

MARKET TRENDS

LOS ANGELES

RETAIL



SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
FlGat7th	Downtown Los Angeles	330,784	\$68,500,000	\$207.08	JH Real Estate Partners, Inc.	Brookfield Properties
400 Foothill Rd	Beverly Hills	121,784	\$49,000,000	\$402.35	Fletcher Jones Automotive Group	Group 1 Automotive
Continental Park	El Segundo	105,000	\$42,000,000	\$400.00	Bay Club South Bay Land, LLC	Continental Development Corp.

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Marina Marketplace	Marina Del Rey/Venice	30,000	June 2026	Nordstrom Rack
1404 3rd St	Santa Monica	28,275	May 2026	TurboTax Experts
4040 Eagle Rock Blvd	Glendale	23,564	May 2026	Island Pacific Supermarket

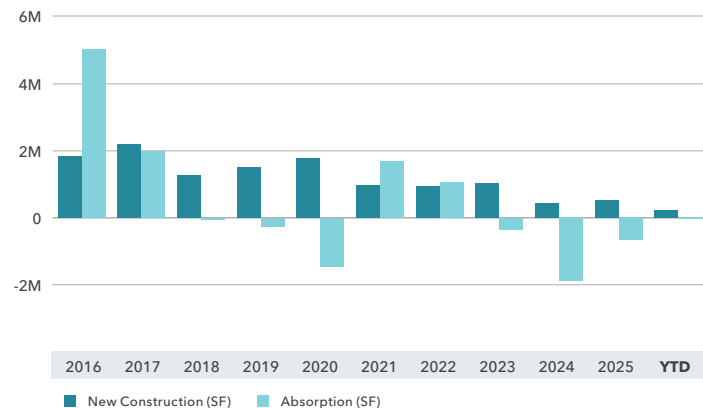
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
West Harbor	Beach Cities/Palos Verdes	208,020	3Q 2026
The Walk	Southeast Los Angeles	110,000	3Q 2027
Rowland Town Center	Eastern SGV	82,390	3Q 2026

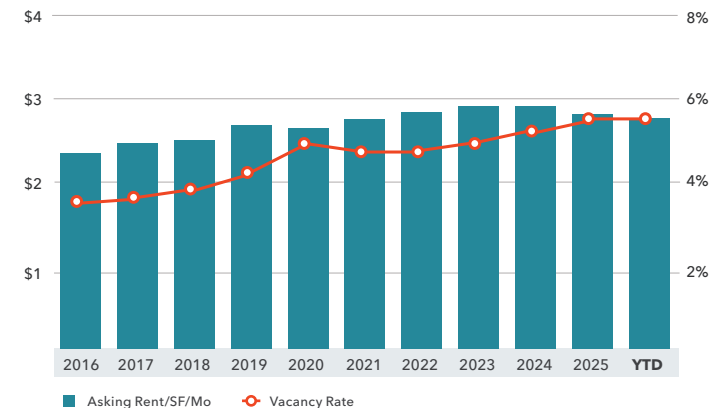
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	5.6%	5.7%	5.5%	10 bps
Average Asking Rents/SF/Mo	\$2.76	\$2.77	\$2.87	-3.86%
Under Construction (SF)	524,688	595,194	824,594	-36.37%
Average Sales Price/SF	\$354	\$468	\$367	-3.58%
Average Cap Rate	6.2%	5.7%	6.0%	20 bps
	2Q26	YTD 2026	YTD 2025	YOY Change
Construction Deliveries (SF)	82,506	228,764	255,611	-10.50%
Net Absorption (SF)	409,700	-30,511	-727,733	N/A

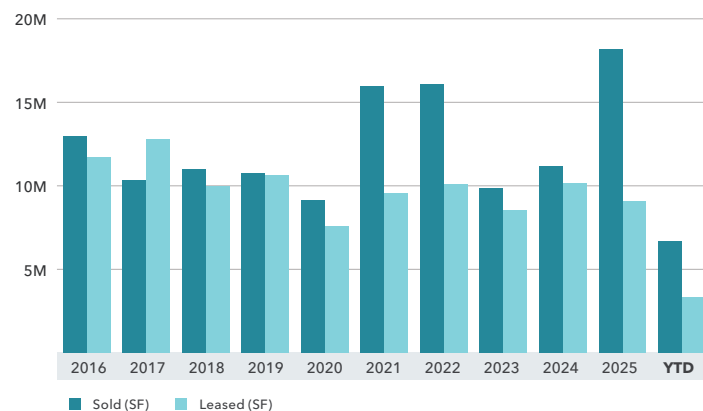
NEW CONSTRUCTION & ABSORPTION



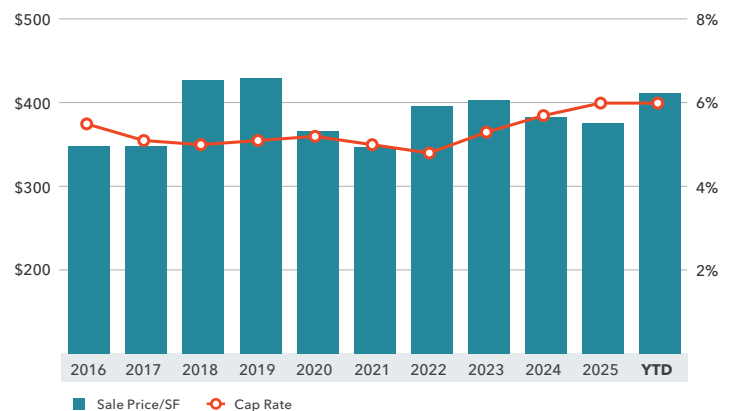
AVERAGE ASKING RENT/SF & VACANCY RATE



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

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

54M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS