Positive net absorption drives down availability rate

▼ 6.0%	▲ 674K	▼ 86K	▲ $2.93
Availability Rate	SF Net Absorption (000s)	SF Completed (000s)	Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.
Source: CBRE Econometric Advisors, Q2 2026.

MARKET HIGHLIGHTS

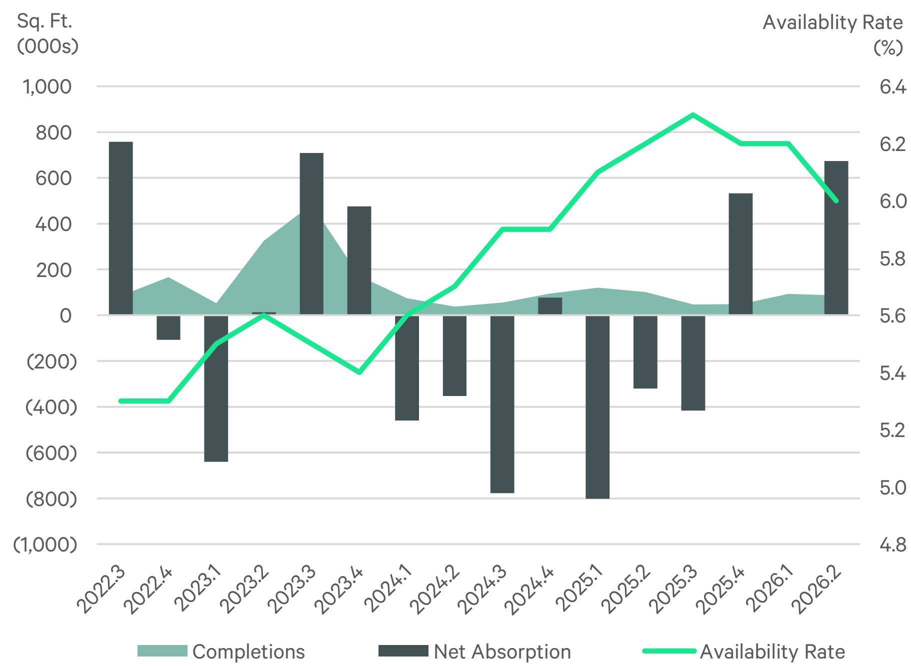
— The Los Angeles retail market closed Q2 2026 with an availability rate of 6.0%. This represented a negative 0.2% decrease from Q1 2026.

— The total retail sq. ft. absorbed in Q2 2026 was positive 674,000 sq. ft., compared to positive 1,000 sq. ft. in Q1 2026.

— There was 86,000 sq. ft. delivered in Q2 2026, compared to 93,000 sq. ft. in Q1 2026.

— The overall average net asking rent for retail in Los Angeles ended Q2 2026 at $2.93, which was up $0.07 from Q1 2026.

— The total retail investment sales in Q2 2026 amounted to $498.7 million in total volume, compared to $902.5 million in Q1 2026.



Source: CBRE Econometric Advisors, Q2 2026.

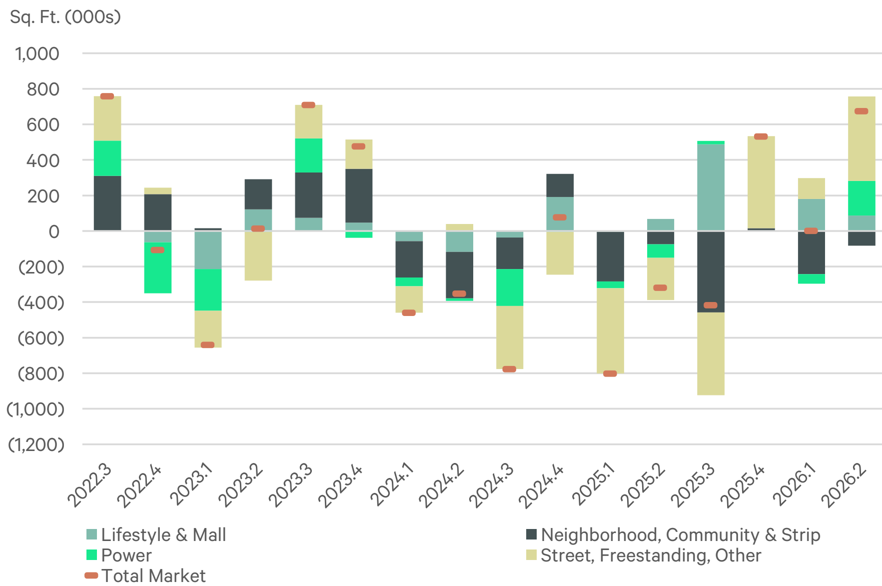
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availablity Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	39,620	6.1	87	3	$3.41
Neighborhood, Community & Strip	137,389	7.6	(83)	5	$2.86
Power	22,350	5.9	195	0	$2.37
Street, Freestanding, Other	179,694	4.8	475	78	-
Total Market	379,053	6.0	674	86	$2.93

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q2 2026.

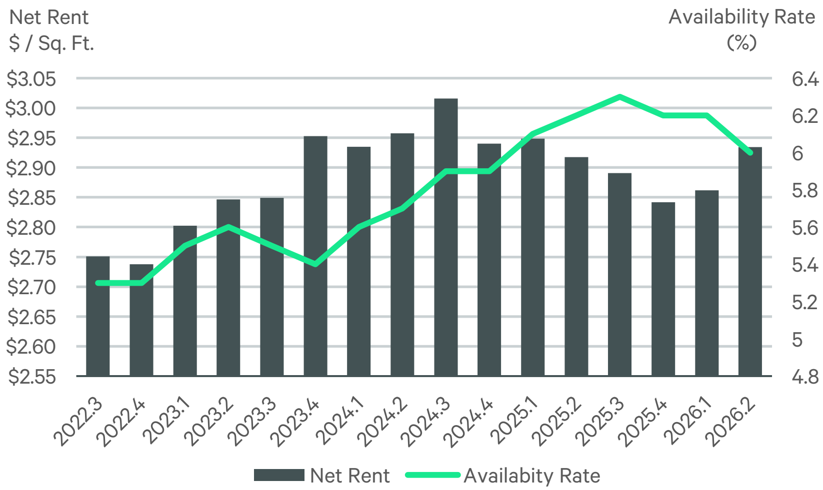
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	379,053	6.0	674	86	$2.93
Antelope Valley	16,055	5.3	(28)	33	$1.88
Downtown Los Angeles	12,377	8.1	6	0	$2.63
Gateway Cities	36,311	5.5	2	0	$2.53
Hollywood/Wilshire	26,905	8.6	(73)	0	$3.57
Outlying Los Angeles	294	4.4	(1)	0	$1.00
San Fernando Valley	53,813	5.6	(3)	40	$2.98
San Gabriel Valley	63,207	5.3	339	10	$2.56
Santa Clarita Valley	12,504	5.9	42	0	$2.40
South Bay	58,621	6.4	80	3	$2.89
Southeast Los Angeles	36,379	5.3	226	0	$2.22
Tri-Cities	33,057	4.6	13	0	$3.33
Westside	29,530	8.3	71	0	$4.25

Source: CBRE Econometric Advisors, Q2 2026.

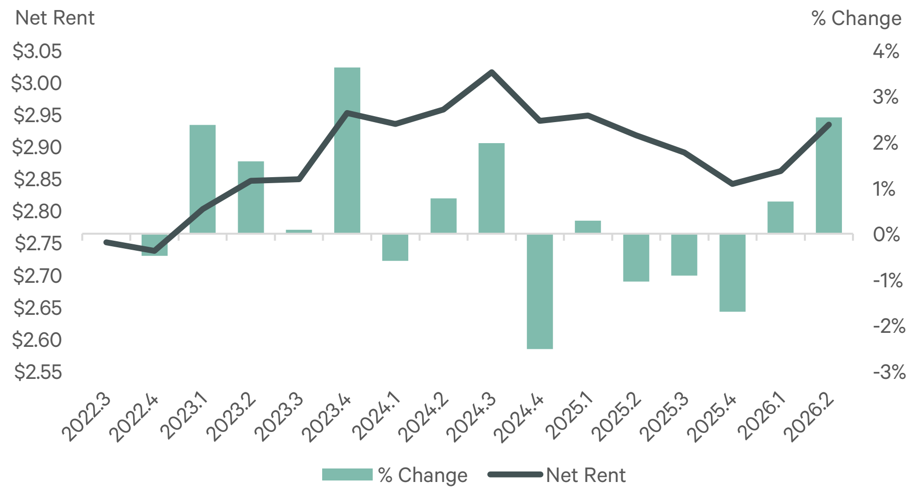
Asking Rents & Availablity

FIGURE 5: Net Asking Rent and Availability Rate



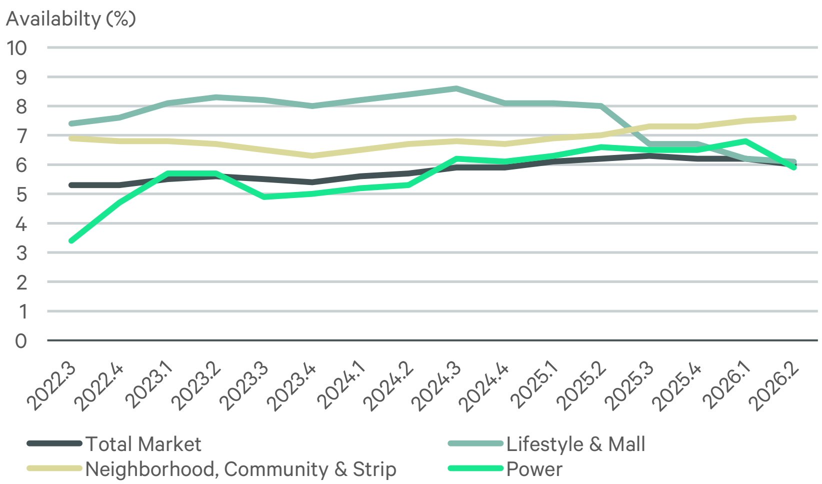
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Net Rent and % Change



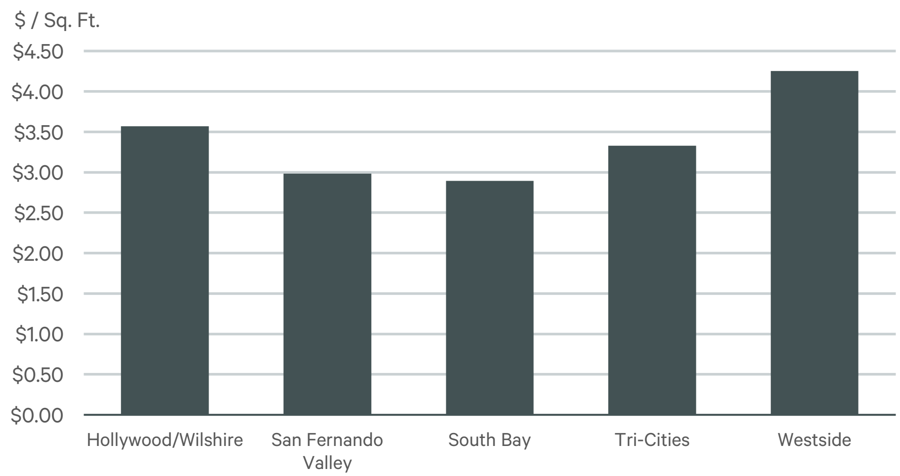
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Availablity by Center Type



Source: CBRE Econometric Advisors, Q2 2026.

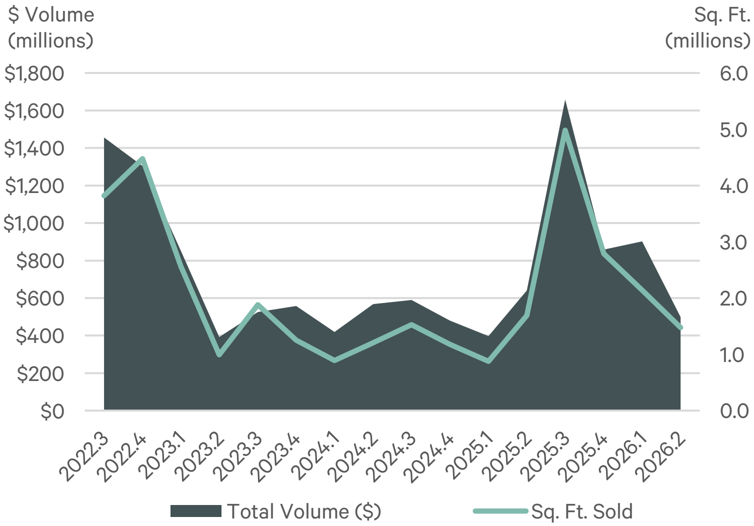
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q2 2026.

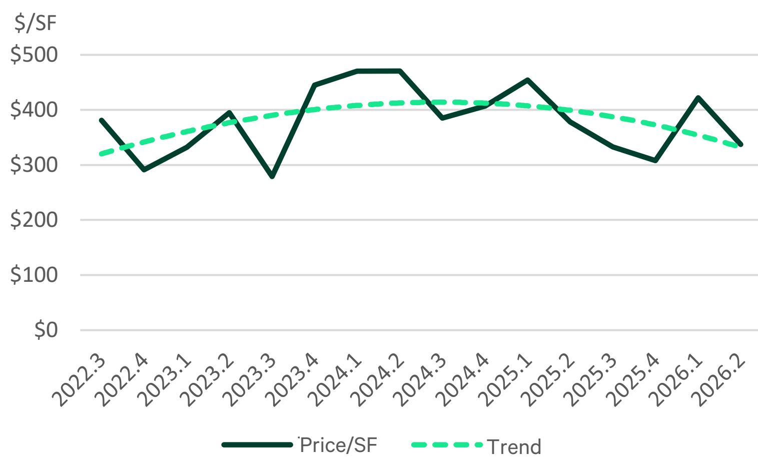
Investment Sales

FIGURE 9: Retail Investment Sale Volume



Source: MSCI Real Capital Analytics, Q2 2026.

FIGURE 10: Retail Investment Sale Price Per Sq. Ft.



Source: MSCI Real Capital Analytics, Q2 2026.

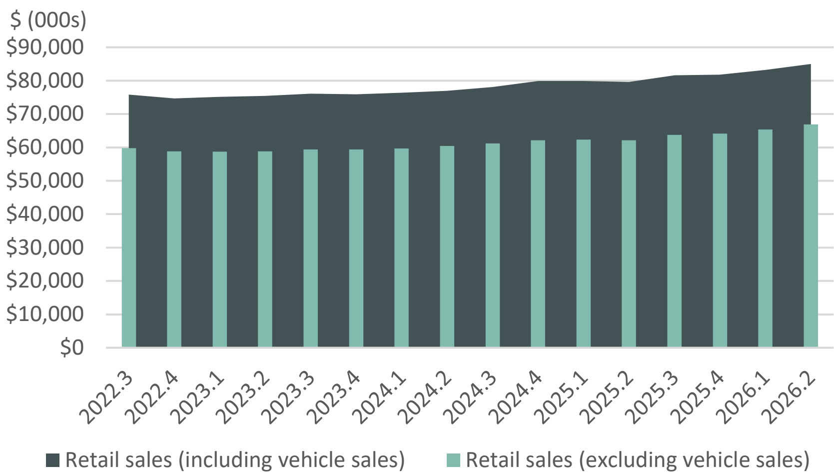
FIGURE 11: Q2 2026 Sale Transactions

Buyer	Property Name	City	Building SF	Sale Price	Price / SF
Redwood West	The Pike Outlets	Long Beach	394,616	$47,510,000	$120
JH Real Estate Partners	Fig at 7th	Los Angeles	316,250	$64,500,000	$204
Bay Club Company	Bay Club El Segundo	El Segundo	100,836	$46,000,000	$456
Sanam Banishahi (CA)	Promenade @ Mosaic	Long Beach	83,561	$30,000,000	$359
Maher Kaldas	431 East Arrow Highway	Glendora	63,300	$6,500,000	$103
Dariush Hosseini	Malibu Canyon Plaza	Los Angeles	42,000	$12,725,000	$303
Portola Real Estate Partners	Walnut Hills Plaza	Walnut	39,701	$13,512,500	$340
TRK 19100 Ventura Blvd LLC	Antigua Square	Los Angeles	30,127	$21,620,456	$718
Eitan Sender; Harkham Hillel	Beverly Hills Plaza	Beverly Hills	29,385	$25,750,000	$876
Joshua Beroukhim	Montebello Shopping Center	Montebello	26,303	$6,800,000	$259
1725 Nogales LLC	1725 Nogales Street	Rowland Hei	25,600	$8,300,000	$324
Kate & ASH LLC	Foothill Square	Pomona	23,440	$7,300,000	$311

Source: MSCI Real Capital Analytics, Q2 2026.

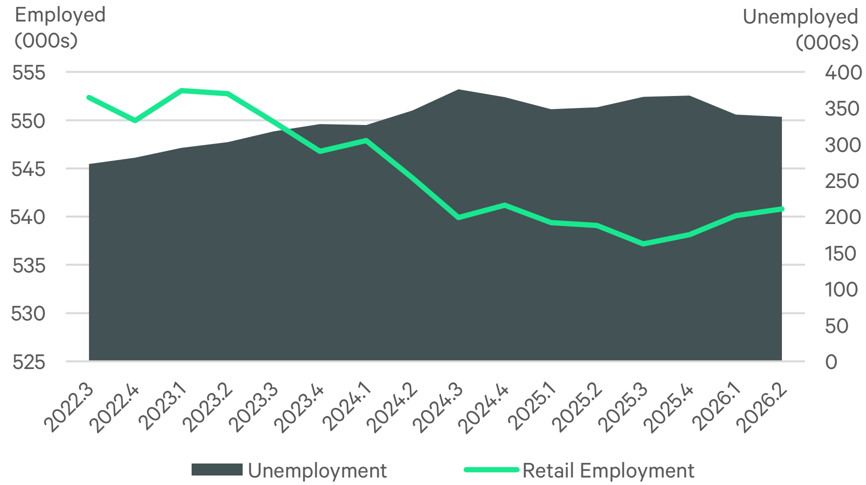
Economic Overview

FIGURE 12: Total Retail Sales



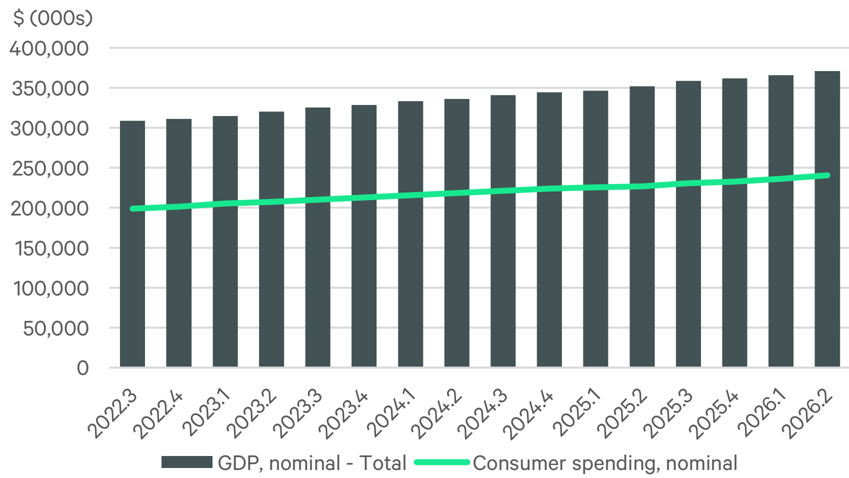
Source: Oxford Economics, Q2 2026.

FIGURE 13: Retail Employment vs. Unemployment



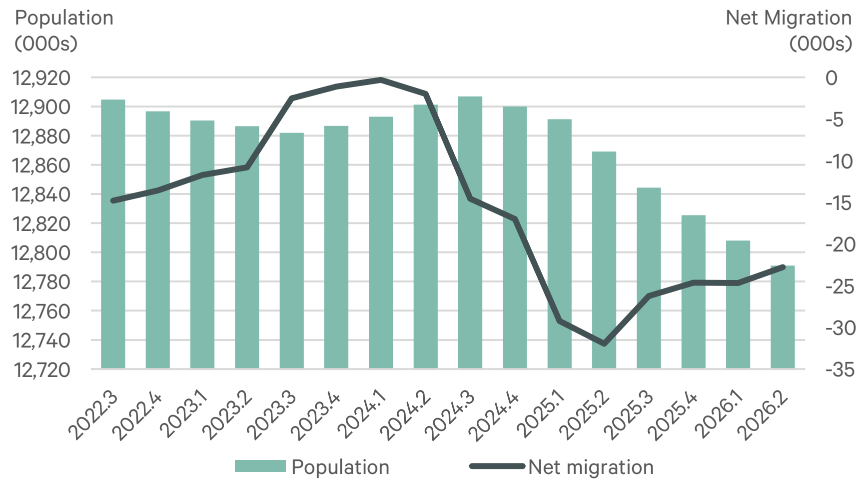
Source: Oxford Economics, Q2 2026.

FIGURE 14: GDP & Consumer Spending



Source: Oxford Economics, Q2 2026.

FIGURE 15: Total Population & Net Migration



Source: Oxford Economics, Q2 2026.

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Retail Definitions

Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.

Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.

Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.

Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

Market Definition

Antelope Valley, Brentwood/Westwood/Beverly Hills, Burbank/Glendale/Pasadena, Downtown Los Angeles, East Los Angeles, Hollywood, Long Beach, Mid-Wilshire, North San Gabriel Valley, Northridge/Northwest San Fernando Valley, Palms/Mar Vista, Santa Clarita Valley, Santa Monica/Marina del Rey, Sherman Oaks/North Hollywood/Encino, South Bay, South Los Angeles, South San Gabriel Valley, Southeast Los Angeles, Van Nuys/Northeast San Fernando Valley, and Woodland Hills.