

## MARKET TRENDS

# ORANGE COUNTY *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Yorba Linda Town Center	Placentia/Yorba Linda	119,684	\$55,719,000	\$466	MSM Global Ventures, LLC	Zelman Development
640 W 17th Street	Costa Mesa	19,935	\$28,600,000	\$1,435	Trader Joe's	BBC 640w17, LLC
Saigon City Marketplace	Westminster	38,504	\$16,000,000	\$416	STJH Management Holdings, LLC	Tay Ho Food Corporation

### SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Bristol Marketplace	Santa Ana	49,000	March 2025	Ross Dress for Less
Bristol Marketplace	Santa Ana	25,000	March 2025	dd's Discounts
580 W La Habra Boulevard	La Habra	17,500	January 2025	Planet Fitness

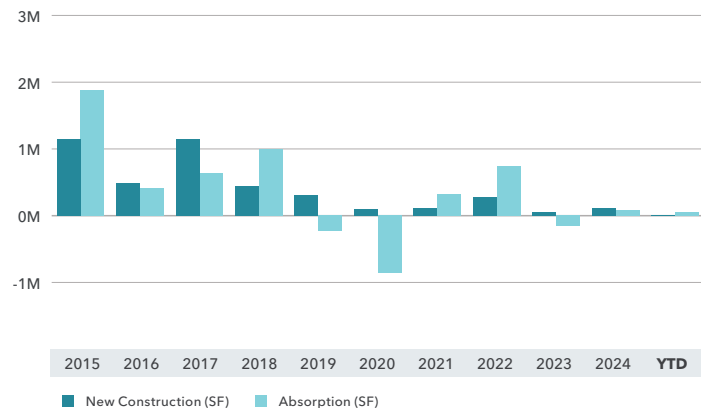
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Laguna Hills Plaza	Laguna Hills	53,365	2Q 2025
34675 Golden Lantern Street	Dana Point	30,000	4Q 2025
The Square at Culver Shopping Center	Irvine	28,000	2Q 2025

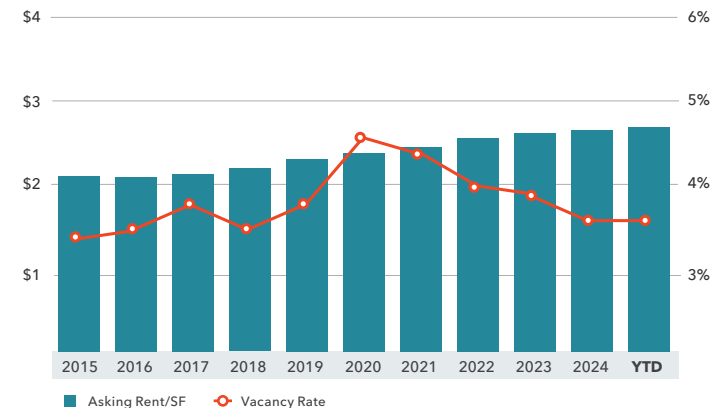
### MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	3.6%	3.6%	3.7%	<b>-10 bps</b>
Average Asking Rents	\$2.69	\$2.65	\$2.67	<b>0.81%</b>
Under Construction (SF)	178,117	185,157	180,160	<b>-1.13%</b>
Average Sales Price/SF	\$471	\$530	\$337	<b>39.89%</b>
Average Cap Rate	3.0%	5.8%	4.8%	<b>-180 bps</b>
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries (SF)	7,040	21,626	14,758	<b>-52.30%</b>
Net Absorption	57,531	43,496	-178,222	<b>N/A</b>

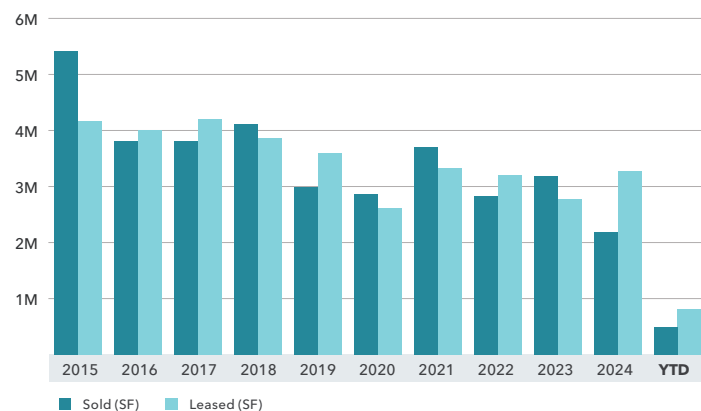
## NEW CONSTRUCTION & ABSORPTION



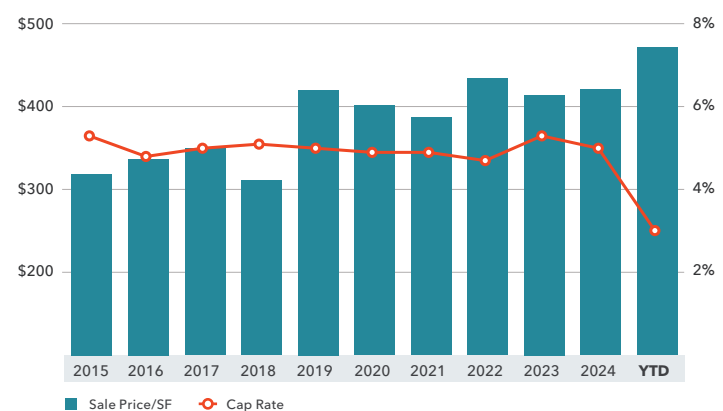
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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