

MARKET TRENDS

PENINSULA

RETAIL



VACANCY



UNEMPLOYMENT



RENTAL
RATES



CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Veracom Coachworks	San Mateo	1,014	\$12,066,000	\$11,899.41	Prometheus Real Estate Group, Inc.	Silverstate Development Corp.
369 Grand Ave	South San Francisco	6,183	\$2,000,000	\$323.47	Undisclosed	Richard Treglia
Los Metates Taqueria	South San Francisco	1,584	\$1,050,000	\$662.88	Chieh & Nghi Thu Ho	Vega Roberto & Veronica

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
VEG Emergency Group	San Bruno/Millbrae	9,590	August 2026	VEG Emergency Group
Laurelwood Shopping Center	San Mateo	3,487	September 2026	Undisclosed
55 E 4th Ave	San Mateo	1,250	July 2026	ShaoYing Fu

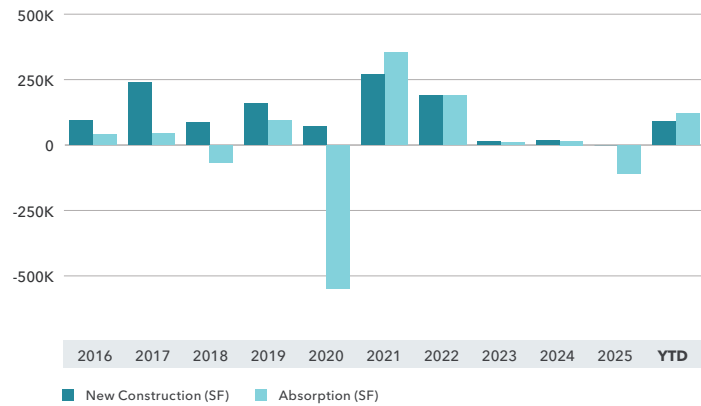
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
VillaSport Athletic Club	Redwood City	97,101	4Q 2026
Candlestick Point	Bayview/Hunters Point	7,200	3Q 2029

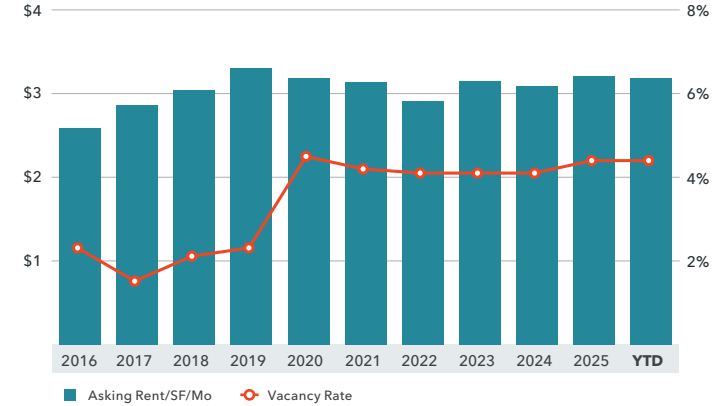
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	4.4%	4.5%	4.2%	20 bps
Average Asking Rents/SF/Mo	\$3.19	\$3.20	\$3.15	1.14%
Under Construction (SF)	97,101	113,348	188,478	-48.48%
Average Sales Price/SF	\$327	\$571	\$637	-48.76%
Average Cap Rate	0.0%	5.0%	5.2%	-520 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	16,247	91,377	0	N/A
Net Absorption (SF)	69,405	119,549	-93,405	N/A

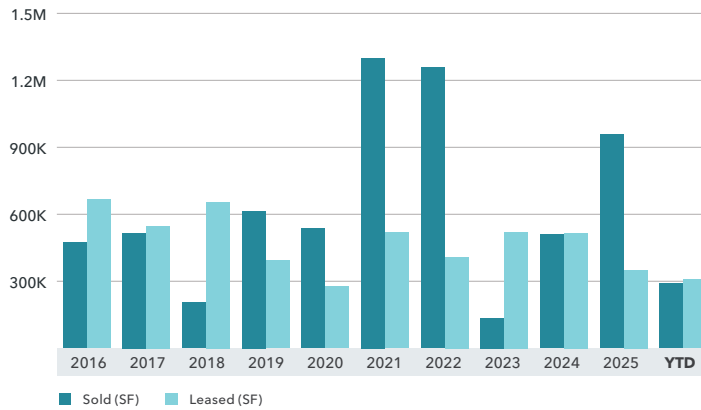
NEW CONSTRUCTION & ABSORPTION



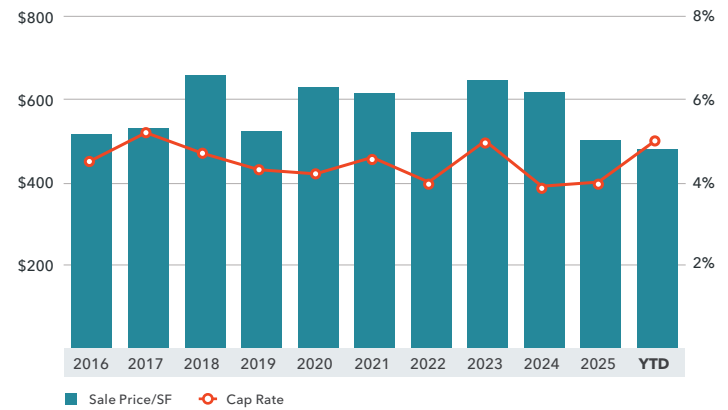
AVERAGE ASKING RENT/SF & VACANCY RATE



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

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