

MARKET TRENDS

SAN DIEGO RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
The Centre	Escondido	336,000	\$37,000,000	\$110.12	GSM Escondido, LLC	Luna Properties, LLC
Car Country Carlsbad	Carlsbad	30,216	\$24,000,000	\$794.28	GSM Carlsbad, LLC	Stellar Properties, LLC
4840 Niagara Ave	Pt Loma/Sports Arena	20,155	\$12,600,000	\$625.16	Niagara C&S, LLC	Niagara Avenue San Diego, LLC

SIGNIFICANT LEASE TRANSACTIONS 1Q 2026

Property	Submarket	SF	Transaction Date	Tenant
1555 Auto Park Way N	Escondido	19,761	March 2026	Genesis of Escondido
Palomar Trolley Center	Chula Vista	8,260	March 2026	Skechers
110 Bonita Rd	Chula Vista	5,857	January 2026	Denny's

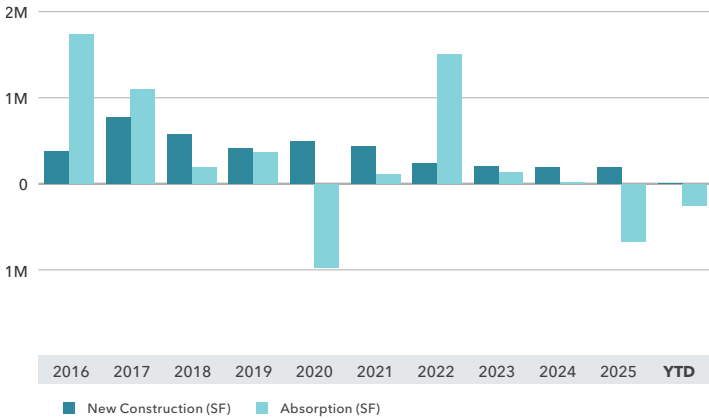
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
1895 Camino Del Rio South	Mission Valley	106,688	2Q 2026
Alexandria Wellness Center	Miramar/M Mesa/S Rnch	45,000	2Q 2026
2013 4th Ave	Central San Diego	30,000	3Q 2026

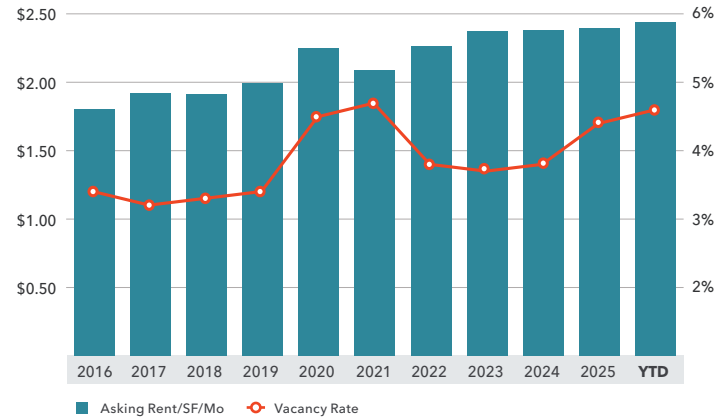
MARKET BREAKDOWN

	1Q26	4Q25	1Q26	YOY Change
Vacancy Rate	4.6%	4.4%	4.1%	50 bps
Average Asking Rents/SF/Mo	\$2.44	\$2.39	\$2.39	2.27%
Under Construction (SF)	304,805	288,842	301,415	1.12%
Average Sales Price/SF	\$289	\$412	\$402	-28.11%
Average Cap Rate	7.4%	5.4%	6.5%	90 bps
	1Q26	4Q25	1Q26	YOY Change
Construction Deliveries (SF)	5,411	5,411	79,020	-93.15%
Net Absorption (SF)	-251,512	-251,512	0	N/A

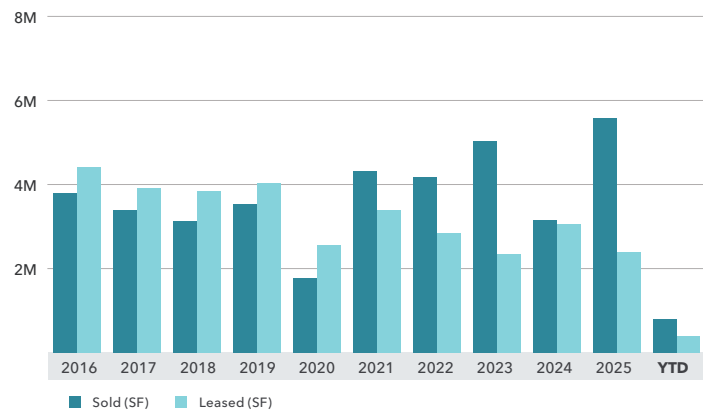
NEW CONSTRUCTION & ABSORPTION



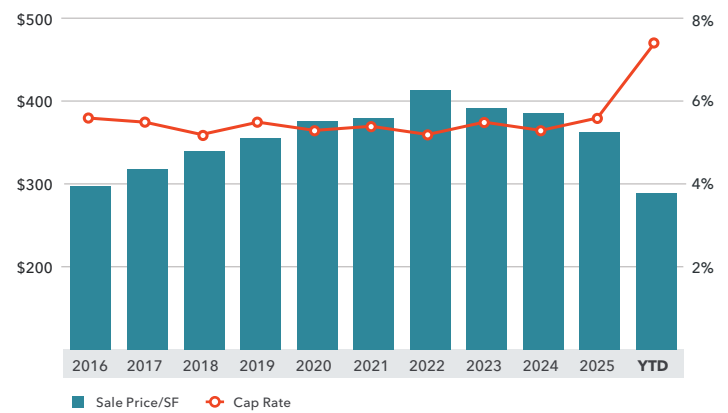
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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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 ANNUAL ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS