

**MARKET TRENDS**

# PORTLAND *RETAIL*


**SIGNIFICANT SALE TRANSACTIONS 4Q 2025**

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Frilmy: Town & Country Chrysler/mts	Clackamas/Milwaukie	51,500	\$17,500,000	\$340	Gee Automotive Companies	Bradley Tonkin   Edward C Tonkin
Union Station, Bldg 2	Camas/Washougal	13,104	\$9,001,244	\$687	Forging Union, LLC	Hurley Development
Union Station, Bldg 3	Camas/Washougal	14,276	\$8,715,675	\$611	Forging Union, LLC	Hurley Development

**SIGNIFICANT LEASE TRANSACTIONS 4Q 2025**

Property	Submarket	SF	Transaction Date	Tenant
Tanasbourne Village	Sunset Corridor/Hillsboro	27,465	October 2025	Burlington
Cascade Plaza	217 Corridor/Beaverton	11,500	November 2025	ULTA Beauty
111 A Ave	Lake Oswego/West Linn	8,300	November 2025	OnPoint Credit Union

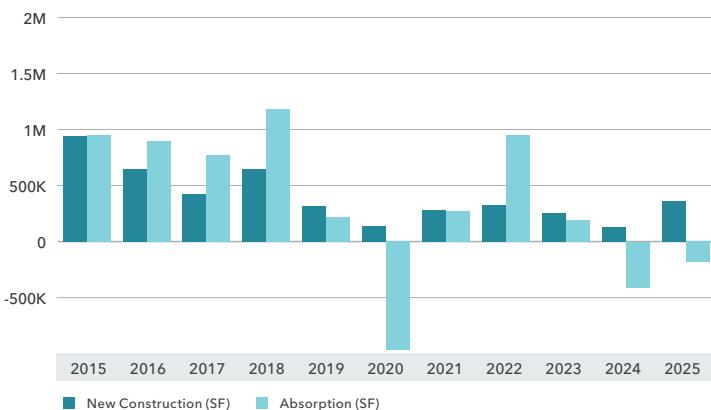
**SIGNIFICANT UNDER CONSTRUCTION**

Property	Submarket	SF	Delivery
5304 Pioneer Street	Clark County Outlying	105,600	1Q 2026
15561 SW Thrasher Way	Sherwood	102,000	1Q 2026
1145 SW 170th Ave	Sunset Corridor/Hillsboro	89,303	2Q 2026

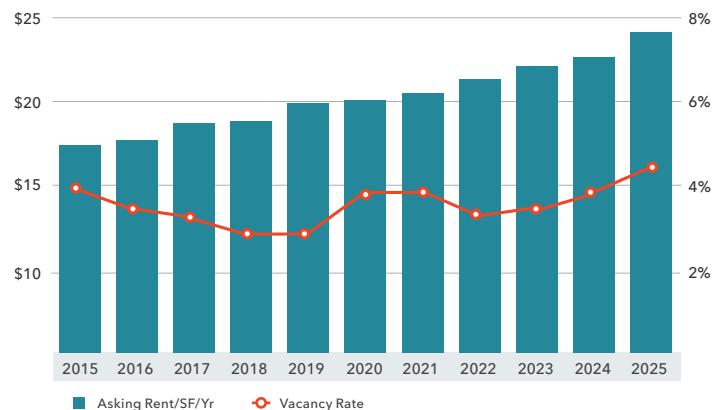
**MARKET BREAKDOWN**

	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	4.5%	4.4%	3.9%	<b>60 bps</b>
Average Asking Rents/SF/Yr	\$2.01	\$1.98	\$1.89	<b>6.44%</b>
Under Construction (SF)	272,507	276,549	538,686	<b>-49.41%</b>
Average Sales Price/SF	\$306	\$374	\$140	<b>118.66%</b>
Average Cap Rate	7.5%	11.8%	6.5%	<b>100 bps</b>
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	4,042	362,391	131,028	<b>176.58%</b>
Net Absorption (SF)	-115,353	-183,075	-409,774	<b>N/A</b>

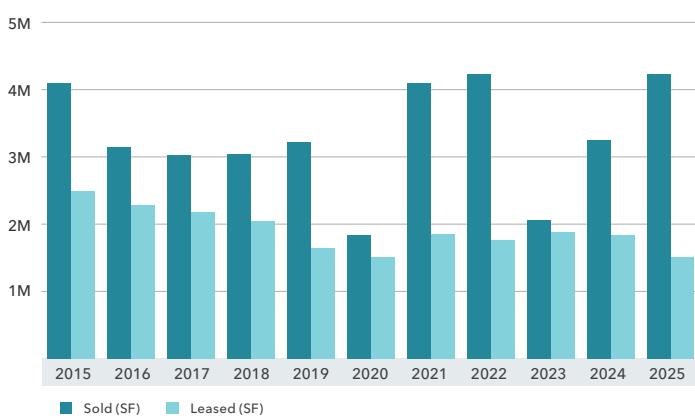
## NEW CONSTRUCTION &amp; ABSORPTION



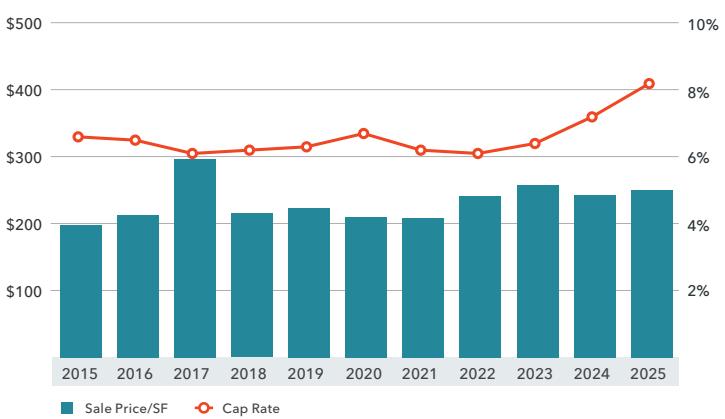
## AVERAGE ASKING RENT/SF &amp; VACANCY RATE



## SALE VOLUME &amp; LEASE VOLUME



## AVERAGE SALE PRICE/SF &amp; 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

**41**  
TOTAL APPRAISERS

**23**  
WITH MAI DESIGNATIONS