



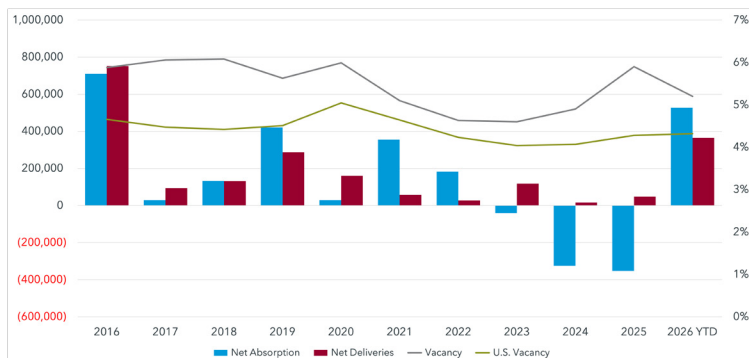
RETAIL MARKET OVERVIEW

AMANDA BROCK, Senior Executive Vice President, Principal

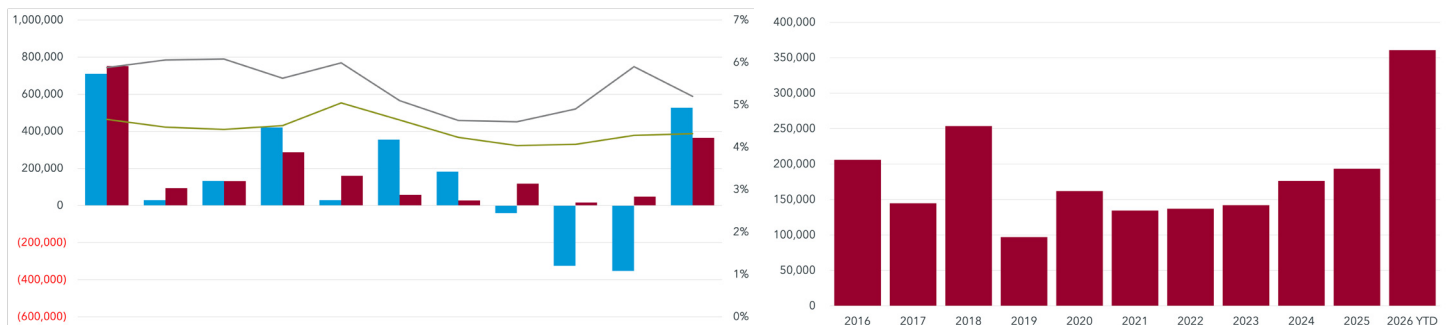
Bakersfield's retail market demonstrated improving fundamentals through Q3 2026, with availability declining to approximately 5.6% from a recent peak of 6.0%, though remaining above the national average. Leasing momentum has strengthened, generating 570,000 SF of positive net absorption over the trailing 12 months, supported by two new Target stores and continued demand for smaller retail spaces. Despite improving occupancy, elevated availability has limited annual rent growth to 0.8%. Construction activity remains moderate, with approximately 360,000 SF underway and additional projects planned in growing retail corridors. Looking ahead, continued tenant demand and measured development activity are expected to support gradual vacancy reductions and market stabilization.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	575,944	344,991	85,627	(352,806)	(410,852)
◀ ▶ Vacancy Rate	5.20%	5.20%	5.50%	5.90%	6.10%
▲ Avg NNN Asking Rate PSF	\$20.51	\$20.26	\$20.07	\$19.92	\$19.87
▼ Sale Price PSF	\$226.00	\$236.00	\$212.00	\$216.00	\$219.00
▲ Cap Rate	6.98%	6.80%	7.20%	7.00%	6.90%
▲ Under Construction SF	360,651	8,630	55,918	193,353	193,353
▲ Inventory SF	37,614,689	37,477,429	36,332,195	35,845,889	35,682,873

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4300-4492 Ming Ave Bakersfield, CA	132,469 SF	\$22,000,000 \$166.08 PSF	Citivest Realty Services Inc Peter P Bollinger Investment Company, LLC	Multi-Tenant
1700 High St Delano, CA	33,200 SF	\$5,200,000 \$156.63 PSF	Thomas Properties Aw Pottery USA Inc	Single-Tenant
2400 Wible Rd Bakersfield, CA	21,094 SF	\$4,070,000 \$192.95 PSF	Rasbinder Sing Coker Ellsworth	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
803 Tucker Rd Tehachapi, CA	3,600 SF	Gregory & Jeffrey Gibbons	Kern Regional	Medical
5101-5145 Ming Ave Bakersfield, CA	3,570 SF	SRK Investment, Inc.	Kern Valley Medical College	Education
540 Tucker Rd Tehachapi, CA	3,272 SF	Tacos Superior Hold- ings LLC	Dutch Bros	Food Services

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2026 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com