



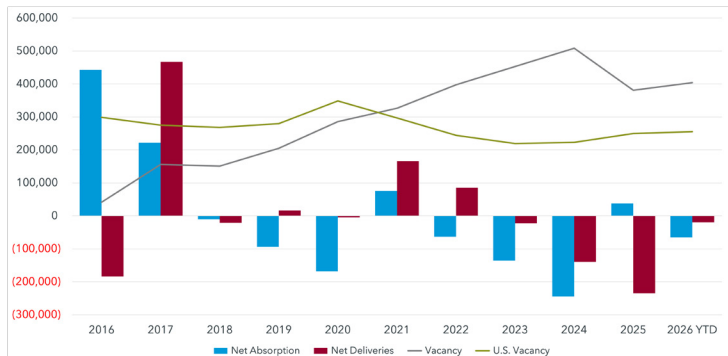
RETAIL MARKET OVERVIEW

JODI SHOEMAKE, *Founding Principal*

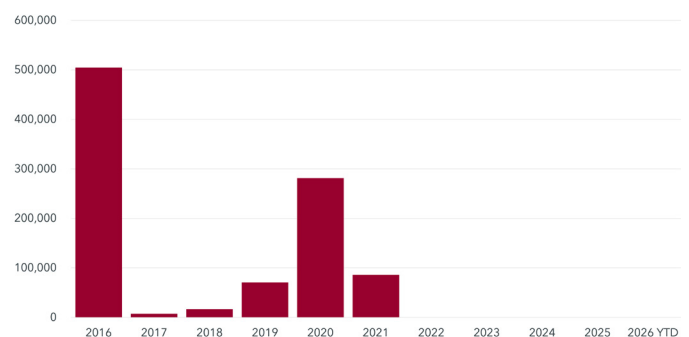
Retail activity across the LA/Tri-Cities submarket cooled in Q3 2026. It recorded 27,900 square feet of negative 12-month absorption, and vacancy rose to 5.5% from 5.4% last quarter, but remains below the 5.7% rate a year ago. Asking rents continued to move higher, averaging \$42.05 per square foot annually, while average sales prices slipped to \$387 per square foot. Pasadena's largest lease was Jon's Market at 16,755 square feet. Year-to-date absorption totaled negative 65,190 square feet.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo. Net Absorption SF	(27.9K)	(3.7K)	-565	10,700	21,174
▲ Vacancy Rate	5.50%	5.40%	5.30%	5.30%	5.70%
▲ Avg NNN Asking Rate PSF	\$42.05	\$41.71	\$43.78	\$41.36	\$41.71
▼ Sale Price PSF	\$387	\$391	\$414	\$407.00	\$412.00
▲ Cap Rate	6.10%	6.00%	5.80%	5.80%	5.70%
▼ Under Construction SF	-	16.9K	16,900	8,500	8,500
◀ ▶ Inventory SF	26M	26M	25,500,000	25,700,000	25,223,301

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6401 San Fernando Rd Glendale, CA	17,888 SF	\$6,000,000 \$335.42 PSF	Dollar Tree Sarah Silk	Single-Tenant
1700 W Glenoaks Blvd Glendale, CA	16,000 SF	\$4,367,500 \$272.97 PSF	Zareh Issakhanian Samuel Manoukian	Multi-Tenant
1975 Lincoln Ave Pasadena, CA	5,709 SF	\$3,050,000 \$534.24 PSF	1975 Lincoln LLC Susanne Hollis Inc.	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1038 E Colorado Blvd Pasadena, CA	16,755 SF	Charles Company	Jon's Market	Grocery
495-505 S Lake Ave Pasadena, CA	9,500 SF	Rodeo Enterprises	Ann Taylor/Talbots Renewal	Apparel
561 E Green St Pasadena, CA	8,773 SF	Charles Company	Restaurant	Food & Beverage

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