

MARKET TRENDS

PORTLAND

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Tigard Plaza	Tigard	117,388	\$13,650,000	\$257.25	28610 Canwood Street, LLC	Tigard Plaza, LLC
1825 NW 19th Ave	NW Close-In	34,850	\$10,000,000	\$286.94	Belmac, LLC	1958 Nw Upshur, LLC
Mountain Park Racquet Club	Kruse Way	70,678	\$9,900,000	\$140.07	Wpc Racquet, LLC	Bps Associates

SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
18015-18039 SW Lower Boones Ferry Rd	Tigard	13,000	July 2025	Envision Gold
2446-2456 SE Ladd Ave	SE Close-In	7,376	September 2025	PHAME
2425 SE 35th Pl	SE Close-In	5,000	August 2025	Allgood Brewing

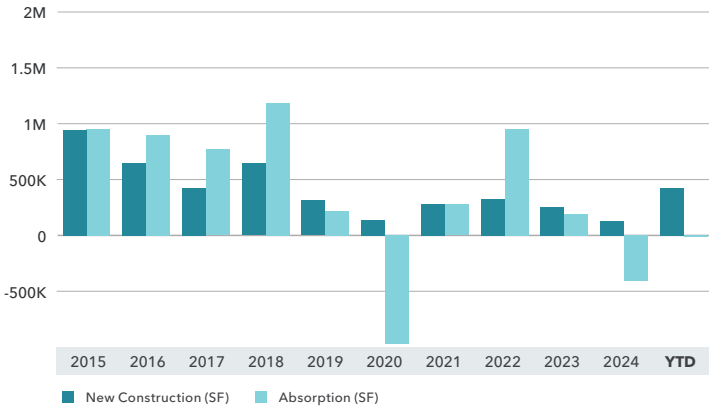
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
5304 Pioneer Street	Clark County Outlying	105,600	1Q 2026
15561 SW Thrasher Way	Sherwood	102,000	1Q 2026
536 S Royle Rd	Clark County Outlying	18,480	1Q 2026

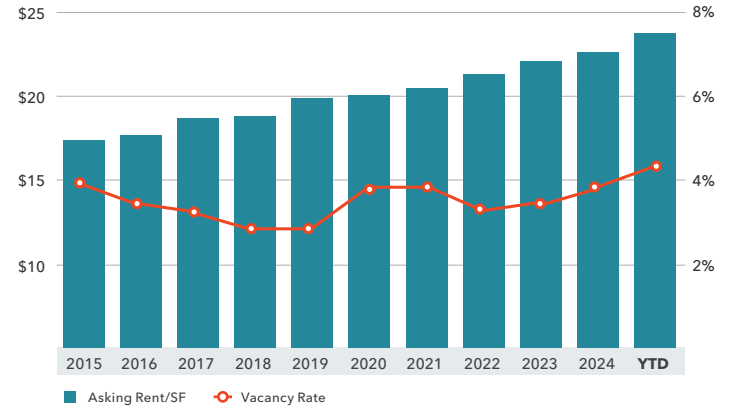
MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	4.4%	4.4%	4.0%	40 bps
Average Asking Rents	\$1.98	\$1.97	\$1.86	6.22%
Under Construction (SF)	145,630	207,314	246,016	-40.80%
Average Sales Price/SF	\$166	\$173	\$215	-22.58%
Average Cap Rate	5.8%	7.0%	6.9%	-110 bps
	3Q25	2Q25	3Q24	YOY Change
Construction Deliveries (SF)	426,486	111,743	281.67%	281.67%
Net Absorption	-11,366	-355,918	N/A	N/A

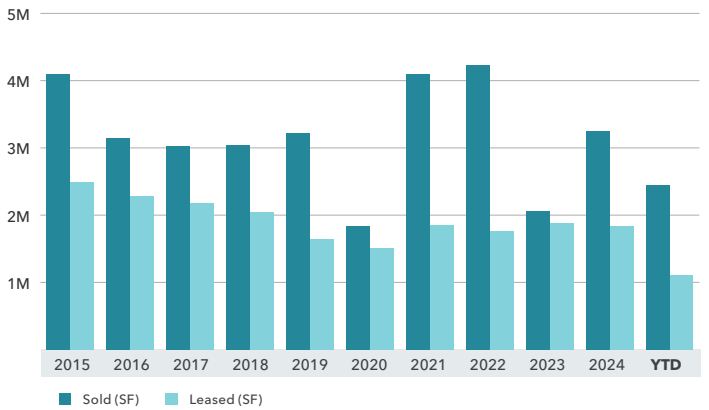
NEW CONSTRUCTION & ABSORPTION



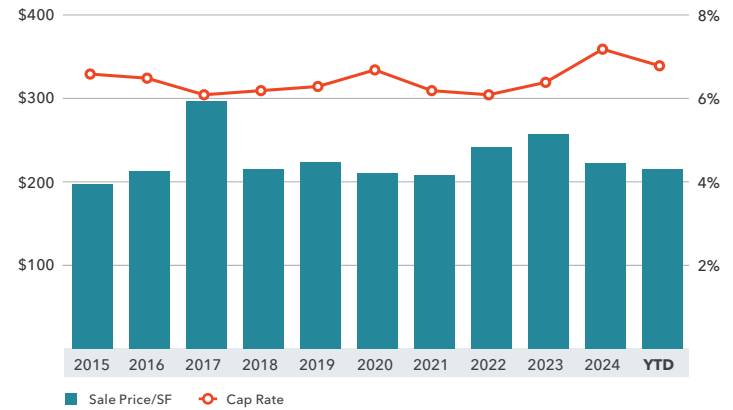
AVERAGE ASKING RENT/SF & VACANCY RATE



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, 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

53M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS