

## MARKET TRENDS

# PHOENIX *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Superstition Gateway	Gateway Airport	399,270	\$85,714,344	3,420.27	Alvarez & Marsal Capital Real Estate, LLC	Desert Troon Companies
Corona Del Sol Plaza	Chandler	62,071	\$13,400,000	215.88	TWR Real Estate Partners, LLC	Regency Chandler Holdings, LLC
Pruitt's Plaza	Airport Area	121,721	\$11,000,000	90.37	Empire Commercial Development, LLC	Pruitt's Furniture

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Village Square II	Central Scottsdale	75,312	May 2025	IKEA
Chandler Festival	Chandler	31,906	May 2025	Wayfair Outlet
Santa Fe Square Shopping Center	Superstition Corridor	27,662	April 2025	The Shop Gym

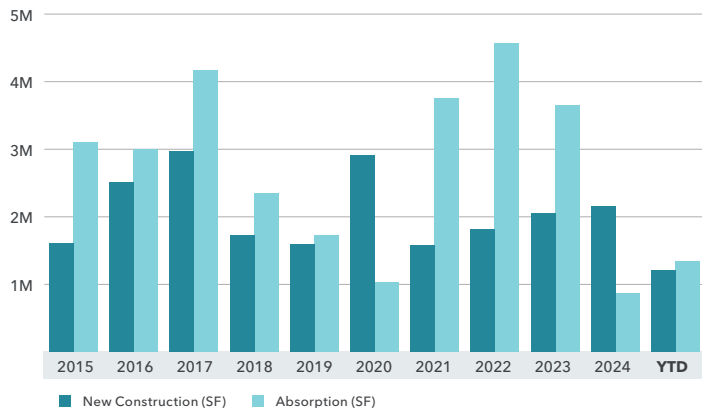
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Buckeye Commons	South Buckeye	427,410	3Q 2025
Signal Butte & Williams Field Rd	Gateway Airport	250,000	2Q 202
Sam's Club	Tempe	150,000	3Q 2025

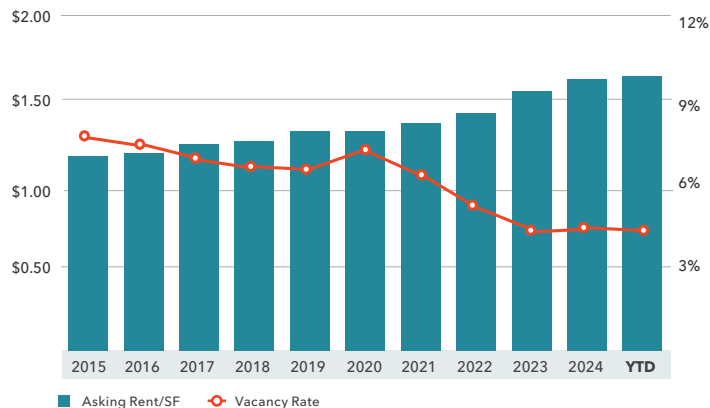
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	4.4%	4.5%	4.6%	<b>-20 bps</b>
Average Asking Rents	\$1.64	\$1.62	\$1.55	<b>6.20%</b>
Under Construction (SF)	2,303,584	2,791,550	2,420,410	<b>-4.83%</b>
Average Sales Price	\$249	\$287	\$208	<b>19.84%</b>
Average Cap Rate	6.1%	5.9%	6.1%	<b>0 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	715,795	1,212,087	1,335,904	<b>-9.27%</b>
Net Absorption	867,209	1,338,788	422,770	<b>216.67%</b>

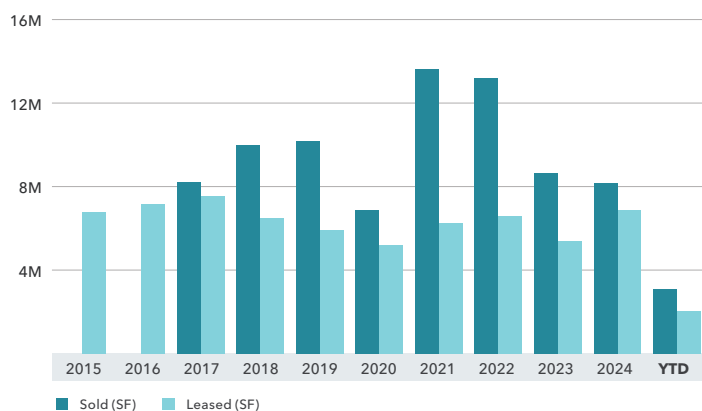
## NEW CONSTRUCTION & ABSORPTION



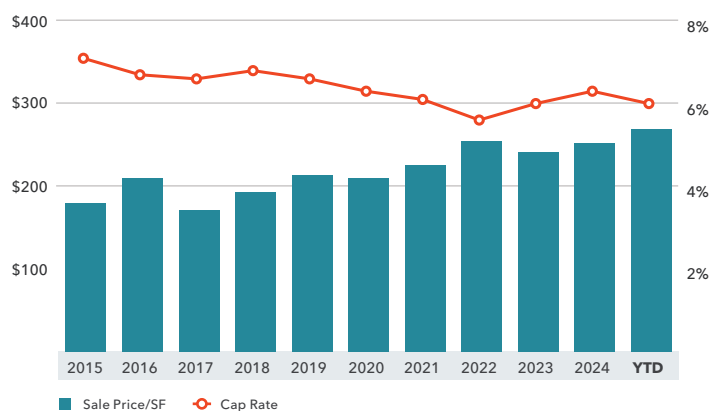
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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 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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