

MARKET TRENDS

PORTLAND RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
750 SE 122nd Ave	Mall 205	60,000	\$18,720,000	\$312.00	Gee Automotive Companies	Ect Toma Properties, LLC
Jaguar Land Rover of Portland	Tigard	62,000	\$13,000,000	\$209.68	Don Rasmussen Co Autos	The Macerich Company
901 E Main St	SE Outlying	3,409	\$10,250,000	\$3,006.75	Lp 17 Molalla, LLC	Earlyoil, LLC

SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Packard Service Building	NW Close-In	15,200	February 2026	Urban Outfitters
Clackamas Business Center	Clackamas/Milwaukie	6,480	January 2026	Vapor Armour Inc
Tanasbourne Town Center	Sunset Corridor/Hillsboro	4,532	February 2026	Carter's

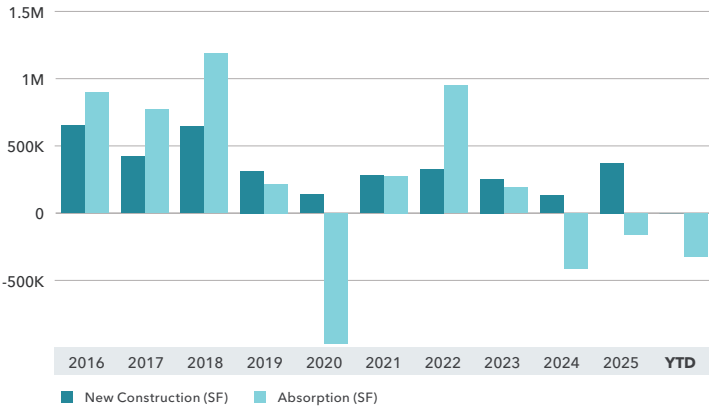
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
420 SE 139th Ave	Cascade Park	225,000	3Q 2026
5304 Pioneer Street	Clark County Outlying	120,000	2Q 2026
15561 SW Thrasher Way	Sherwood	102,000	2Q 2026

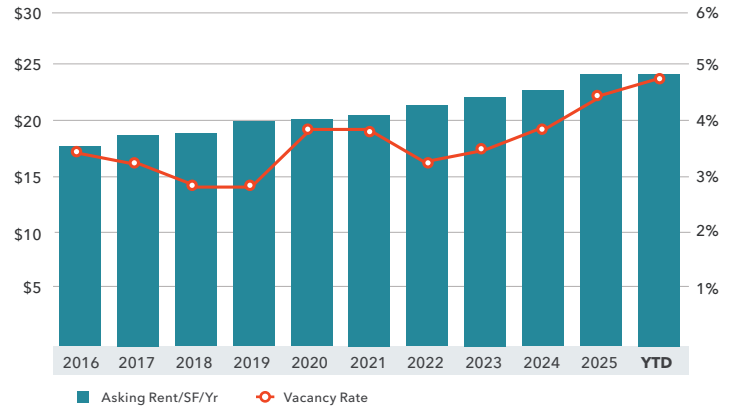
MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Vacancy Rate	4.8%	4.5%	4.1%	70 bps
Average Asking Rents/SF/Yr	\$2.01	\$2.01	\$1.87	7.77%
Under Construction (SF)	507,121	507,121	288,288	75.91%
Average Sales Price/SF	\$267	\$246	\$282	-5.36%
Average Cap Rate	7.0%	7.9%	6.5%	50 bps
	1Q26	4Q25	1Q25	YOY Change
Construction Deliveries (SF)	0	0	316,219	N/A
Net Absorption (SF)	-325,521	-325,521	0	N/A

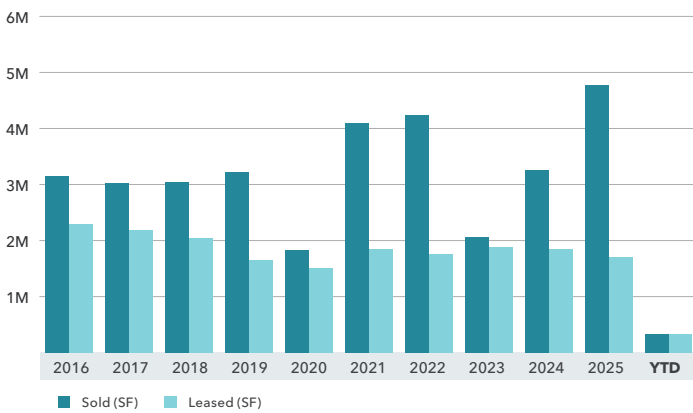
NEW CONSTRUCTION & ABSORPTION



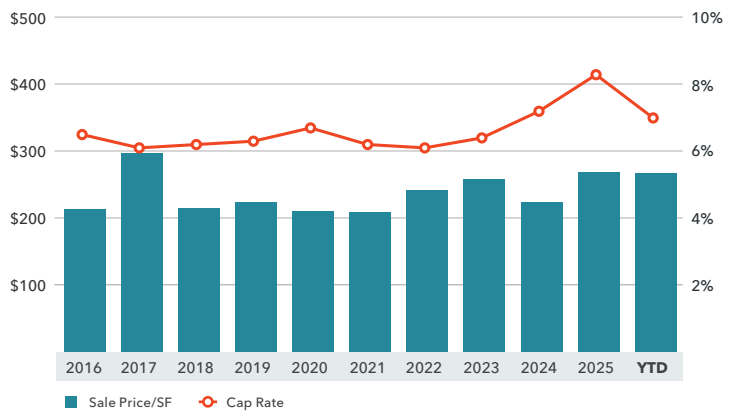
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<i>\$9B</i> AVERAGE TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS