

## MARKET TRENDS

# SILICON VALLEY *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Sunrise Plaza	South San Jose	9,001	\$9,590,000	1,065.44	Meriwest Credit Union	E P & G Properties
Building 25	Milpitas	54,768	\$9,300,000	169.81	Nbs Barber, LLC	Cisco Technology
544 W Alma Ave	East San Jose-Willow Glen	3,574	\$5,250,000	1,468.94	West Alma Affordable, LP	Steven M Plevin Revocable Trust

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
South Valley Plaza	Gilroy	63,793	April 2025	Urban Air
Great Mall	Milpitas	30,000	May 2025	Pottery Barn Outlet
Sun Garden Retail Center	East San Jose-Willow Glen	12,800	April 2025	Planet Fitness

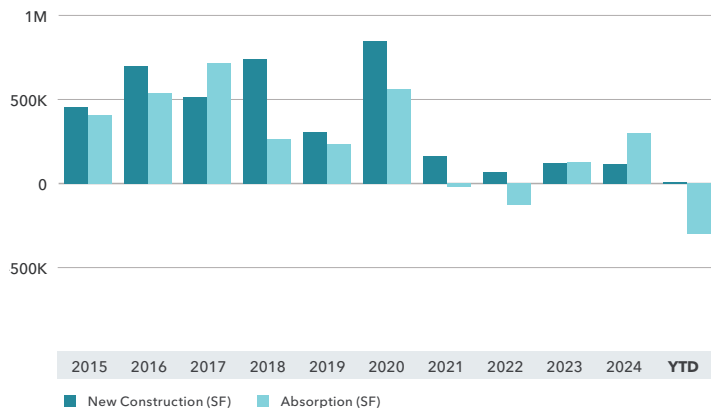
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Fletcher Jones Mercedes Benz	Palo Alto	26,336	4Q 2025
Cochrane Rd	Morgan Hill	21,875	4Q 2026
7259 Sharon Dr	West San Jose	10,285	2Q 2026

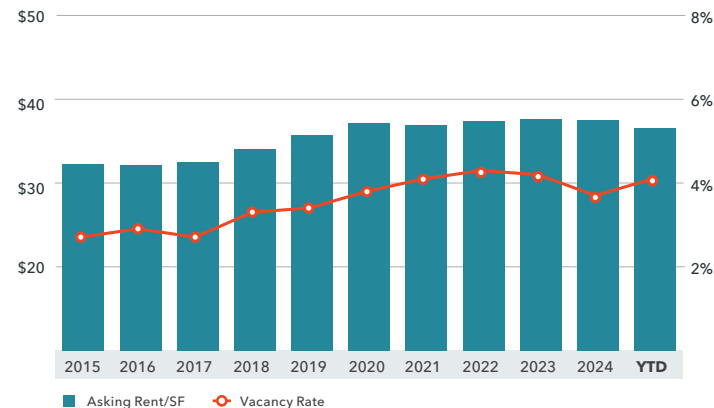
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	4.1%	3.8%	4.3%	<b>-20 bps</b>
Average Asking Rents	\$3.05	\$3.10	\$3.17	<b>-3.84%</b>
Under Construction (SF)	223,621	223,621	330,230	<b>-32.28%</b>
Average Sales Price	\$512	\$452	\$524	<b>-2.16%</b>
Average Cap Rate	4.7%	5.6%	5.6%	<b>-90 bps</b>
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries (SF)	0	6,344	18,844	<b>N/A</b>
Net Absorption	-286,127	-300,189	-158,927	<b>N/A</b>

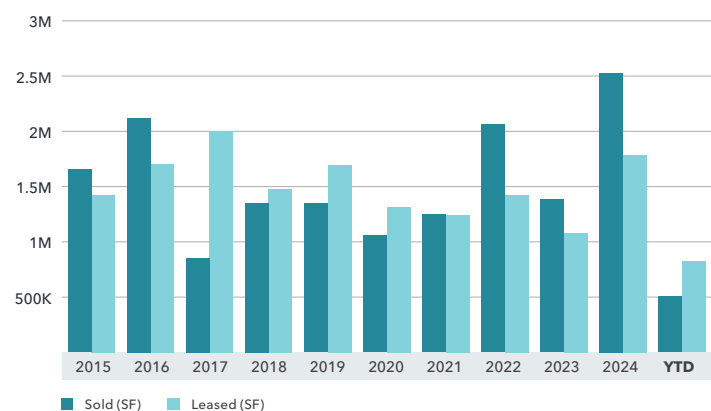
## NEW CONSTRUCTION & ABSORPTION



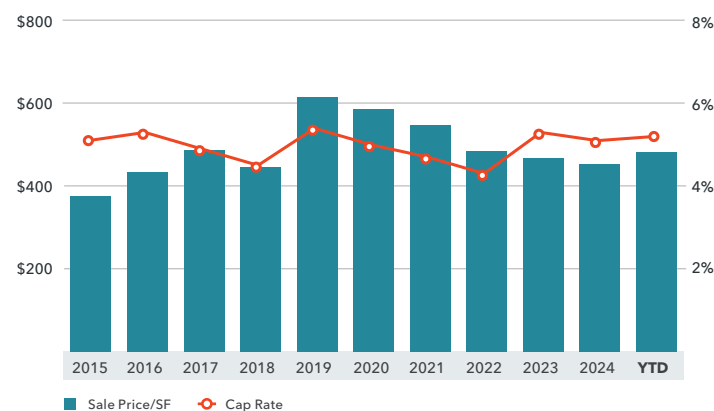
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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.

**GARY BARAGONA**  
Vice President of Research  
415.229.8925  
gary.baragona@kidder.com

**DAVID NELSON**  
Regional President, Brokerage  
Northern California & Nevada  
408.970.9400  
david.nelson@kidder.com  
LIC N° 01716942

### 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+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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