

MARKET TRENDS

SAN FRANCISCO RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
2254-2258 Union St	West of Van Ness	5,400	\$3,800,000	\$704	Han Bao	Orbis Tertius, LLC
1861-1863 Union St	West of Van Ness	6,000	\$3,400,000	\$567	1861-1863 Union St, LLC	Oak Union Street, LLC
692-694 Valencia St	Mission/Potrero	3,883	\$3,370,000	\$868	692 Valencia, LLC	Skyline 91 Sf Apartment Investors, LLC

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
The City Center	West of Van Ness	50,000	March 2025	T&T Supermarket
350 Mission St	South Financial District	6,500	January 2025	Studio Golf
1777-1785 Fulton S	West of Van Ness	5,500	January 2025	Lauging Monk Brewery

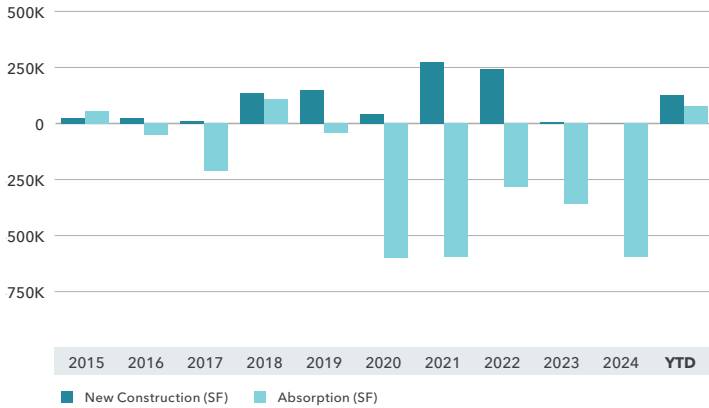
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
1545 Sunnydale Ave	Southern City	30,735	2Q 2025
653 Old Mason St	West of Van Ness	17,000	1Q 2026

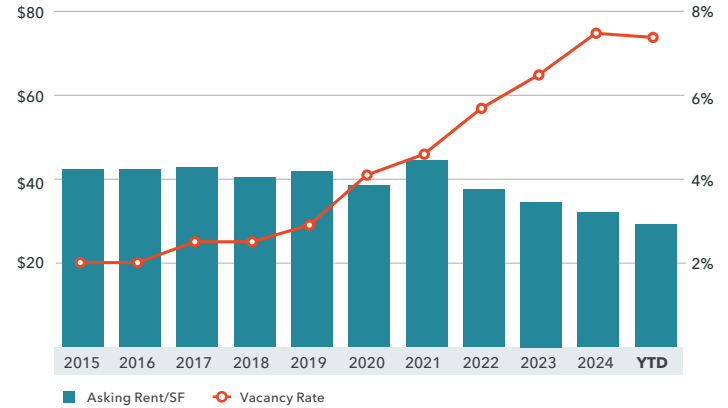
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	7.4%	7.5%	7.2%	20 bps
Average Asking Rents	\$29.18	\$32.01	\$33.41	-12.66%
Under Construction	47,735	172,735	172,735	-72.37%
Average Sales Price/SF	\$506	\$406	\$384	31.71%
Average Cap Rate	6.1%	5.7%	4.7%	140 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries (SF)	125,000	0	0	N/A
Net Absorption	76,388	61,427	-468,182	N/A

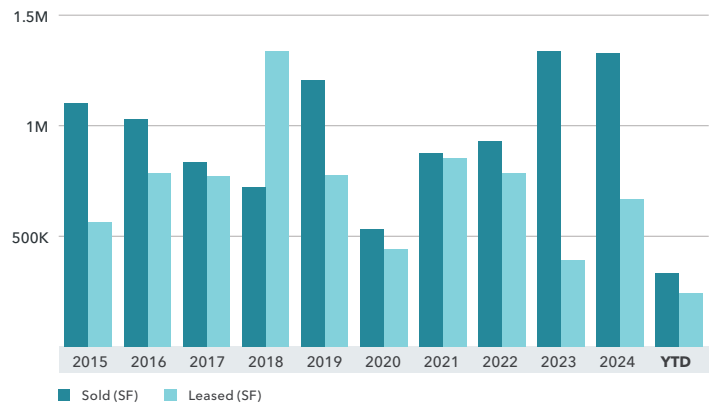
NEW CONSTRUCTION & ABSORPTION



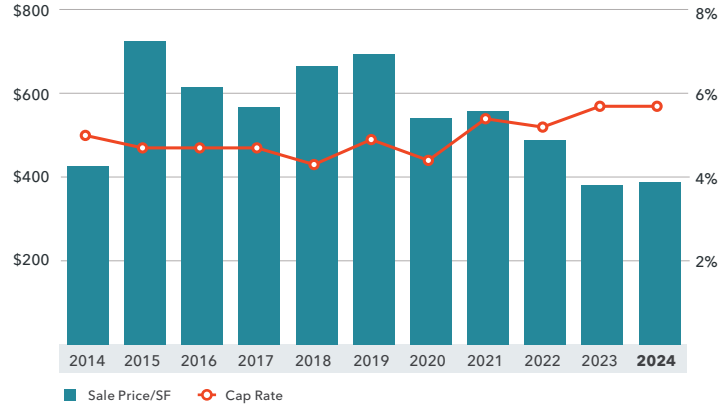
AVERAGE ASKING RENT/SF & VACANCY RATE



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, Idaho, 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.

GARY BARAGONA
 Director of Research
 415.229.8925
 gary.baragona@kidder.com

DAVID NELSON
 Regional President, Brokerage
 Northern California & Nevada
 415.229.8888
 david.nelson@kidder.com
 LIC N° 01716942

COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>26.2M</i> ANNUAL SALES SF	<i>36.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>58M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,400+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>39</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.