

MARKET TRENDS

SAN FRANCISCO

RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
146 Geary St	Union Square	12,961	\$20,500,000	\$1,581.67	Thor 146 Geary, LLC	146 Geary CA, LLC
Veracom Coachworks	San Mateo	1,014	\$12,066,000	\$11,899.41	Prometheus Real Estate Group, Inc.	715 N San Mateo, LLC
600 20th St	Mission Bay/China Basin	10,000	\$11,000,000	\$1,100.00	Dane Reinsurance Inc	600 20th ST, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Sequoia Station	Redwood City	11,898	July 2026	DaVita
Sequoia Station	Redwood City	10,599	July 2026	ROC Party
855 El Camino Real	San Bruno/Millbrae	9,590	August 2026	VEG Emergency Group

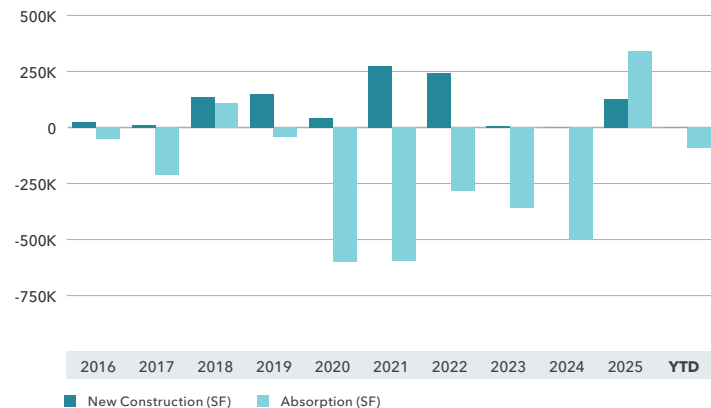
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
VillaSport Athletic Club	Redwood City	97,101	4Q 2026
Candlestick Point	Bayview/Hunters Point	7,200	3Q 2029

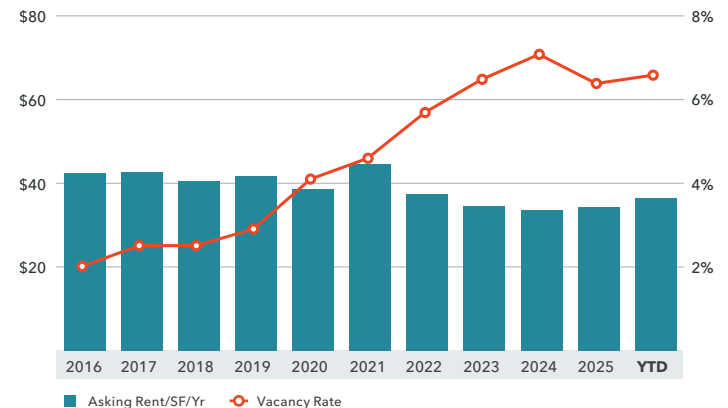
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	6.6%	6.4%	6.7%	-10 bps
Average Asking Rents/SF/Yr	\$36.56	\$35.58	\$33.34	9.66%
Under Construction (SF)	7,200	0	0	N/A
Average Sales Price/SF	\$571	\$483	\$429	33.21%
Average Cap Rate	5.9%	6.7%	6.3%	-40 bps
	3Q26	YTD 2026	YTD 2025	YOY Change
Construction Deliveries (SF)	0	0	125,000	N/A
Net Absorption (SF)	-59,582	-92,420	138,823	N/A

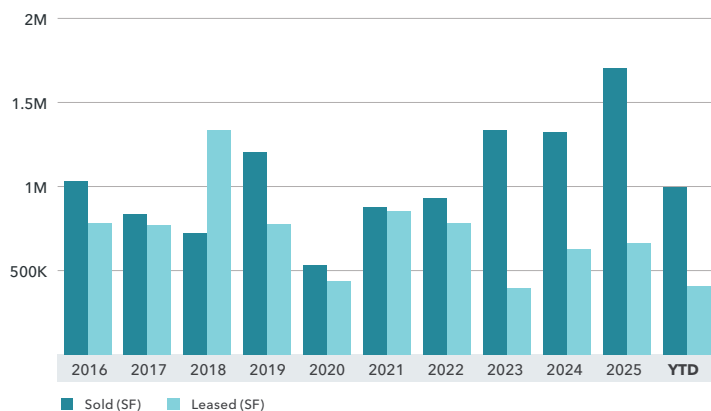
NEW CONSTRUCTION & ABSORPTION



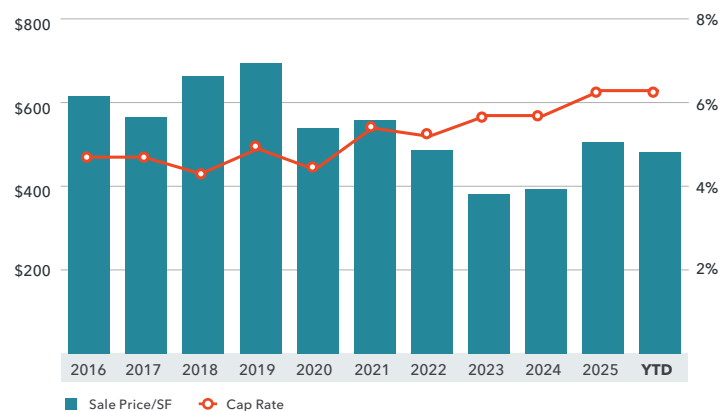
AVERAGE ASKING RENT/SF & VACANCY RATE



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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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