

MARKET TRENDS

LOS ANGELES

RETAIL

 VACANCY

 UNEMPLOYMENT

 RENTAL RATES

 CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Holmby Building	Westwood	50,790	\$32,675,000	\$643	Somerset JD, LLC	Beitler Comm. R.E. Services
Topanga Gateway	Woodland Hills/Warner Ctr	55,371	\$29,291,361	\$529	Space Topanga Gateway, LLC	Anderson Real Estate
Valley Central Shopping Center	Antelope Valley	122,657	\$27,105,256	\$221	Dollinger Lancaster, LLC	Bridge33 Capital

SIGNIFICANT LEASE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Transaction Date	Tenant
14351 Hindry Ave	El Segundo	40,500	October 2025	Sports Basement
ROW DTLA / 767 S Alameda	Downtown Los Angeles	32,330	October 2025	Fashionphile
The Pike Outlets	Long Beach: Downtown	29,766	October 2025	EoS Fitness

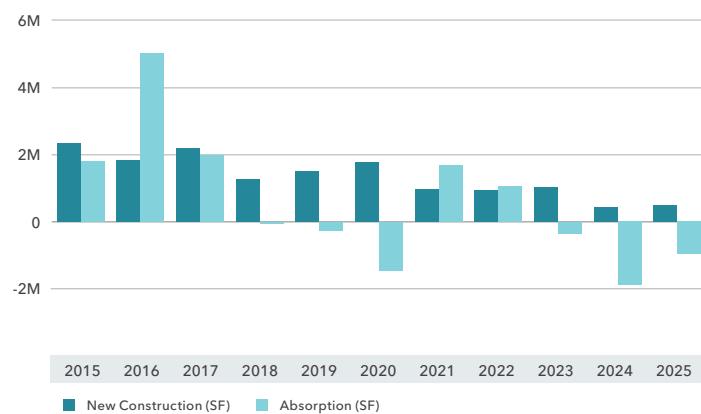
SIGNIFICANT UNDER CONSTRUCTION

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

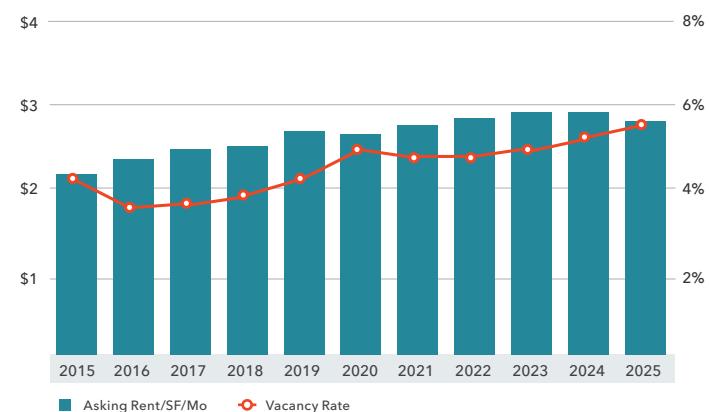
MARKET BREAKDOWN

	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	5.6%	5.7%	5.3%	30 bps
Average Asking Rents/SF/Mo	\$2.80	\$2.82	\$2.91	-3.81%
Under Construction (SF)	558,594	604,382	899,578	-37.90%
Average Sales Price/SF	\$228	\$248	\$241	-5.30%
Average Cap Rate	5.3%	5.7%	5.9%	-60 bps
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	45,788	480,778	424,785	13.18%
Net Absorption (SF)	245,756	-959,063	-1,888,307	N/A

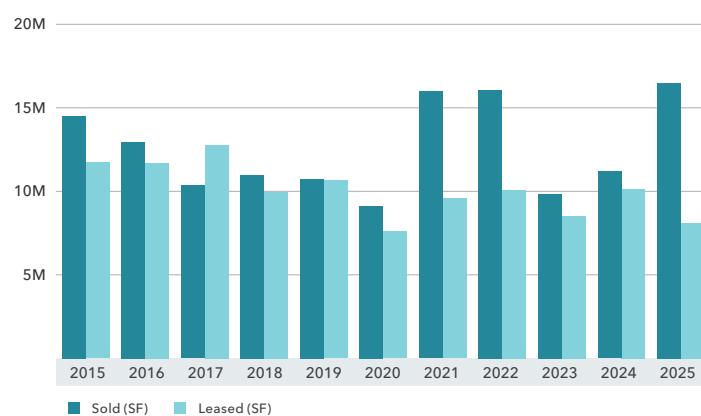
NEW CONSTRUCTION & ABSORPTION



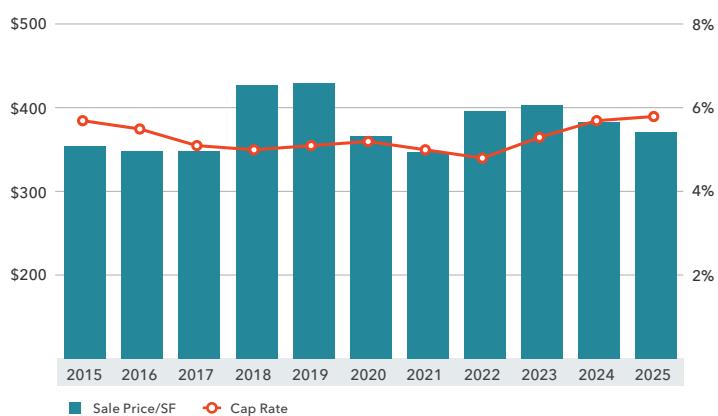
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

41
TOTAL APPRAISERS

23
WITH MAI DESIGNATIONS