MARKET TRENDS

SACRAMENTO
RETAIL

| ↑ VACANCY | ↑ UNEMPLOYMENT |
| ↑ RENTAL RATES | ↓ CONSTRUCTION DELIVERIES |

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	$/SF	Buyer	Seller
Big Lots	Elk Grove	39,532	$10,000,000	252.96	SF Supermarket	Charmel, LLC
2825 Grass Valley Hwy	Auburn/Loomis	27,650	$9,462,212	342.21	The Shops at Willow Creek, LLC	Auburn Wc Partners, LLC
Save Mart	Roseville/Rocklin	58,978	$7,744,000	131.30	Dos Pintas, LLC	Save Mart Portfolio Owner Fund V Ca, LLC

## SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Walerga Plaza	Rio Linda/N Highlands	53,998	May 2025	Chuze Fitness
Northgate Shopping Center	Natomas	9,940	April 2025	Ace Hardware
Nimbus Winery Village	Folsom	7,700	June 2025	Par 18 Golf

SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Crossings at El Dorado	El Dorado	71,750	3Q 2025
The Village	Elk Grove	65,936	4Q 2025
Whitney Ranch	Lincoln	43,074	4Q 2025

MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	5.7%	5.7%	5.6%	**10 bps**
Average Asking Rents	$1.49	$1.46	$1.46	**2.11%**
Under Construction (SF)	403,557	464,306	502,747	**-19.73%**
Average Sales Price/SF	$275	$227	$235	**16.86%**
Average Cap Rate	6.7%	6.9%	6.9%	**-20 bps**

	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	108,823	178,754	579,765	**-69.17%**
Net Absorption	100,212	24,033	341,652	**-92.97%**

NEW CONSTRUCTION & ABSORPTION

New Construction (SF)   Absorption (SF)

AVERAGE ASKING RENT/SF & VACANCY RATE
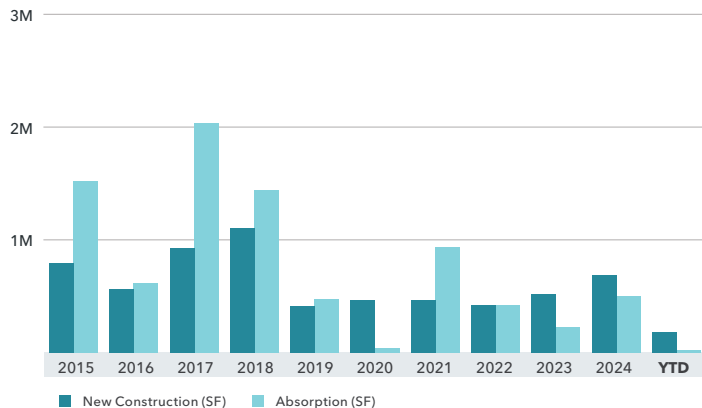
Asking Rent/SF   Vacancy Rate
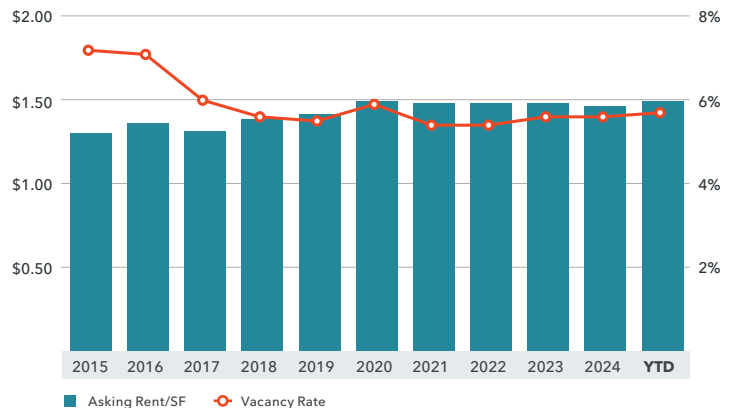
SALE VOLUME & LEASE VOLUME

Sold (SF)   Leased (SF)
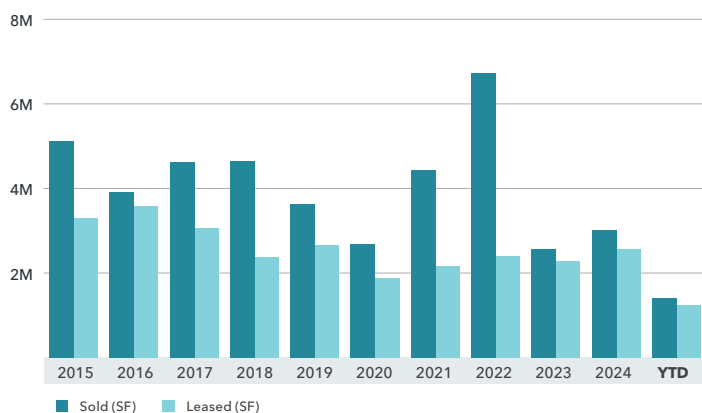
AVERAGE SALE PRICE/SF & CAP RATES

Sale Price/SF   Cap Rate
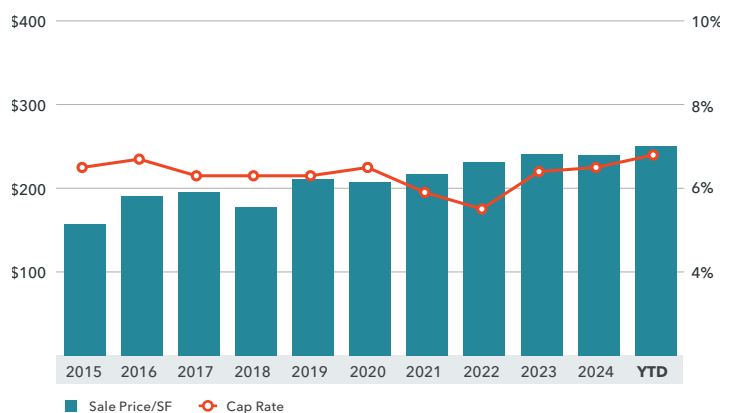
Data Source: CoStar

Kidder Mathews

The information in this report was composed by the Kidder Mathews Research Group.

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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 20 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	26.2M ANNUAL SALES SF	36.7M ANNUAL LEASING SF
ASSET SERVICES	58M SF MANAGEMENT PORTFOLIO SIZE	850+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,400+ AVERAGE ASSIGNMENTS	39 TOTAL APPRAISERS	24 WITH MAI DESIGNATIONS

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