

MARKET TRENDS

PHOENIX *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
1421 S Signal Butte Rd	Red Mountain/Mesa	82,300	\$22,037,566	\$267.77	NS Retail Holdings, LLC	SimonCRE Buddy, LLC
Mesa Commons	Red Mountain/Mesa	129,315	\$19,500,000	\$150.79	Plaza West, LLC	Schneider Living Trust
Plaza Del Sol	West Phoenix/Maryvale	141,659	\$14,189,292	\$100.17	Costco Wholesale Corp.	Kimco Realty Corp.

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
The Residences at The Gilmore	South Gilbert	64,000	August 2026	Safeway
Mack Innovation Park Scottsdale	Scottsdale/Salt River	31,344	July 2026	Fitlab Az
Greenway Plaza	Ctrl Peoria/Arrowhead	27,957	July 2026	Goodwill

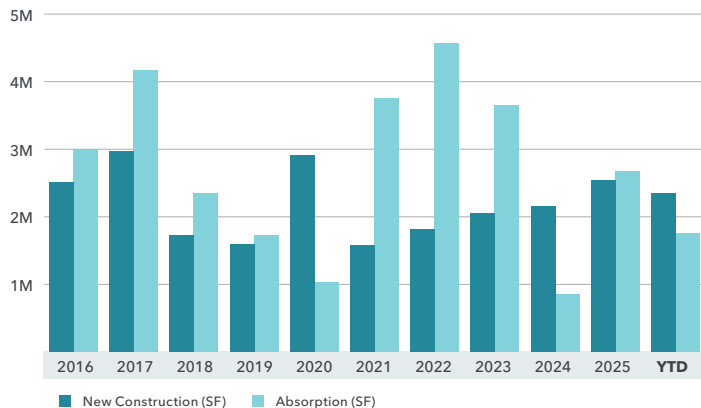
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Medina Station	Red Mountain/Mesa	333,505	4Q 2027
NEC Signal Butte & Rt 60	Red Mountain/Mesa	300,000	4Q 2027
Signal Butte & Williams Field Rd	Gateway Airport	250,000	4Q 2027

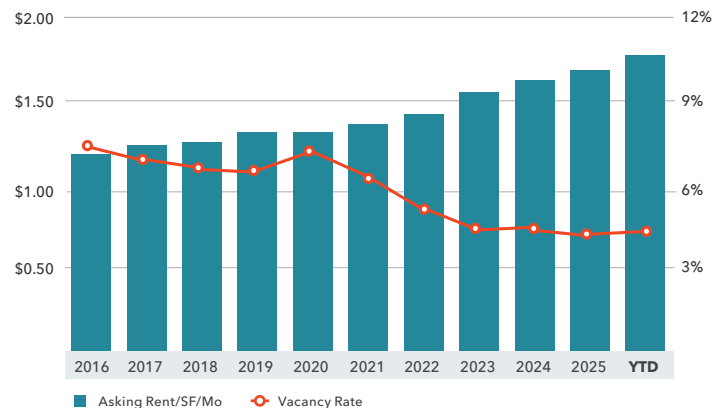
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	4.4%	4.4%	4.5%	-10 bps
Average Asking Rents/SF/Mo	\$1.77	\$1.78	\$1.66	6.17%
Under Construction (SF)	2,553,137	2,701,288	3,187,974	-19.91%
Average Sales Price/SF	\$261	\$296	\$223	17.42%
Average Cap Rate	6.3%	6.5%	7.1%	-80 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	236,286	2,340,471	2,037,250	14.88%
Net Absorption (SF)	174,888	1,749,505	1,804,121	-3.03%

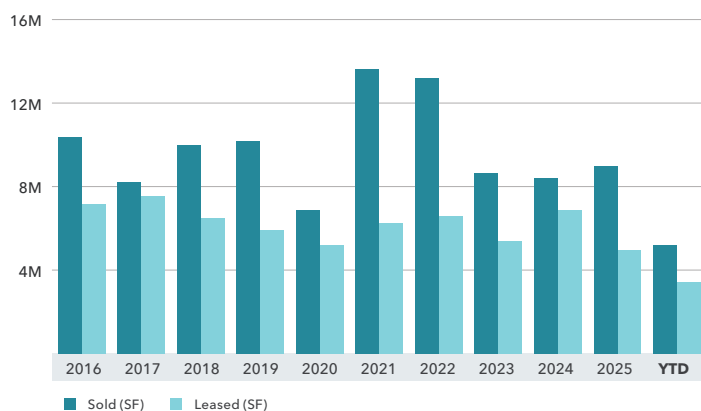
NEW CONSTRUCTION & ABSORPTION



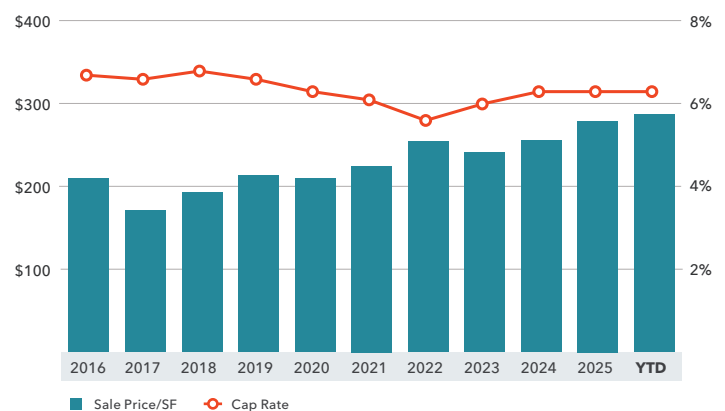
AVERAGE ASKING RENT/SF & VACANCY RATE



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

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