

MARKET TRENDS

LOS ANGELES

RETAIL



VACANCY



UNEMPLOYMENT



RENTAL
RATES



CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Costco Plaza - Alhambra	Western SGV	195,455	\$47,793,967	\$244.53	Costco Wholesale Corp.	Kimco Realty Corp.
47th Street Pavilion	Antelope Valley	213,387	\$38,448,682	\$180.18	Undisclosed	Hastings Ranch Shopping Center, LP
Kia of Carson	Torrance	72,000	\$37,891,244	\$526.27	Global Net Lease	Modiv Industrial, Inc.

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Gateway Pointe	Eastern SGV	41,000	July 2026	Crunch Fitness
Old Orchard Shopping Center	Santa Clarita Valley	18,125	September 2026	DD's Discount
Pacific Coast Towers (PCT)	El Segundo	9,281	July 2026	Episcopo

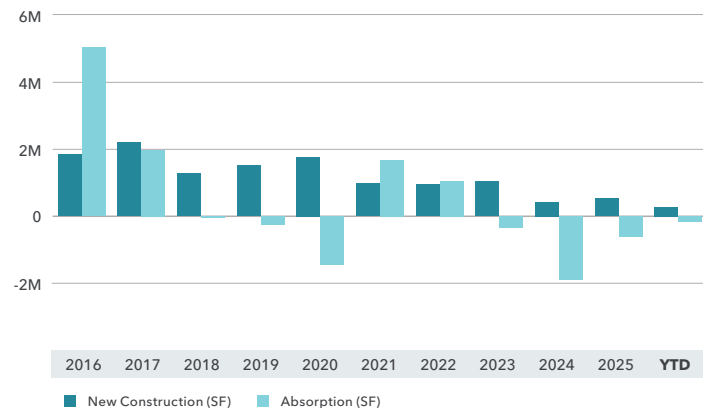
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Shops at Hollywood Park	Inglewood/South LA	117,502	4Q 2026
The Walk	Southeast Los Angeles	110,000	3Q 2027
West Harbor - Phase A	Beach Cities/Palos Verdes	65,000	4Q 2026

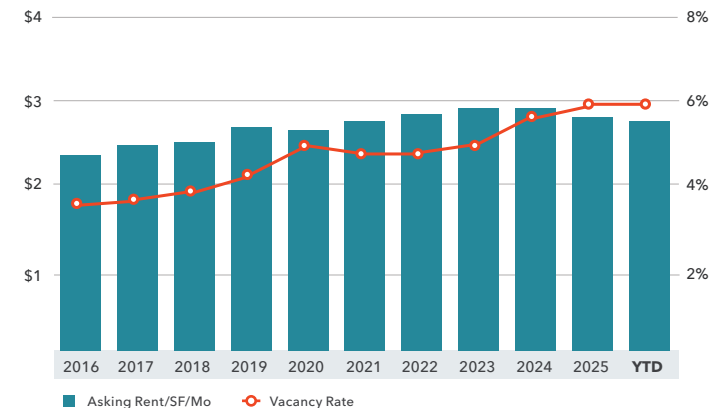
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	5.7%	5.6%	5.6%	10 bps
Average Asking Rents/SF/Mo	\$2.75	\$2.76	\$2.82	-2.54%
Under Construction (SF)	697,446	725,237	728,515	-4.26%
Average Sales Price/SF	\$372	\$278	\$401	-7.11%
Average Cap Rate	6.0%	6.3%	5.8%	20 bps
	3Q26	YTD 2026	YTD 2025	YOY Change
Construction Deliveries (SF)	39,413	269,064	457,500	-41.19%
Net Absorption (SF)	-164,608	-173,708	-1,132,087	N/A

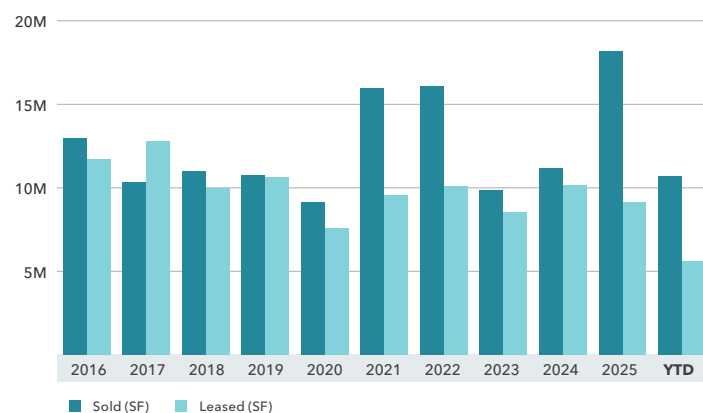
NEW CONSTRUCTION & ABSORPTION



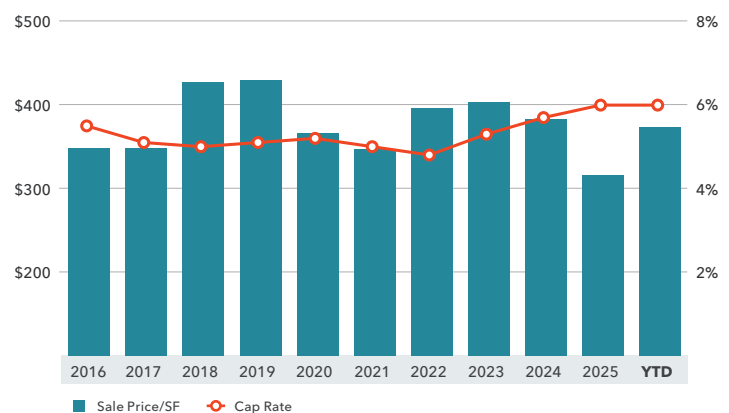
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



The information in this report was composed by the Kidder Mathews Research Group.

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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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS