

MARKET TRENDS

PORTLAND

RETAIL



SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Oswego Towne Square	Barbur Blvd/Capitol Hwy	124,928	\$48,450,000	\$388	Gerrity Group	DWS Group
Oswego Village	Lake Oswego/West Linn	102,986	\$44,000,000	\$427	Sagard Real Estate	Asana Partners
Milwaukie Marketplace	Clackamas/Milwaukie	185,760	\$39,000,000	\$210	Lincoln Property Company PCCP	Kimco Realty Corporation

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Delta Park Center	Airport Way	66,500	February 2025	Fun City Adventure Park
Bingham Center	Tigard	41,000	February 2025	Pickleball Kingdom
38415 Proctor Boulevard	Sandy	12,000	January 2025	Wood-Mizer

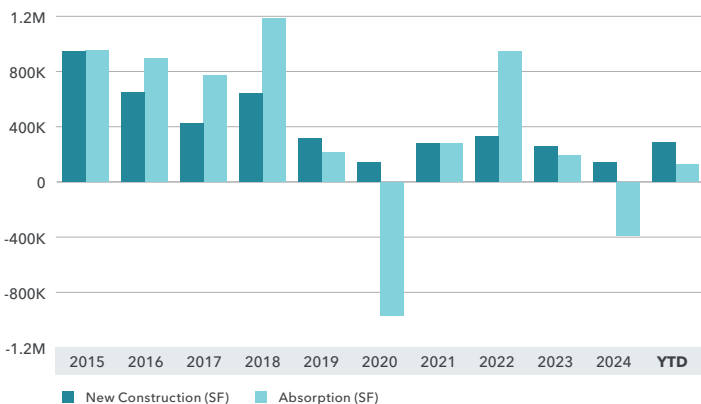
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
5304 Pioneer Street	Ridgefield	105,600	1Q 2026
16864 SW Edy Road	Sherwood	102,000	1Q 2026
15561 SW Thrasher Way	Sherwood	102,000	1Q 2026

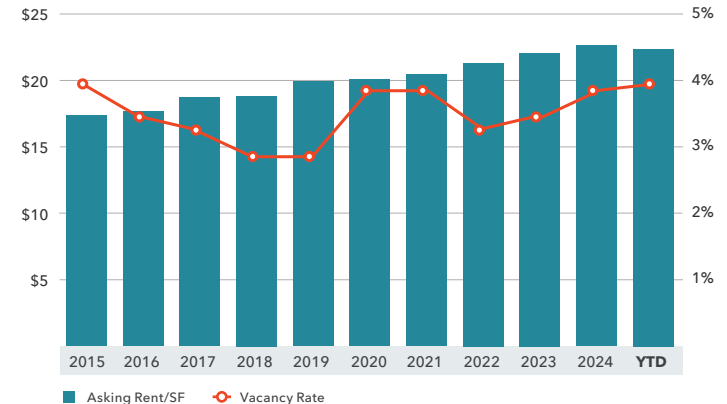
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	4.0%	3.9%	4.0%	0 bps
Average Asking Rents	\$1.86	\$1.89	\$1.84	1.54%
Under Construction	324,584	607,905	332,762	-2.46%
Average Sales Price	\$312	\$190	\$252	23.94%
Average Cap Rate	6.1%	6.8%	8.2%	-210 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	283,321	0	104,867	170.17%
Net Absorption	125,612	-61,958	-489,959	N/A

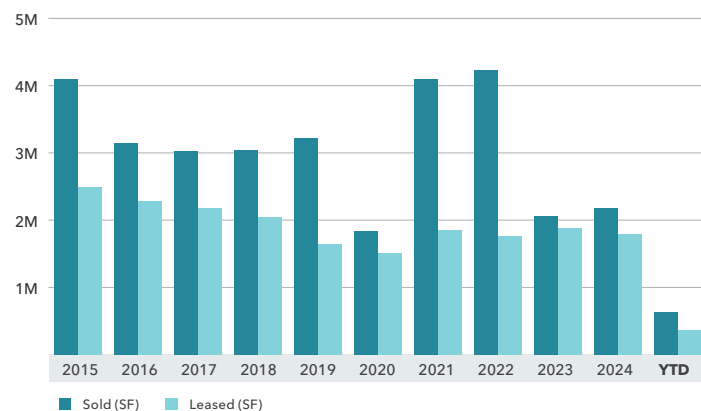
NEW CONSTRUCTION & ABSORPTION



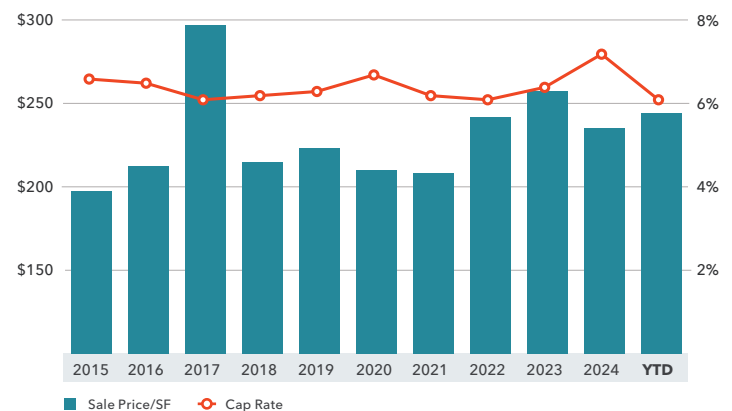
AVERAGE ASKING RENT/SF & VACANCY RATE



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, Idaho, 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.

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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

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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