



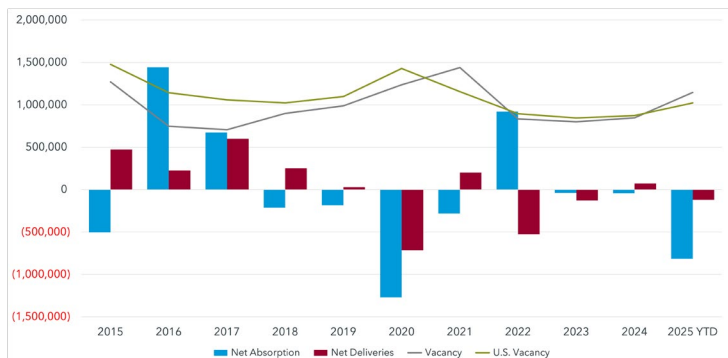
RETAIL MARKET OVERVIEW

JAKE HARTBARGER, Associate

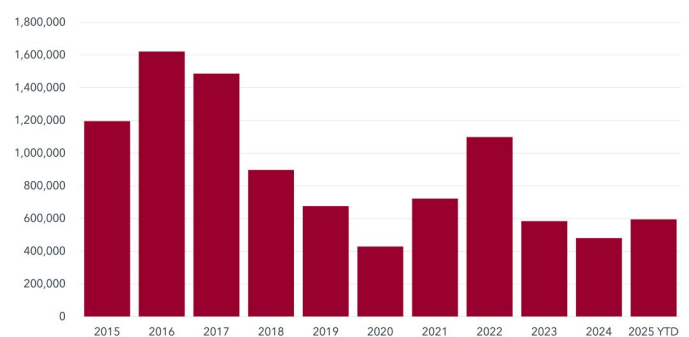
In Q3 2025, San Diego's retail vacancy rate inched up slightly to 4.5%, reflecting a modest 14-basis-point increase from the previous quarter. Asking rents remained steady at \$3.00 per square foot, Leasing activity continues to show resilience, supported by strong tenant demand and sustained confidence among retailers. With sound market fundamentals and healthy absorption levels, San Diego's retail sector is well-positioned to maintain its momentum heading into the final quarter of 2025.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▼ 12 Mo. Net Absorption SF	(582,397)	(302,969)	15,816	(41,750)	(31,102)
▲ Vacancy Rate	4.50%	4.36%	4.21%	4.02%	4.14%
◄ ► Avg NNN Asking Rate PSF	\$36.00	\$36.00	\$36.00	\$35.76	\$35.76
◄ ► Sale Price PSF	\$388.00	\$388.00	\$387.00	\$384.00	\$388.00
▲ Cap Rate	5.93%	5.92%	5.90%	5.90%	5.82%
▲ Under Construction SF	627,229	611,747	628,445	640,272	570,483
▲ Inventory SF	136,696,235	136,682,277	136,667,308	136,816,077	136,792,092

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
300-320 Twin Oaks Valley Road San Marcos, CA	105,595 SF	\$55,180,000 \$522.56 PSF	Nuveen InvenTrust Properties Corporation	Multi-Tenant
789 W. Harbor Drive San Diego, CA	73,823 SF	\$34,875,000 \$472.41 PSF	LBX Investments TRC Retail	Multi-Tenant
1555 Camino del Mar Del Mar, CA	71,419 SF	\$74,200,000 \$1,038.94 PSF	Ares Management Corporation Brixton Capital	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
16617 Dove Canyon Road San Diego, CA	13,969 SF	Buie Stoddard Group	4S Ranch International Market	Market
1762-1792 Garnet Avenue San Diego, CA	10,783 SF	La Jolla Management Company	Bridge Thrift	Thrift Store
3940 4th Avenue San Diego, CA	5,584 SF	Acadia Corporation	Tmartinis	Restaurant

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