

MARKET TRENDS

PORTLAND

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Cascade Boulevard Ctr	Tigard	50,122	\$13,422,998	\$267.81	Manjoh, LLC	RAM/Cascade Ctr LLC
345 N Shepherd Rd	Camas/Washougal	42,870	\$9,406,842	\$219.43	Public Storage	National Storage Aff. Trust
408 S 47th Ave	Clark County Outlying	12,000	\$8,822,076	\$735.17	Isaacman Rev. Trust / Angellotti Family Trust	TerraForm Companies

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Gresham Square	Gresham	16,707	August 2026	Gresham Cinema & Wunderland
Raleigh West Shopping Ctr	Sylvan/Hillsdale	8,878	September 2026	O'Reilly Auto Parts
Gresham Plaza	Gresham	7,780	August 2026	La Pulga Market

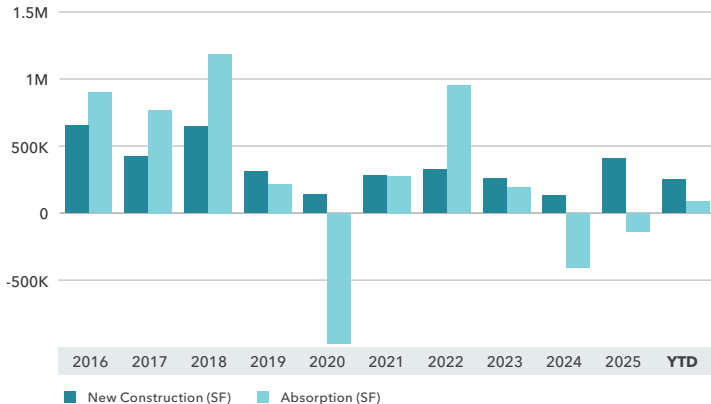
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Goodwill - Ridgefield	Clark County Outlying	24,000	4Q 2026
Royal Ridge Station	Clark County Outlying	16,902	1Q 2027
448 S Royle Rd	Clark County Outlying	16,000	3Q 2027

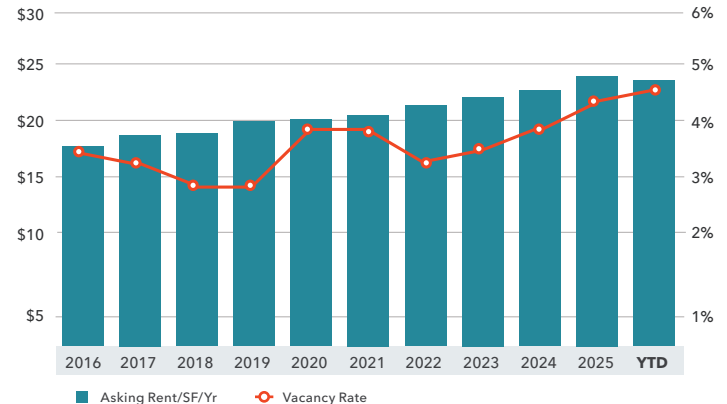
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	4.6%	4.6%	4.3%	30 bps
Average Asking Rents/SF/Yr	\$1.96	\$1.98	\$1.97	-0.72%
Under Construction (SF)	67,332	77,061	503,278	-86.62%
Average Sales Price/SF	\$247	\$302	\$372	-33.70%
Average Cap Rate	6.2%	6.6%	11.8%	-560 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	9,729	251,275	386,386	-34.97%
Net Absorption (SF)	61,603	85,897	-2,140	N/A

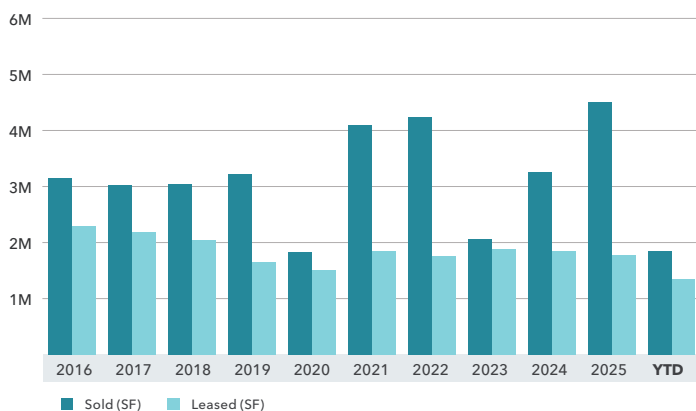
NEW CONSTRUCTION & ABSORPTION



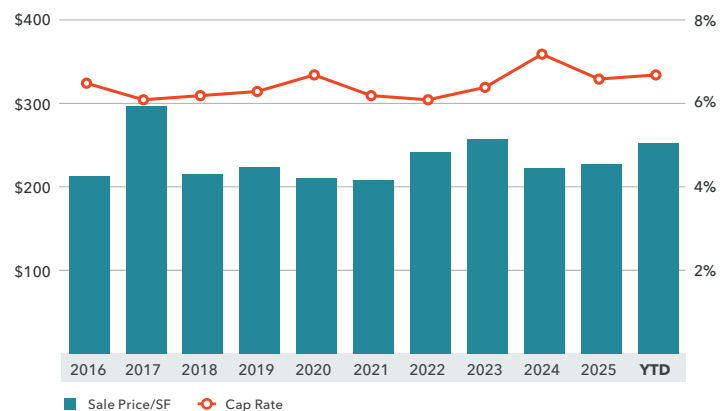
AVERAGE ASKING RENT/SF & VACANCY RATE



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

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS