

MARKET TRENDS

ORANGE COUNTY *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
43 Auto Center Dr	Irvine Spectrum	43,849	\$49,934,000	\$1,138.77	Gee Automotive Companies	Tuttle Click Automotive Group
40 Auto Center Dr	Irvine Spectrum	26,416	\$30,066,000	\$1,138.17	Gee Automotive Companies	Tuttle Click Automotive Group
Tustin Auto Center	Parkcenter Area	9,985	\$26,725,500	\$2,676.56	Gee Automotive Companies	Tuttle Click Automotive Group

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Von Karman Plaza	Irvine/Tustin Legacy	26,395	May 2026	Burlington
Foothill Ranch Towne Centre South	Lake Forest/Foothill Ranch	22,500	May 2026	Dumos Home
Yorba Linda Center	Placentia/Yorba Linda	22,410	May 2026	The Picklr

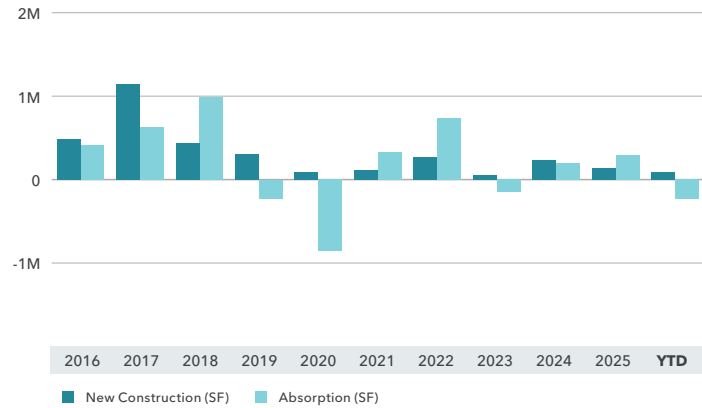
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Canopy at Great Park - Bldg 2	Outlying Orange County	34,881	1Q 2027
Dana Point Harbor	San Juan Cap/S Clemente/Dana Pt/Cap Bch	30,000	1Q 2027
31762 Old Mission Rd	San Juan Cap/S Clemente/Dana Pt/Cap Bch	28,026	1Q 2027

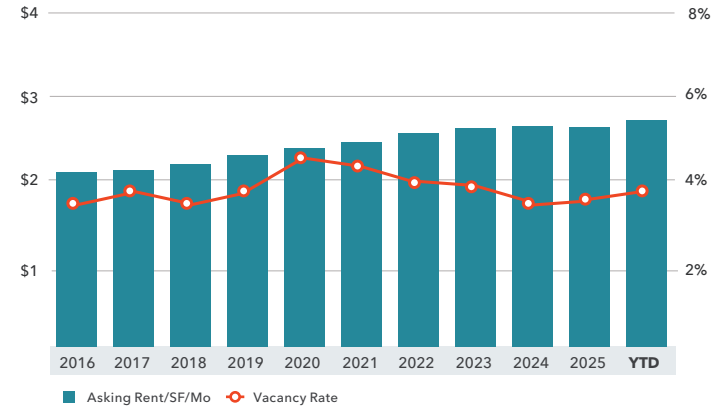
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	3.8%	4.0%	3.6%	20 bps
Average Asking Rents /SF/Mo	\$2.72	\$2.67	\$2.68	1.56%
Under Construction (SF)	284,179	287,179	226,361	25.54%
Average Sales Price/SF	\$572	\$307	\$434	31.75%
Average Cap Rate	4.9%	5.6%	4.6%	30 bps
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	3,000	85,425	52,623	62.33%
Net Absorption (SF)	240,744	-229,524	-93,902	N/A

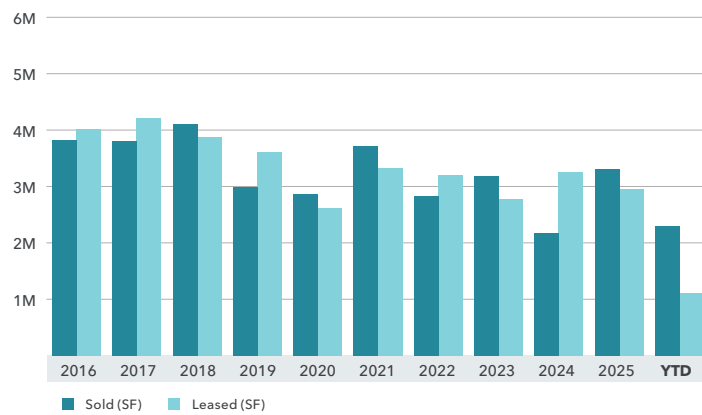
NEW CONSTRUCTION & ABSORPTION



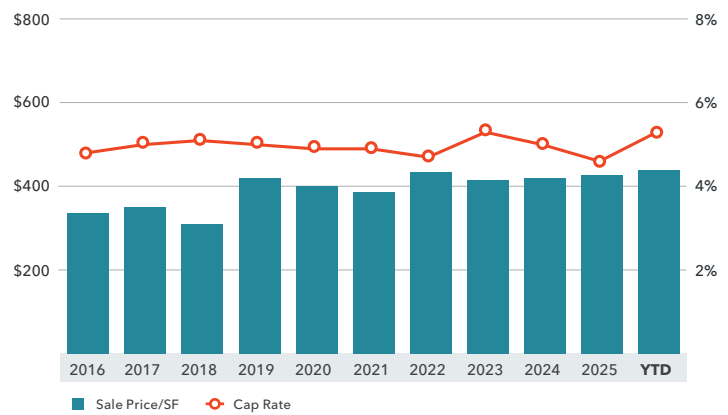
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>54M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS