

MARKET TRENDS

PORTLAND

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Greenburg Space Center	Tigard	69,017	\$14,000,000	\$202.85	Greenburg Center LLC	Robinson Construction
Salmon Creek Square	Hazel Dell/Salmon Creek	12,305	\$6,325,210	\$514.04	Curblin Properties Corp.	Rood Investments LLC
Lloyd Center	Lloyd District	149,546	\$6,000,000	\$40.12	W.P. Carey Inc.	Urban Renaissance Group

SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Murray Crossing Shopping Center	Sunset Corridor/Hillsboro	6,700	May 2025	My Little World
6637 SE Milwaukie Ave	Clackamas/Milwaukie	6,404	May 2025	The Last Rodeo & Matt's BBQ Tacos
2795-2797 SE Tualatin Valley Hwy	Sunset Corridor/Hillsboro	5,414	May 2025	ZC Kitchen Cabinet & Stone

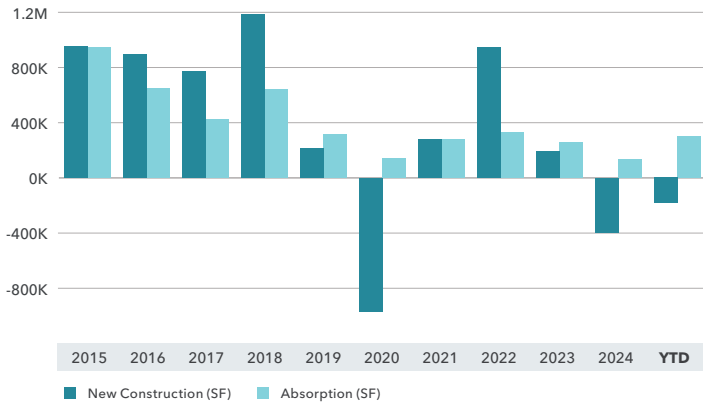
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
5304 Pioneer Street	Clark County Outlying	105,600	1Q 2026
15561 SW Thrasher Way	Sherwood	102,000	1Q 2026
Ne Fourth Plain Blvd and NE 154th Ave	Orchards	39,754	3Q 2025

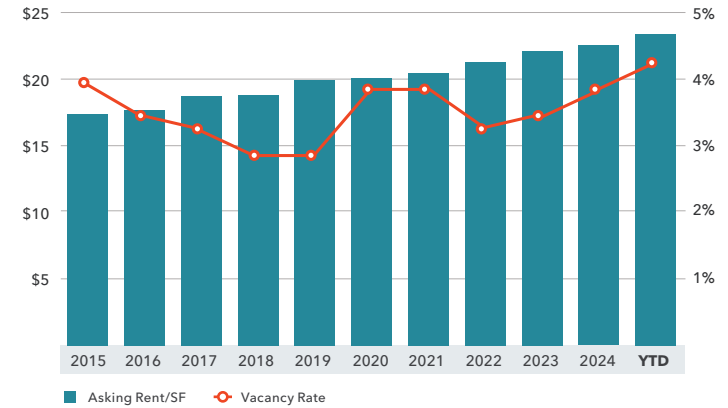
MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	4.3%	4.1%	3.9%	40 bps
Average Asking Rents	\$1.96	\$1.86	\$1.82	7.79%
Under Construction	242,488	210,104	328,262	-26.13%
Average Sales Price	\$204	\$304	\$284	-28.26%
Average Cap Rate	7.0%	6.5%	7.0%	0 bps
	2Q25	1Q25	2Q24	YOY Change
Construction Deliveries	0	299,277	109,367	N/A
Net Absorption	-236,471	-182,750	-335,476	N/A

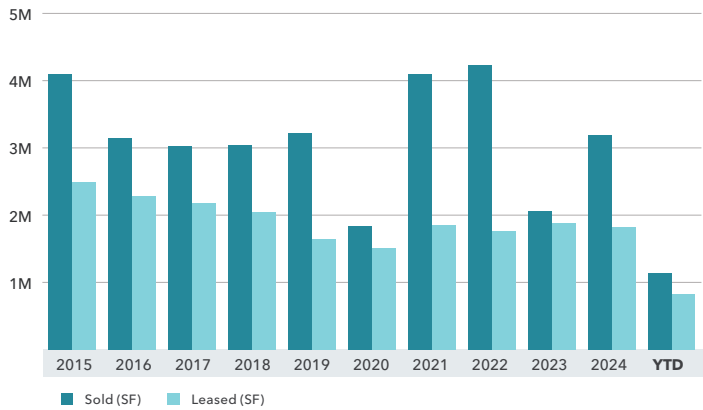
NEW CONSTRUCTION & ABSORPTION



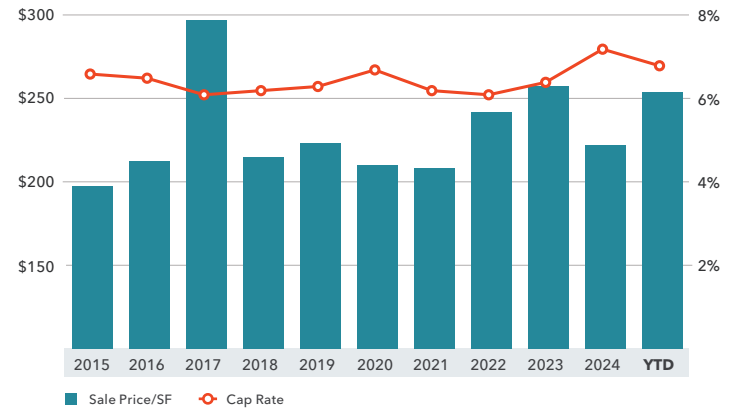
AVERAGE ASKING RENT/SF & VACANCY RATE



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 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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