

MARKET TRENDS

ORANGE COUNTY *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
2375 N Tustin Ave	East Orange	45,675	\$24,275,000	\$531.47	Melia Homes, Inc.	Burnham USA Equities
Tustin Auto Center	Parkcenter Area	28,498	\$14,350,000	\$503.54	Malty International Group, Inc.	Strategix Investments, LLC
Shops at CDM	Newport Beach	13,883	\$13,700,000	\$986.82	Shops at CDM, LLC	Poole Properties, Inc.

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
200 Corporate Dr	RSM/Coto De Cazo/Ladera Ranch/RMV	26,670	July 2026	24 Hour Fitness
The Center at Rancho Niguel	Laguna Niguel/Laguna Beach	5,447	July 2026	J. Crew Factory
Brookhurst & Adams	Huntington Beach	4,160	July 2026	Jet Set Pilates

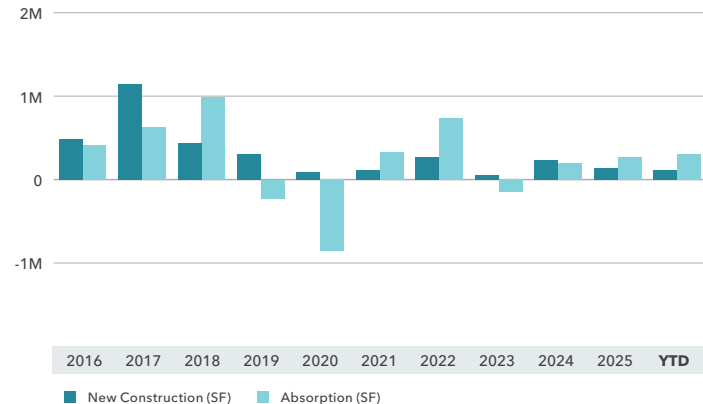
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Katella Commons	Stadium Area	50,000	1Q 2027
The Canopy at Great Park	Outlying Orange County	34,881	1Q 2027
Dana Point Harbor	San Juan Cap/S Clemente/Dana Pt/Cap Bch	30,000	1Q 2027

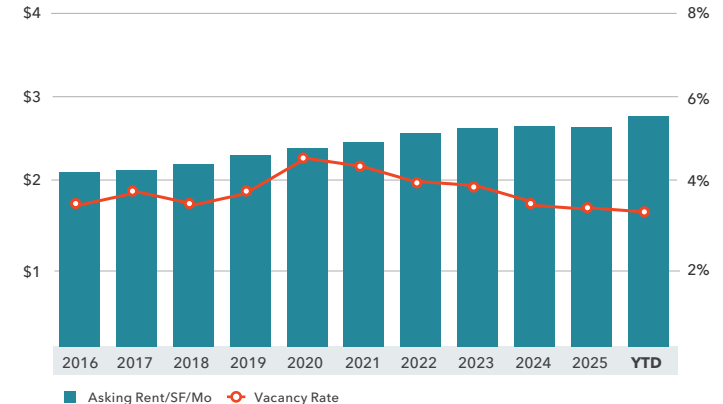
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	3.3%	3.2%	3.5%	-20 bps
Average Asking Rents /SF/Mo	\$2.77	\$2.71	\$2.65	4.52%
Under Construction (SF)	321,531	312,638	331,262	-2.94%
Average Sales Price/SF	\$546	\$522	\$552	-1.00%
Average Cap Rate	5.2%	5.4%	4.8%	40 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	2,354	110,633	98,315	12.53%
Net Absorption (SF)	-141,281	307,406	310,752	N/A

NEW CONSTRUCTION & ABSORPTION



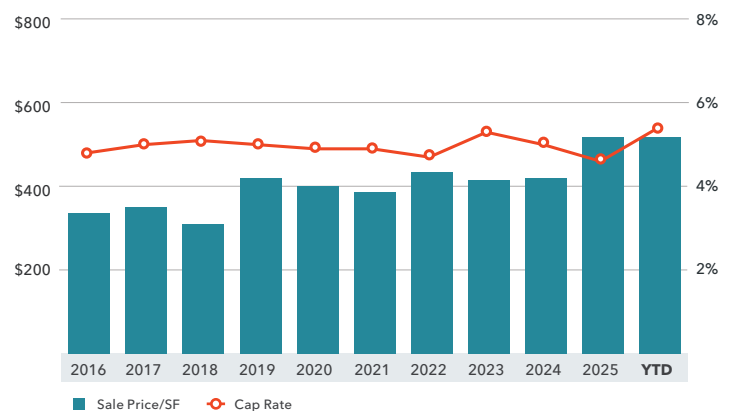
AVERAGE ASKING RENT/SF & VACANCY RATE



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