

MARKET TRENDS

SACRAMENTO RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Arden Fair Mall	Arden/Watt/Howe	157,000	\$10,500,000	\$67	Dicks Sporting Goods	1601 Arden Way Owner, LP
Riverpoint Marketplace	West Sacramento	18,992	\$8,700,000	\$458	Cilker Sacramento, LLC	Riverpoint Marketplace, LLC
Center Pointe Shopping Center	Roseville/Rocklin	15,360	\$5,500,000	\$358	396 Sunrise, LLC	Reego, LP

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Sunrise Mall	Citrus Heights	48,000	March 2025	Judi's Cleaners
Freeport Plaza	South Sacramento	35,000	February 2025	Chuz Fitness
NWC Twelve Bridge Dr	Lincoln	34,000	March 2025	LA Fitness

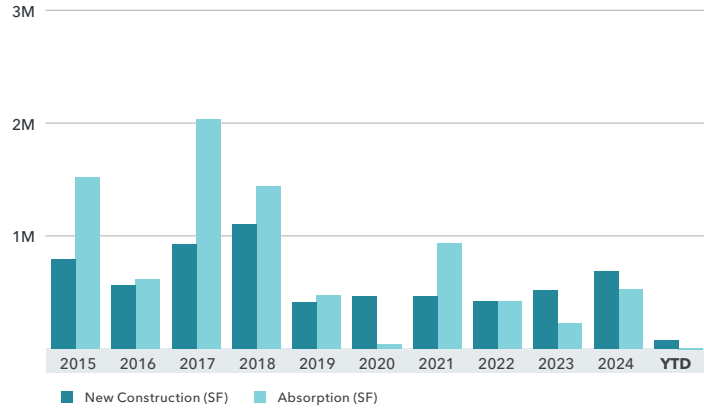
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Crossings at El Dorado	El Dorado	97,250	2Q 2025
The Davis Collection	Davis	85,694	2Q 2025
The Village	Elk Grove	40,000	4Q 2025

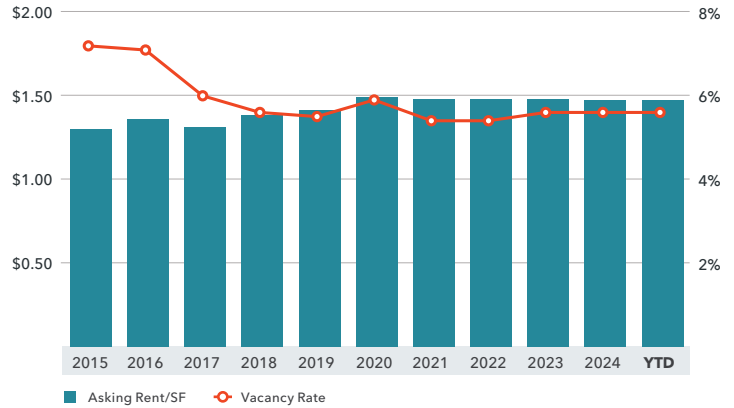
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	5.6%	5.6%	5.4%	20 bps
Average Asking Rents	\$1.47	\$1.47	\$1.46	0.74%
Under Construction (SF)	388,835	437,356	650,030	-40.18%
Average Sales Price/SF	\$157	\$307	\$243	-35.63%
Average Cap Rate	6.8%	6.5%	6.1%	70 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries (SF)	79,478	63,988	259,608	-69.39%
Net Absorption	-12,127	23,193	271,317	N/A

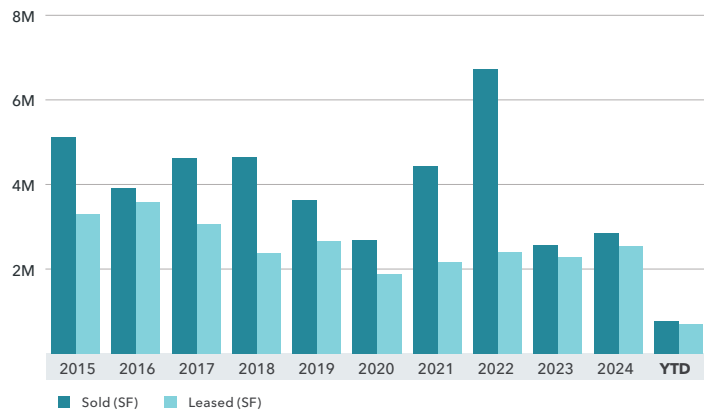
NEW CONSTRUCTION & ABSORPTION



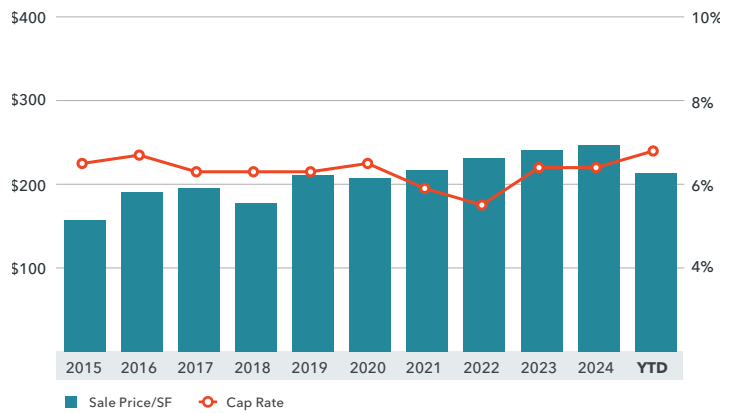
AVERAGE ASKING RENT/SF & VACANCY RATE



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	<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> AVERAGE ASSIGNMENTS	<i>39</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

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