

## MARKET TRENDS

# LOS ANGELES

## RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Beverly Connection	West Hollywood	272,288	\$269,919,000	\$991.30	Beverly La Cienega Retail Co., LLC	Ashkenazy Acquisition Corp
LBX - Long Beach Exchange	Long Beach: Suburban	115,557	\$57,060,379	\$493.79	LBX Edens, LLC	PGIM, Inc.   DJM Capital Ptns, Inc.
24050 Creekside Rd	Santa Clarita Valley	39,195	\$33,000,000	\$841.94	Sukut Holdings, LLC	Greenlaw Partners

### SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Victory and Tampa Shopping Center	Western SFV	29,914	January 2026	Vons
Alvarado Center	Koreatown	24,800	January 2026	Ross Dress for Less
Lakewood Marketplace Center	Mid-Cities	19,306	January 2026	Welbe Health

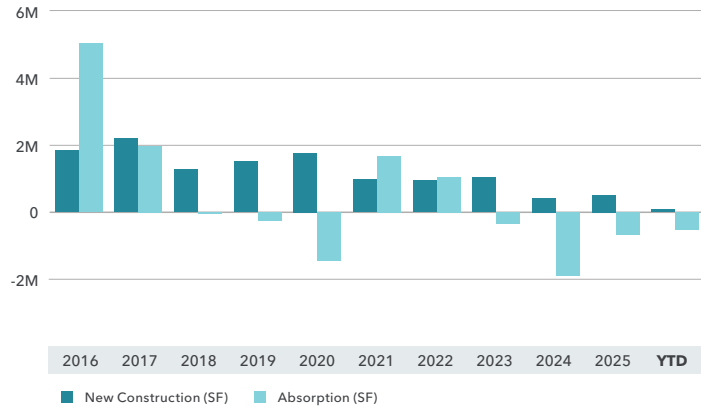
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Retail Pad 2- Suite 1285	Inglewood/South LA	125,946	1Q 2028
West Harbor - Phase A	Beach Cities/Palos Verdes	65,000	2Q 2026
King of Padel	Beach Cities/Palos Verdes	50,000	2Q 2026

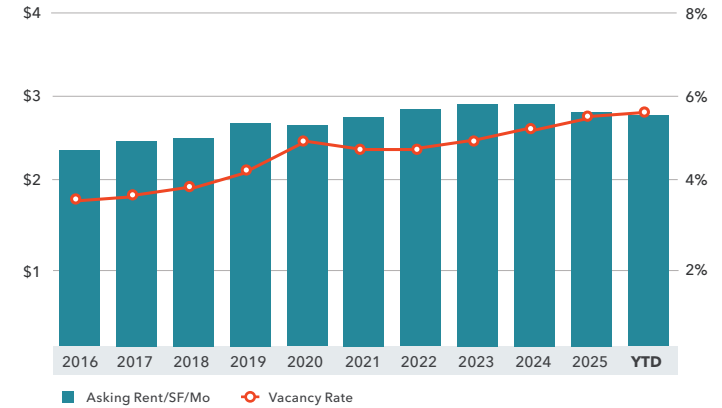
### MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	5.7%	5.6%	5.5%	<b>20 bps</b>
Average Asking Rents/SF/Mo	\$2.77	\$2.81	\$2.91	<b>-4.92%</b>
Under Construction (SF)	642,736	574,077	837,293	<b>-23.24%</b>
Average Sales Price/SF	\$359	\$266	\$229	<b>56.73%</b>
Average Cap Rate	6.2%	5.8%	6.3%	<b>-10 bps</b>
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	84,026	84,026	165,861	<b>-49.34%</b>
Net Absorption (SF)	-530,555	-530,555	0	<b>N/A</b>

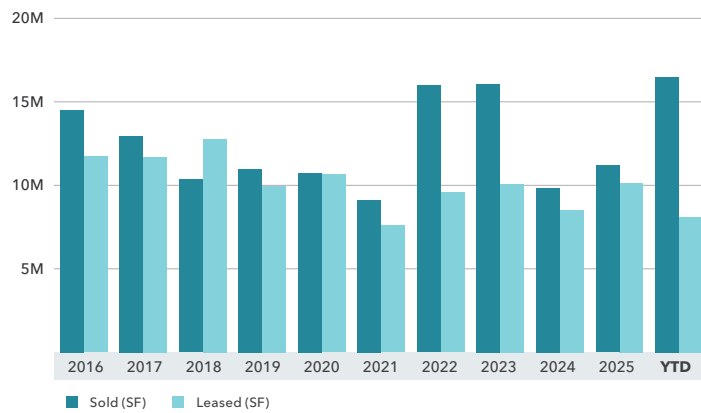
**NEW CONSTRUCTION & ABSORPTION**



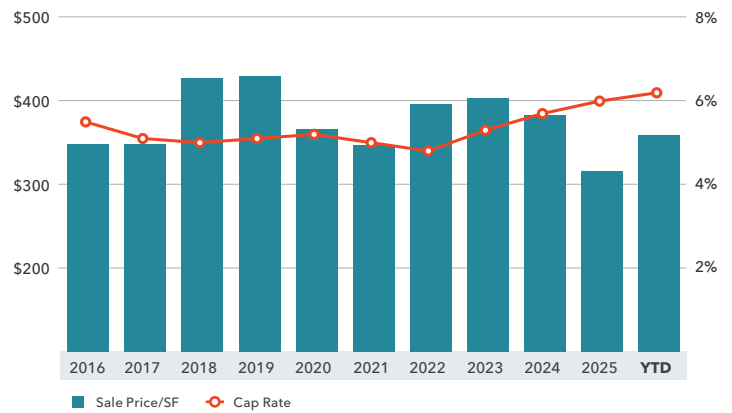
**AVERAGE ASKING RENT/SF & VACANCY RATE**



**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

**DARREN TAPPEN**  
 Regional President, Brokerage  
 213.421.1400  
 darren.tappen@kidder.com

**Designated Broker**  
 Eric Paulsen | LIC N° 01001040

<b>COMMERCIAL BROKERAGE</b>	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
<b>VALUATION ADVISORY</b>	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS