

## MARKET TRENDS

# PENINSULA

## RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Park Place At Bay Meadows - Bldg 1	San Mateo	48,814	\$24,527,184	\$502.46	Park Place San Mateo Owner, LP	JPMorgan Chase & Co.
2817 S El Camino Real	San Mateo	3,250	\$4,460,000	\$1,372.31	1857 East Main Street, LLC	Flynn Brothers, LLC
150-158 W 25th Ave	San Mateo	4,996	\$2,795,000	\$559.45	Jt2l, LLC	Health & Fitness Trust

### SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
1 E 4th Ave	San Mateo	5,000	September 2025	Treadmill Outlet

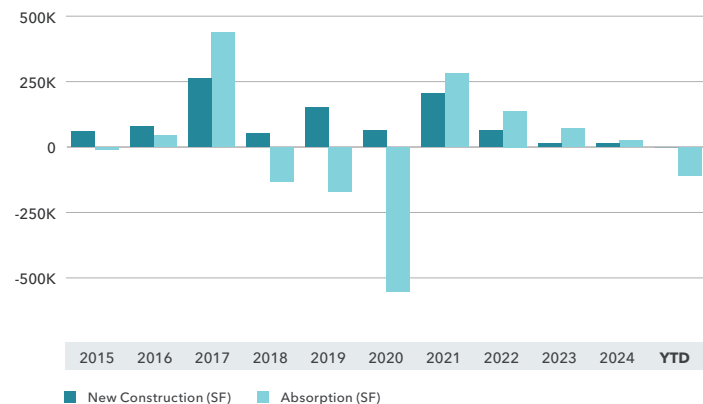
### SIGNIFICANT UNDER CONSTRUCTION

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

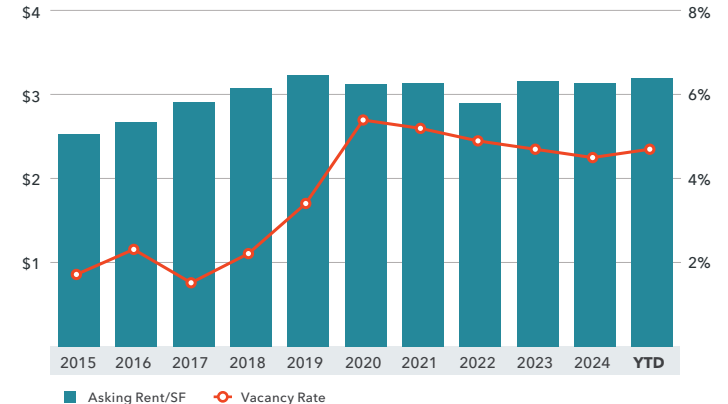
### MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	4.7%	4.7%	4.8%	-10 bps
Average Asking Rents	\$3.19	\$3.20	\$3.20	-0.21%
Under Construction (SF)	186,601	186,601	17,000	997.65%
Average Sales Price/SF	\$620	\$523	\$612	1.40%
Average Cap Rate	5.2%	0.0%	3.9%	130 bps
	3Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	0	0	15,000	N/A
Net Absorption	-18,144	-108,280	-10,897	N/A

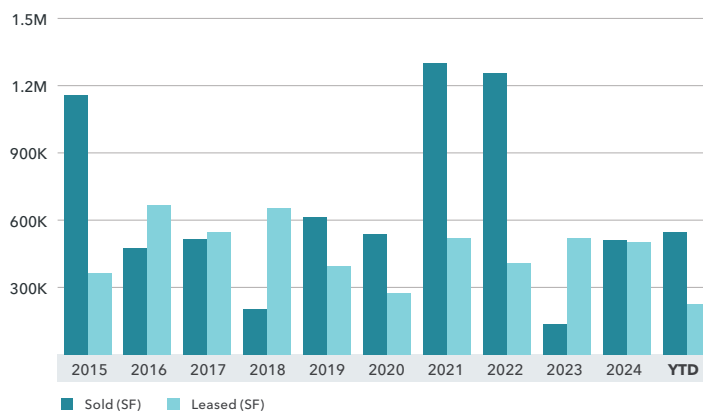
## NEW CONSTRUCTION & ABSORPTION



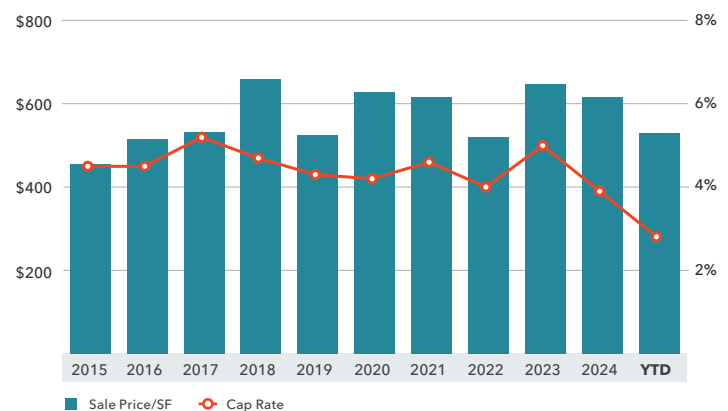
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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.

**GARY BARAGONA**  
Vice President of Research  
415.229.8925  
gary.baragona@kidder.com

**DAVID NELSON**  
Regional President, Brokerage  
Northern California & Nevada  
650.769.3600  
david.nelson@kidder.com  
LIC N° 01716942

### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**53M SF**

MANAGEMENT PORTFOLIO SIZE

**800+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS