

## MARKET TRENDS

# SAN FRANCISCO

## RETAIL



### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
2337-2345 Irving St	West of Van Ness	18,709	\$7,500,000	400.88	Ty-quoc Luu/ann-ngoc Tran Trust	Luu Ty Quoc
200-216 Powell St	Union Square	8,050	\$7,400,000	919.25	Uris Acquisitions	ASB Real Estate Investments
516-518 Castro St	Southern City	6,230	\$5,200,000	834.67	AIDS Healthcare Foundation	Sirhed Bassem R 2001 Trust

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Pier 29	Waterfront/North Beach	100,000	April 2025	Community Arts Stabilization Trust
400 Post St	Union Square	46,657	April 2025	Zara
100 Hooper St	Showplace Square	18,680	April 2025	San Francisco Brewing Co.

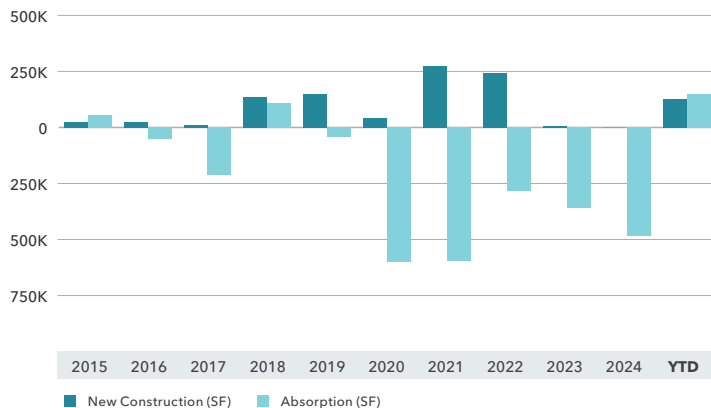
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
VillaSport Athletic Club	Redwood City	97,101	1Q 2026
Discovery Station	South San Francisco	72,500	1Q 2026
653 Old Mason St	West of Van Ness	17,000	2Q 2026

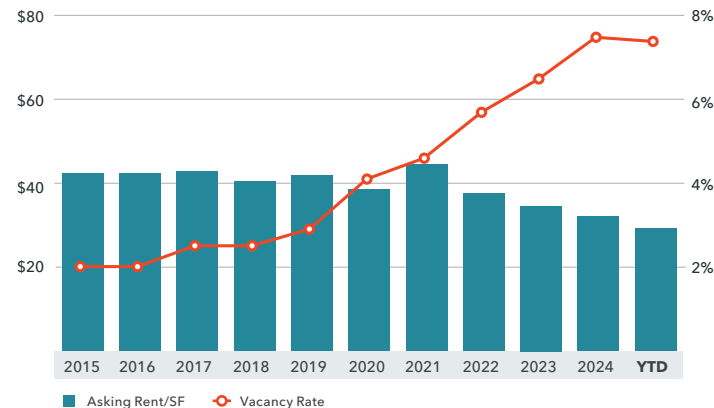
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	6.7%	7.0%	7.4%	<b>-70 bps</b>
Average Asking Rents	\$34.15	\$33.65	\$31.45	<b>8.59%</b>
Under Construction	17,000	17,000	172,735	<b>-90.16%</b>
Average Sales Price/SF	\$473	\$519	\$360	<b>31.38%</b>
Average Cap Rate	6.8%	5.9%	5.6%	<b>120 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	0	125,000	0	<b>N/A</b>
Net Absorption	118,082	248,442	-570,446	<b>N/A</b>

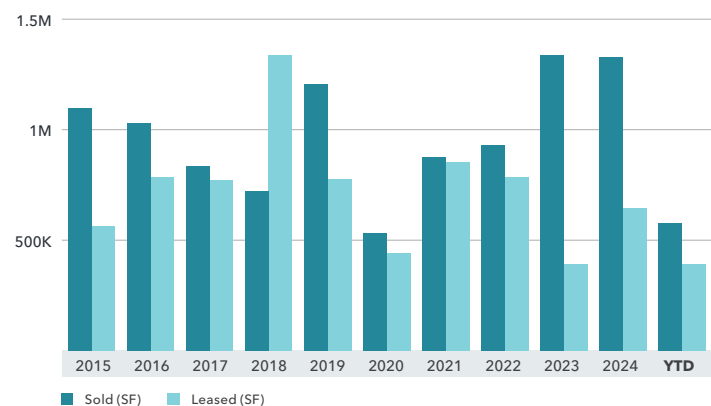
## NEW CONSTRUCTION & ABSORPTION



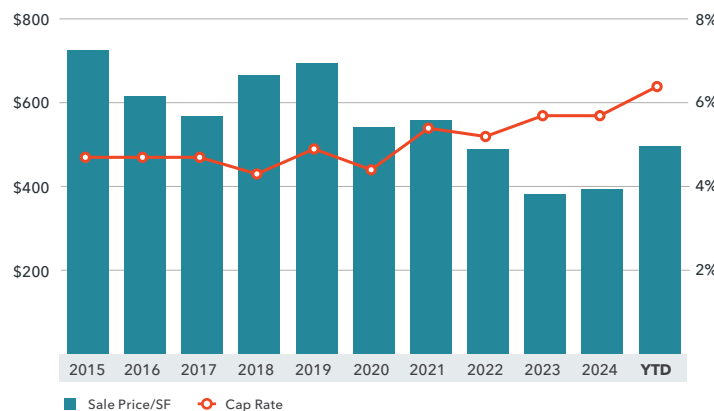
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME



## AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

3-YEAR AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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