MARKET TRENDS

PORTLAND *RETAIL*

↑ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	$/SF	Buyer	Seller
Paradise Quick Stop	Clark County Outlying	3,460	$13,637,175	$3,941.38	Cowlitz Economic Authority	Minit Management, LLC
2550 NE 238th Dr	East Columbia Corridor	2,921	$6,480,000	$2,218.42	Jmk Fuel, LLC	J & B Petroleum Wv, LLC
9100-9146 SE Division St	Mall 205	2,640	$6,000,000	$2,272.73	Pm Ventures 7, LLC	Division Oil, LLC

SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Gresham Station Shopping Center	Gresham	18,300	April 2026	Homegoods
1001 Broadway St	CBD/West Vancouver	14,527	April 2026	Reliques Marketplace
Clackamas Promenade	Clackamas/Milwaukie	8,000	May 2026	Gap Factory

SIGNIFICANT UNDER CONSTRUCTION

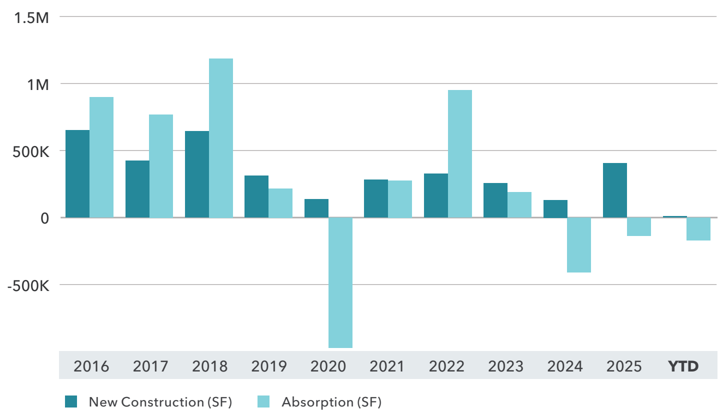
Property	Submarket	SF	Delivery
420 SE 139th Ave	Cascade Park	225,000	3Q 2026
17086 SE Rock Creek Blvd	Clackamas/Milwaukie	183,936	3Q 2026
Axiom Ave	Sherwood	25,434	1Q 2027

MARKET BREAKDOWN

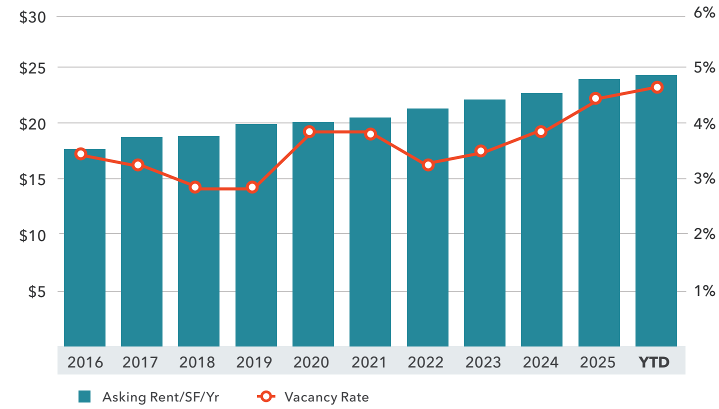
	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	4.7%	4.7%	4.3%	**40 bps**
Average Asking Rents/SF/Yr	$2.02	$2.02	$1.97	**2.66%**
Under Construction (SF)	514,643	481,989	518,924	**-0.82%**
Average Sales Price/SF	$335	$209	$174	**92.12%**
Average Cap Rate	6.6%	7.2%	6.9%	**-30 bps**

	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	0	10,004	336,419	**N/A**
Net Absorption (SF)	45,624	-168,050	-131,918	**N/A**

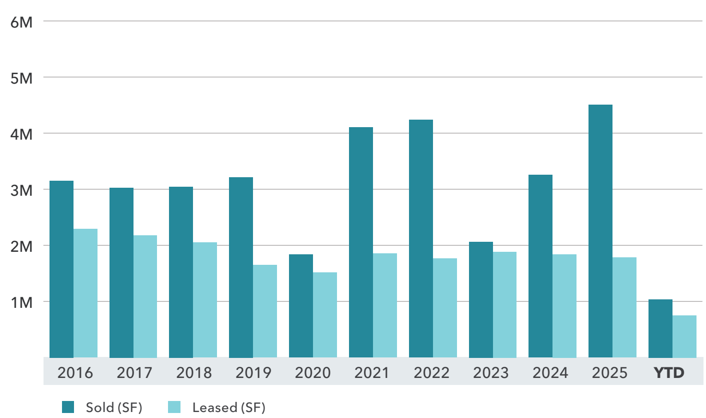
NEW CONSTRUCTION & ABSORPTION



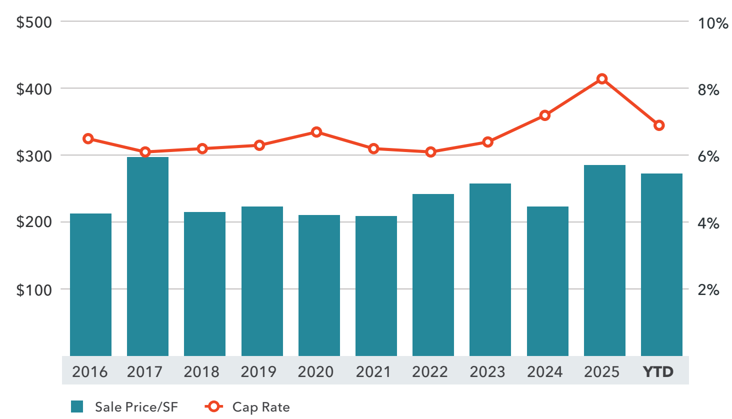
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar

Kidder Mathews

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	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	54M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS