

MARKET TRENDS

LOS ANGELES

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Hollywood Galaxy - Peterson Building	Hollywood	324,881	\$137,566,289	\$1,814.93	Hollywood Block, LLC	Street Retail West 7, LP
Vons	Downtown Long Beach	50,188	\$26,850,000	\$534.99	Broadway 3721, LLC	CWS Hermann Lofts, LP
1000 S Central Ave	Glendale	33,818	\$24,700,000	\$730.38	City Of Glendale	Aria Investments, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Palmdale Promenade	Antelope Valley	45,800	August 2025	Maxxout
Sierra Commons	Antelope Valley	42,787	July 2025	Urban Air
1999 Avenue Of The Stars	Century City	42,705	September 2025	Bain & Company

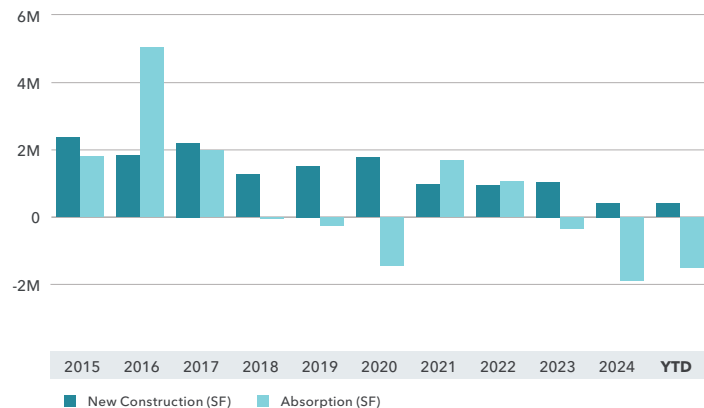
SIGNIFICANT UNDER CONSTRUCTION

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

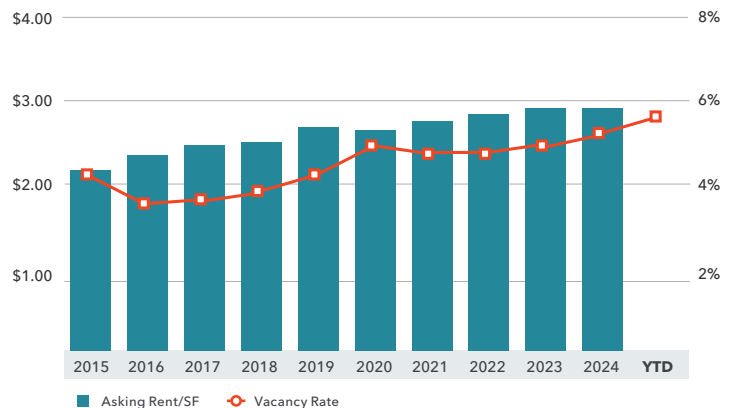
MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	5.7%	5.6%	5.3%	40 bps
Average Asking Rents	\$2.82	\$2.87	\$2.97	-4.86%
Under Construction (SF)	597,609	741,105	788,704	-24.23%
Average Sales Price/SF	\$198	\$372	\$435	-54.40%
Average Cap Rate	5.9%	6.1%	5.7%	20 bps
	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	148,496	407,428	371,386	9.70%
Net Absorption (SF)	-602,183	-1,492,758	-1,961,964	N/A

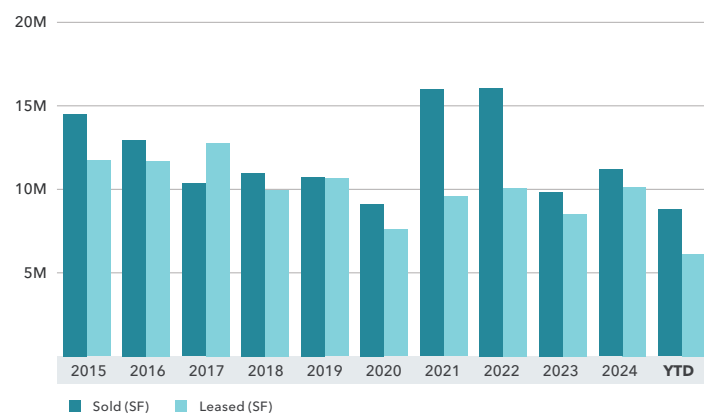
NEW CONSTRUCTION & ABSORPTION



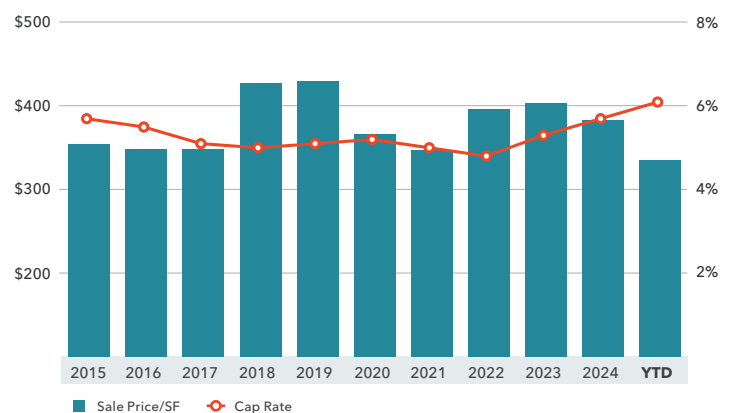
AVERAGE ASKING RENT/SF & VACANCY RATE



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

53M SF

MANAGEMENT
PORTFOLIO SIZE

800+

ASSETS UNDER
MANAGEMENT

250+

CLIENTS
SERVED

VALUATION ADVISORY

2,400+

AVERAGE
ASSIGNMENTS

39

TOTAL
APPRAISERS

24

WITH MAI
DESIGNATIONS