

## MARKET TRENDS

# PENINSULA *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
18 E 25th Ave	San Mateo	1,445	\$950,000	657.44	18-20 East 25th Avenue, LLC	Kunz Family Trust

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
301 E 3rd Ave	San Mateo	2,114	April 2025	Mixt

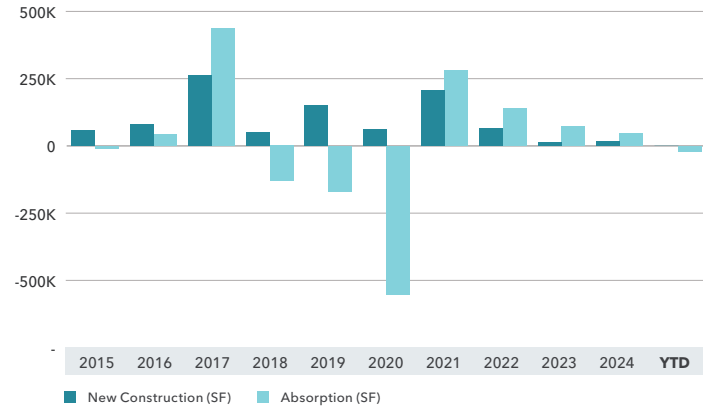
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
VillaSport Athletic Club	Redwood City	97,101	1Q 2026
Discovery Station	South San Francisco	72,500	2Q 2026
79 Saint Francis Sq	Brisbane/Daly City	17,000	1Q 2026

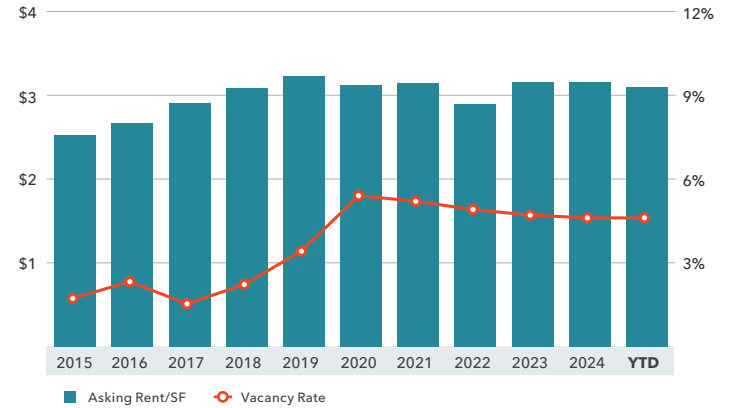
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	4.9%	4.6%	4.8%	<b>10 bps</b>
Average Asking Rents	\$3.23	\$3.17	\$3.24	<b>-0.31%</b>
Under Construction (SF)	186,601	186,601	17,000	<b>997.65%</b>
Average Sales Price	\$550	\$589	\$646	<b>-14.81%</b>
Average Cap Rate	3.1%	3.1%	3.5%	<b>-40 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	0	0	15,000	<b>N/A</b>
Net Absorption	-105,494	-115,358	-8,776	<b>N/A</b>

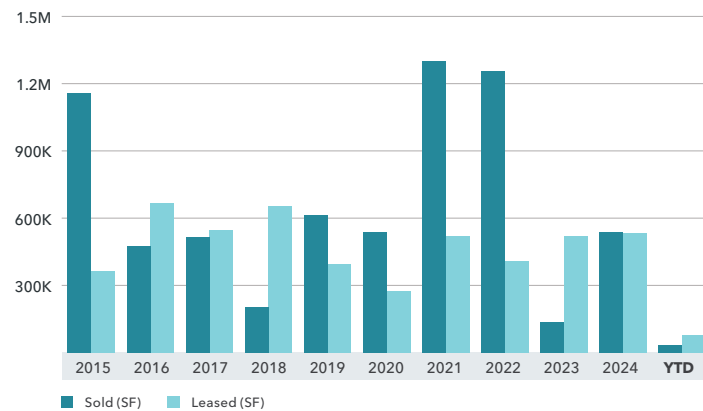
## NEW CONSTRUCTION & ABSORPTION



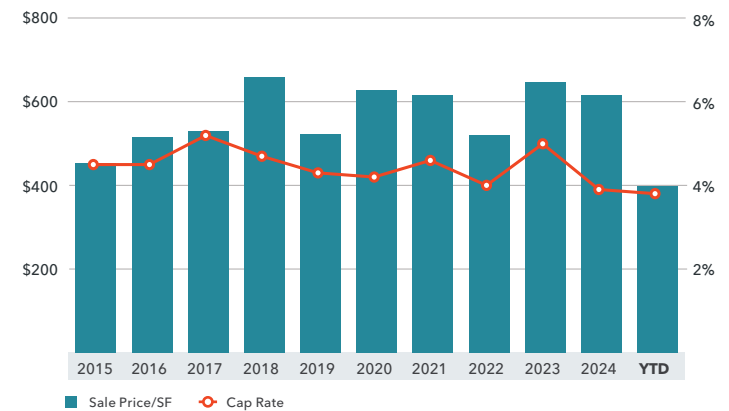
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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 ANNUAL 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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