

## MARKET TRENDS

# ORANGE COUNTY *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Westminster Mall	Westminster	726,158	\$92,685,808	\$127.64	Bolsa Pacific Owner, LLC	Westminster Mall, LLC
Seacliff Village	Huntington Beach	69,925	\$28,021,070	\$400.73	AP Seacliff Village, LP	Seacliff Village Shopping Center, Inc.
Gateway Shopping Center	Mission Viejo	52,472	\$27,259,503	\$519.51	AP Gateway, LP	Gateway MV Partners, LLC

### SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Village Center	Fountain Valley	18,144	March 2026	The Picklr
Stadium Plaza Business Park	Anaheim	14,412	January 2026	Firecracker Softball
Imperial Plaza	Brea/La Habra	10,350	February 2026	Dollar Tree

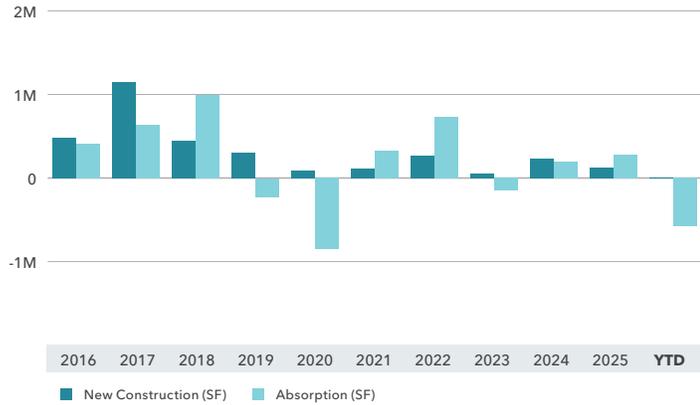
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
24821 Alicia Pky	Laguna Hills/Aliso Viejo	53,365	1Q 2026
557 Shops at Mission Viejo	Mission Viejo	50,000	4Q 2026
1000 Bosque - Building 2	Outlying Orange County	34,881	1Q 2027

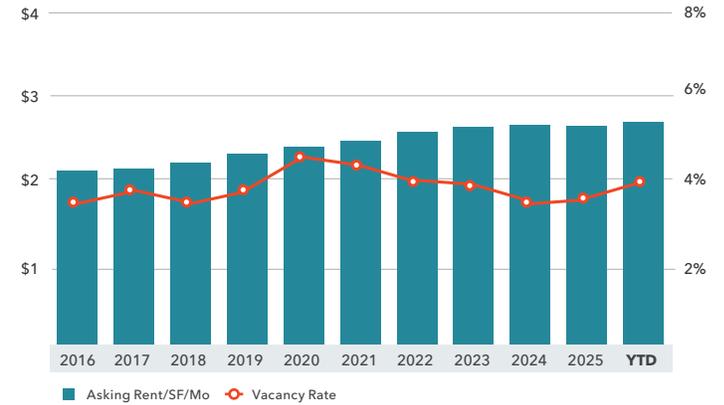
### MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	4.0%	3.6%	3.5%	<b>50 bps</b>
Average Asking Rents /SF/Mo	\$2.68	\$2.63	\$2.67	<b>0.31%</b>
Under Construction (SF)	354,026	338,213	230,992	<b>53.26%</b>
Average Sales Price/SF	\$566	\$573	\$505	<b>12.09%</b>
Average Cap Rate	5.3%	5.2%	3.7%	<b>160 bps</b>
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	7,449	7,449	28,273	<b>-73.65%</b>
Net Absorption (SF)	-575,753	-575,753	0	<b>N/A</b>

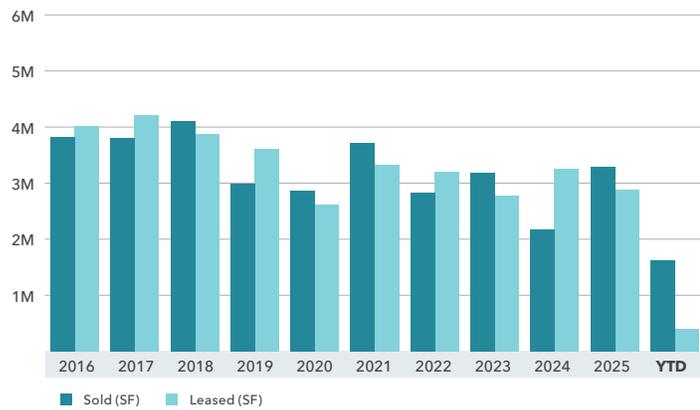
NEW CONSTRUCTION & ABSORPTION



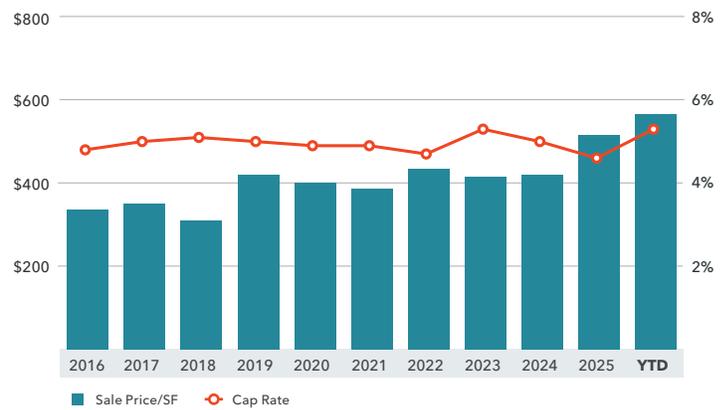
AVERAGE ASKING RENT/SF & VACANCY RATE



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  
 Greater LA, SoCal & Arizona  
 949.557.5000  
 darren.tappen@kidder.com

**Designated Broker**  
 Eric Paulsen | LIC # 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