

MARKET TRENDS

SAN DIEGO

RETAIL

↔ VACANCY

↓ UNEMPLOYMENT

↑ RENTAL
RATES

↑ CONSTRUCTION
DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Plaza Bonita	Chula Vista	594,150	\$196,901,669	\$331.40	HP Bonita Investments, LLC	Plaza Bonita, LLC
Terra Nova Plaza	Chula Vista	96,114	\$30,400,000	\$316.29	Realty Income Corporation	RREEF Property Trust, Inc.
Carmel Mountain Plaza	Carmel Mountain Ranch	8,400	\$17,407,193	\$2,072.28	Costco Wholesale Corporation	Kimco Realty Corp.

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
222 N City Dr	San Marcos	8,630	August 2026	Trader Joe's
San Ysidro Village	Imperial Bch/South SD	5,760	July 2026	Bath & Body Works
Exchange at Miramar Road	Miramar/M Mesa/S Rnch	5,267	July 2026	Forge 8 Athletics

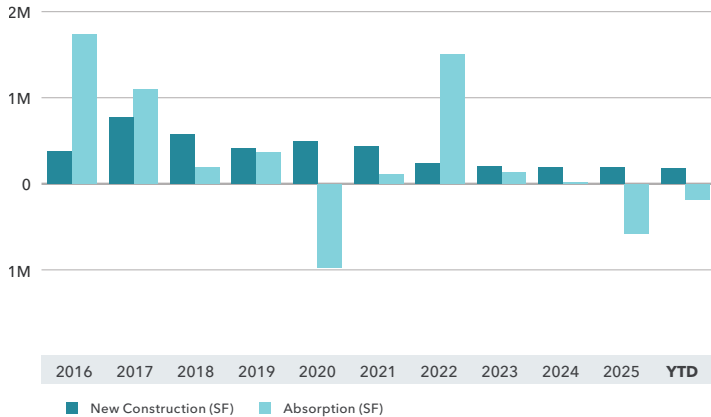
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Alexandria Wellness Center	Miramar/M Mesa/S Rnch	45,000	4Q 2026
1355 First St	Coronado	7,500	2Q 2027
9404 San Diego St	Lemon Grv/Spring Vly	7,500	3Q 2027

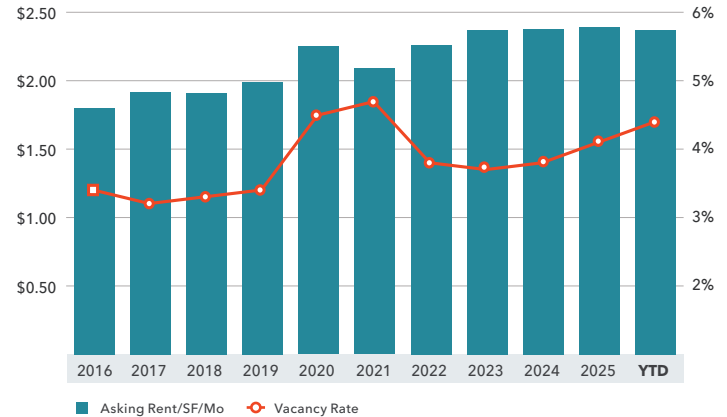
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	4.4%	4.2%	4.4%	0 bps
Average Asking Rents/SF/Mo	\$2.37	\$2.37	\$2.33	1.43%
Under Construction (SF)	158,494	300,872	359,641	-55.93%
Average Sales Price/SF	\$392	\$445	\$240	63.35%
Average Cap Rate	5.5%	5.5%	5.6%	-10 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	142,378	182,067	96,488	88.69%
Net Absorption (SF)	-107,816	-184,977	-685,634	N/A

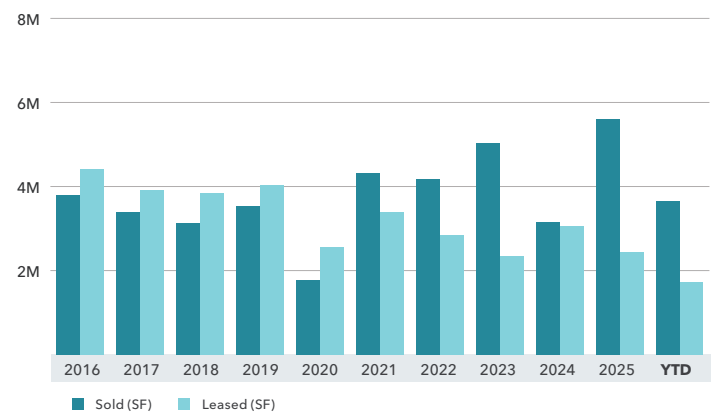
NEW CONSTRUCTION & ABSORPTION



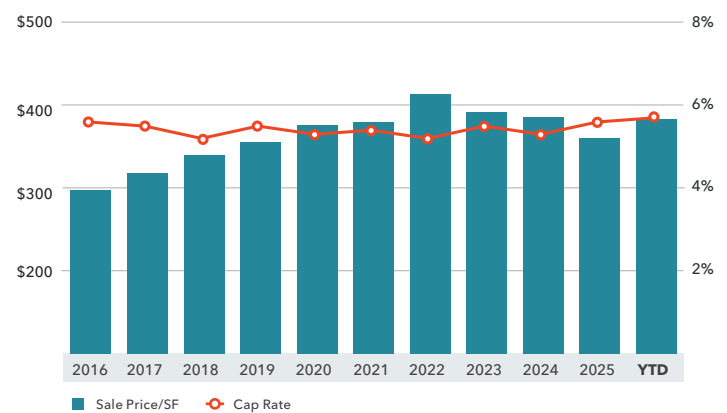
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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, Nevada, Arizona, and Texas. 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

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 ANNUAL ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS