cities/Palos Verdes	50,000	1Q 2026
West Harbor - Phase B	Beach Cities/Palos Verdes	41,985	3Q 2025

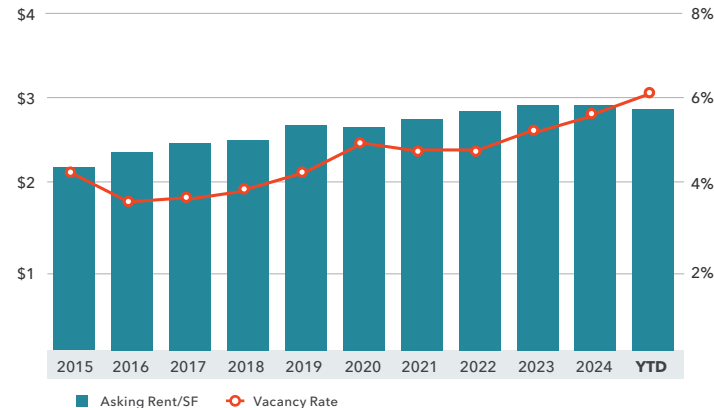
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	5.6%	5.5%	5.1%	<b>50 bps</b>
Average Asking Rents	\$2.87	\$2.91	\$2.95	<b>-2.52%</b>
Under Construction (SF)	642,547	743,379	729,184	<b>-11.88%</b>
Average Sales Price	\$391	\$382	\$433	<b>-9.70%</b>
Average Cap Rate	6.1%	6.3%	5.9%	<b>20 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	101,632	260,478	306,718	<b>-15.08%</b>
Net Absorption	-318,388	-1,105,202	-1,189,799	<b>N/A</b>

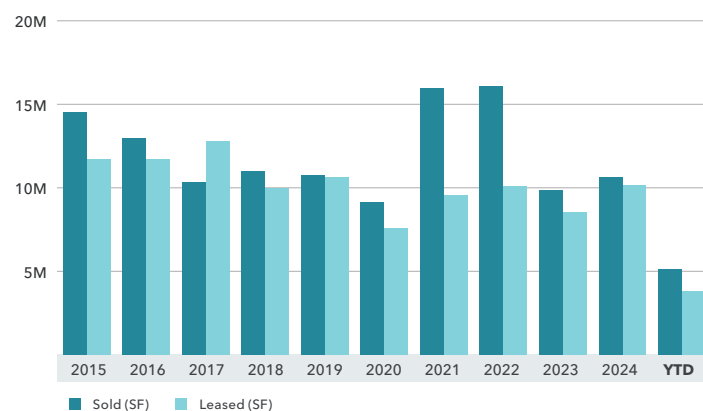
## NEW CONSTRUCTION & ABSORPTION



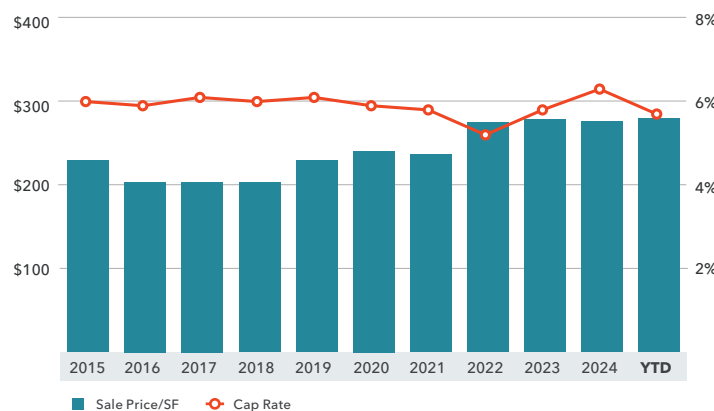
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL 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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