



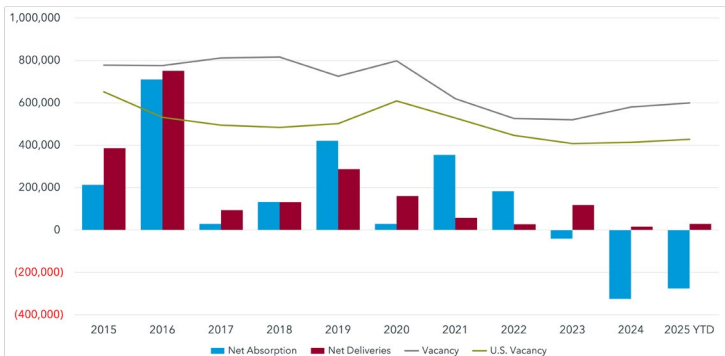
RETAIL MARKET OVERVIEW

AMANDA BROCK, VP Retail Properties

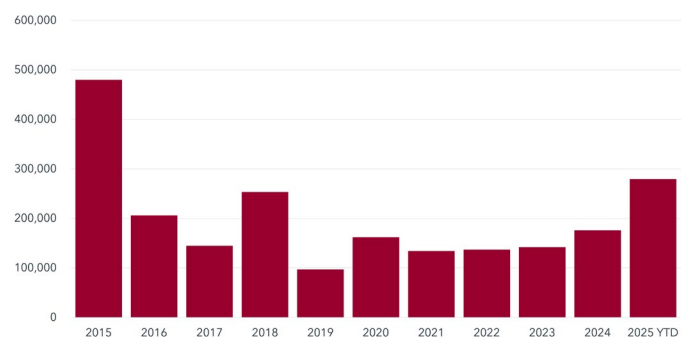
Bakersfield's retail market has seen slow growth with availability rising to 5.4%, above the 4.8% national average, due to excessive moveouts. Net absorption was negative in four of the past five quarters, totaling -290,000 SF over the past year. Large vacancies, including an 84,600 SF former Kmart, have hurt anchor tenant segments. In contrast, demand is concentrated in smaller spaces, with fitness centers, healthcare users, and discount retailers driving leases. Despite weak demand, 280,000 SF is under construction, mostly build-to-suit. Rent growth remains modest at 2.1%, led by Southwest and South Bakersfield. With low median incomes, the market is expected to see continued availability increases in 2025.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	(275,496)	(324,922)	(443,000)	(224,000)	8,177
▲ Vacancy Rate	5.00%	4.90%	4.98%	4.70%	4.20%
▲ Avg NNN Asking Rate PSF	\$19.94	\$19.80	\$19.71	\$19.50	\$19.42
▲ Sale Price PSF	\$220	\$219	\$219	\$219	\$217
▲ Cap Rate	6.75%	6.70%	6.69%	6.68%	6.68%
▲ Under Construction SF	279,353	176,175	162,475	164,975	140,000
▲ Inventory SF	35,709,154	35,574,080	35,344,331	35,300,000	33,779,830

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1201 Baker Street Bakersfield, CA	13,465 SF	\$2,070,000 \$153.73 PSF	Undisclosed Jalala Hayat Trust	Single-Tenant
450 Gardner Field Road Taft, CA	10,640 SF	\$2,375,000 \$223.21 PSF	John S Foggy NNN DG26 LLC	Single-Tenant
7301 White Lane Bakersfield, CA	7,565 SF	\$5,000,000 \$660.94 PSF	Discovery Church NNN CA Auto Service LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
20324-20360 W. Valley Boulevard Tehachapi, CA	8,480 SF	Susan M Czajkowski	The Gym - Batting Cages and Sports Complex	Recreational Athletics
2601 S. H Street Bakersfield, CA	6,310 SF	WGW LLC	First Aid Urgent Care	Medical
3001 Calloway Drive Bakersfield, CA	6,200 SF	Shafic Family Trust	Unknown	Unknown

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