

## MARKET TRENDS

# SACRAMENTO

## RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Ford Dealership	Elk Grove	65,000	\$18,750,000	\$288.46	Lithia Real Estate, Inc.	Dash Equity Investments-A, LLC
Epic Chevrolet/Cadillac	Arden/Watt/Howe	18,185	\$16,100,000	\$885.34	Bridge Housing Riverside, LLC	Epic Automotive, LLC
Safeway	Elk Grove	56,988	\$11,600,000	\$399.12	Commercial Property Investors, LLC	Oakwood Real Estate Partners

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Sunrise Tomorrow	Orangevale/Citrus Hts	33,459	April 2026	Slick City Action Park
2061 Lake Tahoe Blvd	Outer El Dorado Cnty	24,684	May 2026	Smart & Final
Crestview Village	Carmichael	20,879	April 2026	Burlington

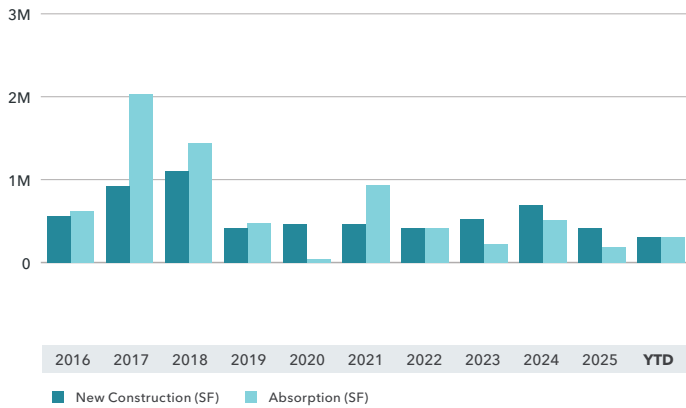
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Alder Creek Marketplace	Outer Sacramento Cnty	95,000	1Q 2027
The Crossings at El Dorado	El Dorado	59,664	4Q 2026
Natomas Landing	Natomas	17,183	3Q 2026

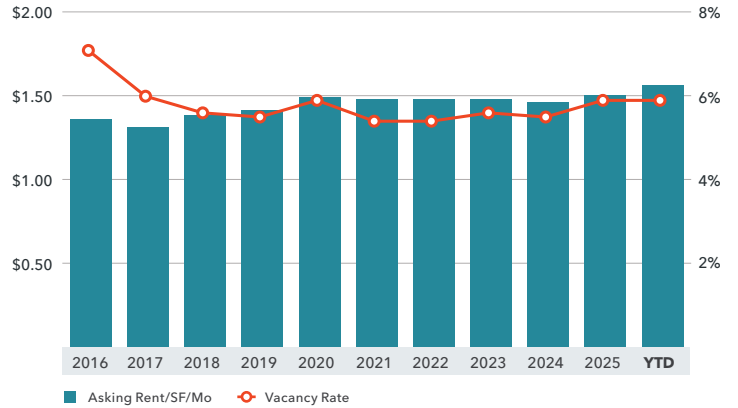
### MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	5.9%	6.0%	5.7%	<b>20 bps</b>
Average Asking Rents/SF/Mo	\$1.56	\$1.53	\$1.49	<b>4.52%</b>
Under Construction (SF)	341,935	431,765	606,747	<b>-43.64%</b>
Average Sales Price/SF	\$278	\$287	\$261	<b>6.89%</b>
Average Cap Rate	6.0%	5.3%	6.5%	<b>-50 bps</b>
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	108,436	302,116	193,569	<b>56.08%</b>
Net Absorption (SF)	279,056	309,027	-77,782	<b>N/A</b>

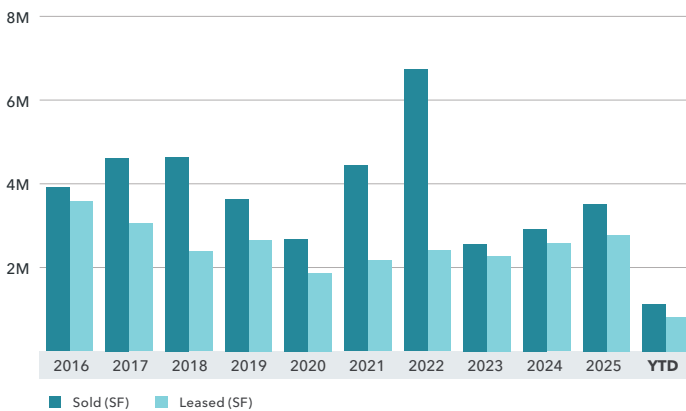
NEW CONSTRUCTION & ABSORPTION



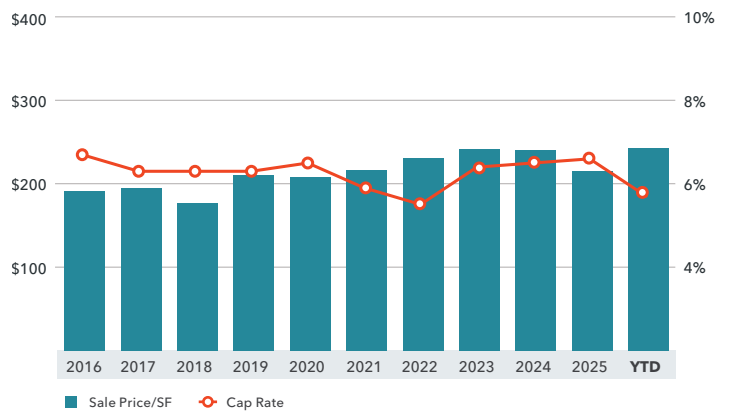
AVERAGE ASKING RENT/SF & VACANCY RATE



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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<b>COMMERCIAL BROKERAGE</b>	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>54M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
<b>VALUATION ADVISORY</b>	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS