

MARKET TRENDS

SACRAMENTO RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Elk Grove VW/Audi	Elk Grove	36,121	\$10,690,000	\$295.95	Knight Group	Lasher Auto Group
Elk Grove Chrysler/Dodge/Jeep/Ram	Elk Grove	33,195	\$8,845,446	\$266.47	Knight Group	Lasher Auto Group
Douglas Plaza	Roseville/Rocklin	35,988	\$8,500,000	\$236.19	Sutter Family 2016 Revocable Trust	The Carrington Co.

SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Twelve Bridge Retail Center	Lincoln	35,000	January 2026	Club Studio
Carmichael Oaks	Carmichael	15,326	January 2026	Shop Heroic
Summerhill Plaza	Orangevale/Citrus Hts	6,930	February 2026	Dollar Thrift

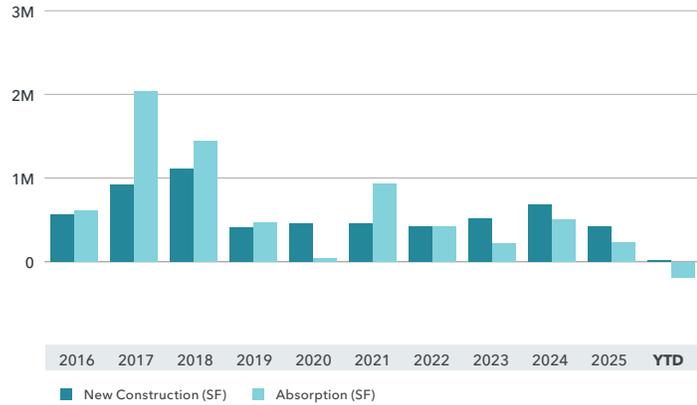
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Costco Wholesale	Outer Placer County	165,000	2Q 2026
Whole Foods	Elk Grove	65,936	2Q 2026
Nugget	Lincoln	43,074	2Q 2026

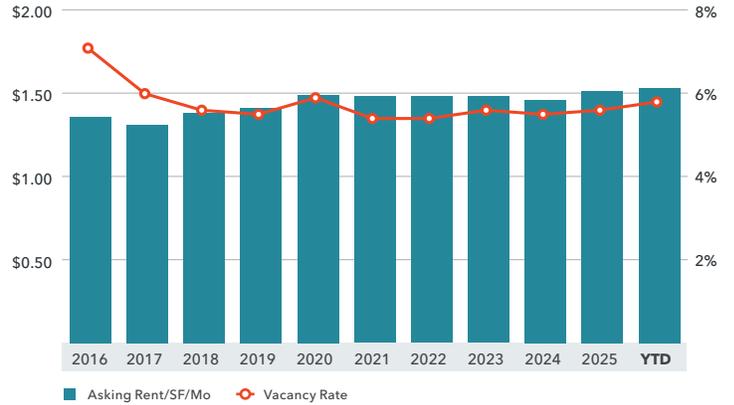
MARKET BREAKDOWN

	1Q26	4Q25	1Q26	YOY Change
Vacancy Rate	5.8%	5.6%	5.6%	20 bps
Average Asking Rents/SF/Mo	\$1.53	\$1.51	\$1.46	4.27%
Under Construction (SF)	437,717	452,498	635,066	-31.08%
Average Sales Price/SF	\$295	\$248	\$160	85.20%
Average Cap Rate	5.1%	6.4%	6.9%	-180 bps
	1Q26	4Q25	1Q26	YOY Change
Construction Deliveries (SF)	14,781	14,781	123,075	-87.99%
Net Absorption (SF)	-188,696	-188,696	0	N/A

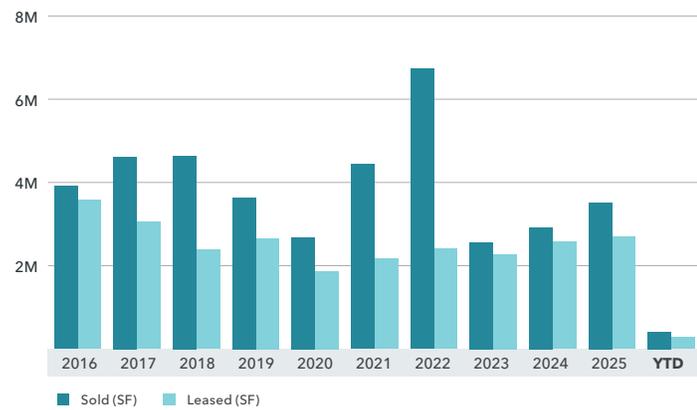
NEW CONSTRUCTION & ABSORPTION



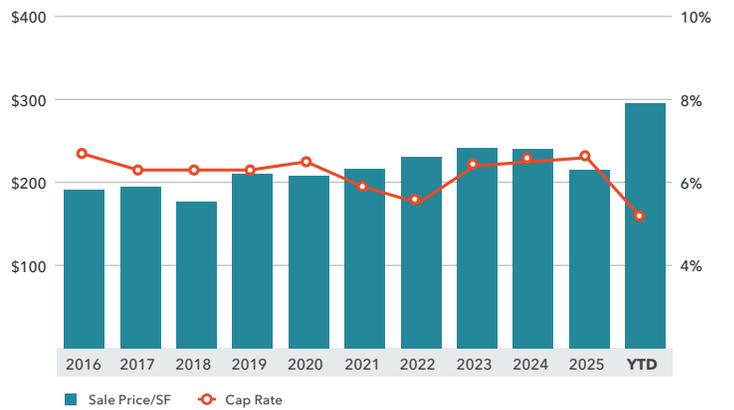
AVERAGE ASKING RENT/SF & VACANCY RATE



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 ANNUAL 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