

MARKET TRENDS

SACRAMENTO

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Auburn Town Center	Auburn/Loomis	67,411	\$19,150,500	\$284.09	Jim Pattison Developments US Inc	Oak Street Real Estate Capital
Placer Center Plaza	Roseville/Rocklin	75,754	\$9,972,000	\$131.64	Mani Imports, Inc.	Realty Income Corporation
Natomas Marketplace	Natomas	3,300	\$8,008,000	\$2,426.67	Hasco Realty, LLC	Micnan, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
11415 Folsom Blvd	Highway 50 Corridor	21,105	August 2026	Comfort Thrift & Boutique
Goldorado Shopping Center	El Dorado	10,200	July 2026	Petco
8135 Florin Rd	South Sacramento	7,485	July 2026	Auto Paint Supplies

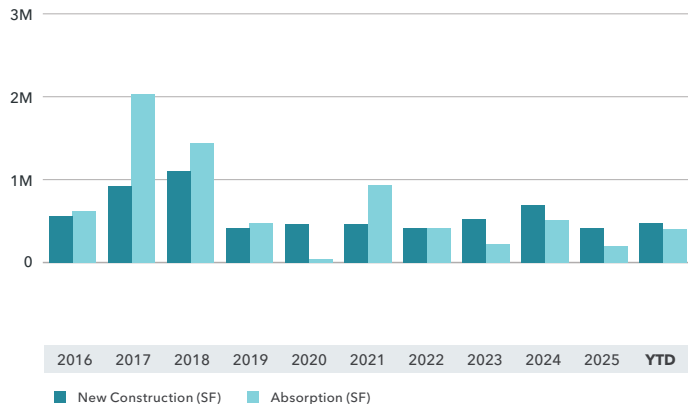
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Alder Creek Marketplace	Outer Sacramento County	95,000	1Q 2027
Natomas Landing - C	Natomas	17,183	4Q 2026
Boston Pizza	Roseville/Rocklin	10,535	4Q 2026

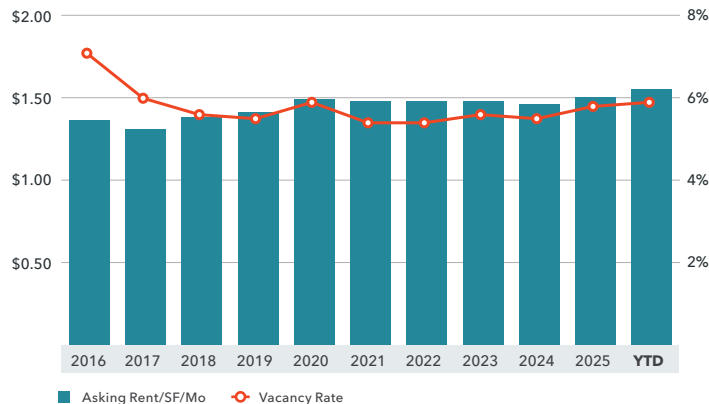
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	5.9%	6.0%	6.0%	-10 bps
Average Asking Rents/SF/Mo	\$1.55	\$1.56	\$1.49	4.25%
Under Construction (SF)	184,486	232,686	529,775	-65.18%
Average Sales Price/SF	\$263	\$238	\$193	36.50%
Average Cap Rate	6.7%	6.4%	6.6%	10 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	48,200	472,659	392,652	20.38%
Net Absorption (SF)	144,573	399,906	-38,952	N/A

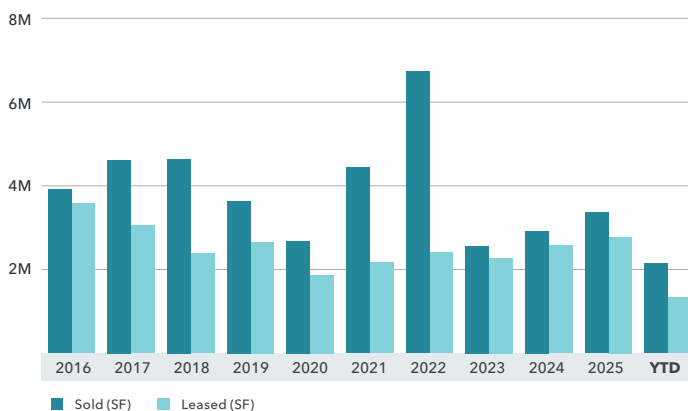
NEW CONSTRUCTION & ABSORPTION



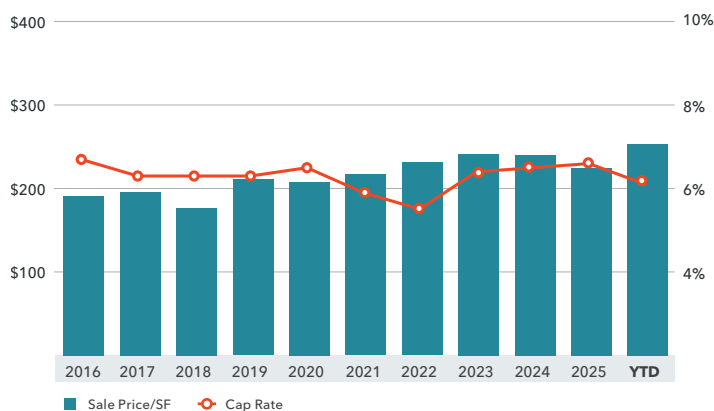
AVERAGE ASKING RENT/SF & VACANCY RATE



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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. 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.

GARY BARAGONA
Vice President of Research
415.229.8925
gary.baragona@kidder.com

DAVID NELSON
Regional President, Brokerage
Northern California & Nevada
916.970.9700
david.nelson@kidder.com
LIC N° 01716942

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL 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