Record-low availability and strong demand define Orange County Retail Market

▼ 3.7%	▲ 335K	▼ 13K	▼ $2.55
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

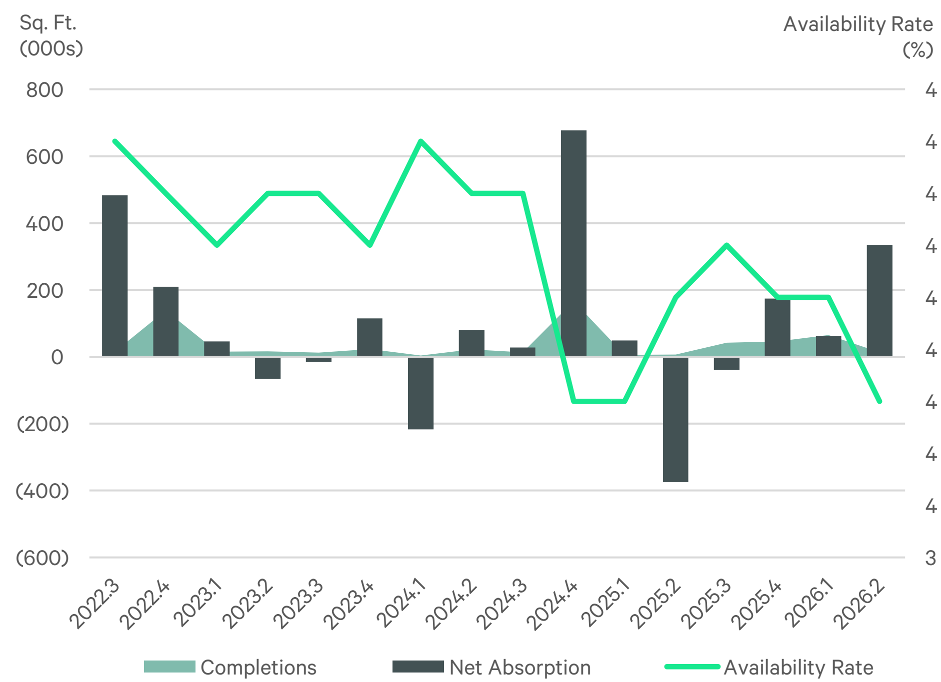
– The Orange County retail market's availability declined 20 basis points quarter-over-quarter to 3.7% in Q2 2026, matching the market's lowest recorded level, as strong leasing activity rapidly absorbed space vacated by retailer bankruptcies and limited new development kept supply constrained.

– Net absorption surged to 335,000 sq. ft. in Q2 2026, up from 62,000 sq. ft. in Q1 2026, as retailers backfilled newly available space across the market, reflecting strong underlying demand. Notable occupiers this quarter included LV Furniture Collection, Burlington Stores, and The Pickler.

–Only 13,000 sq. ft. delivered in Q2 2026, down from 65,000 sq. ft. in Q1 2026, as land scarcity and high construction cost continued to limit ground-up development opportunities across the county.

–The average net asking rent remained flat quarter-over-quarter at $2.55 NNN per sq. ft. per month in Q2 2026, as strong tenant demand and limited available supply continued to support pricing stability across the Orange County retail market.

–Retail investment sales totaled $130.6 million in Q2 2026, down from $442.7 million in Q1 2026, as activity normalized following the absence of four shopping center transactions exceeding $40 million last quarter.



Source: CBRE Econometric Advisors, Q2 2026.

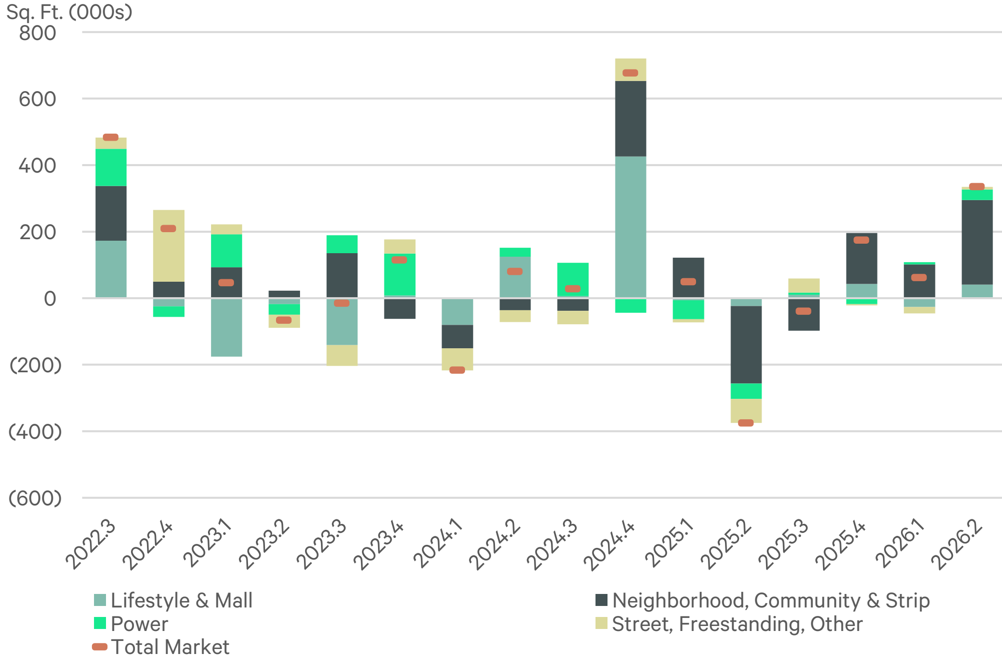
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Lifestyle & Mall	16,846	0.9	41	-	$3.25
Neighborhood, Community & Strip	66,804	4.8	254	3	$2.57
Power	12,210	2.9	32	-	$1.98
Street, Freestanding, Other	38,670	3.3	8	10	-
Total Market	134,530	3.7	335	13	$2.55

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q2 2026.

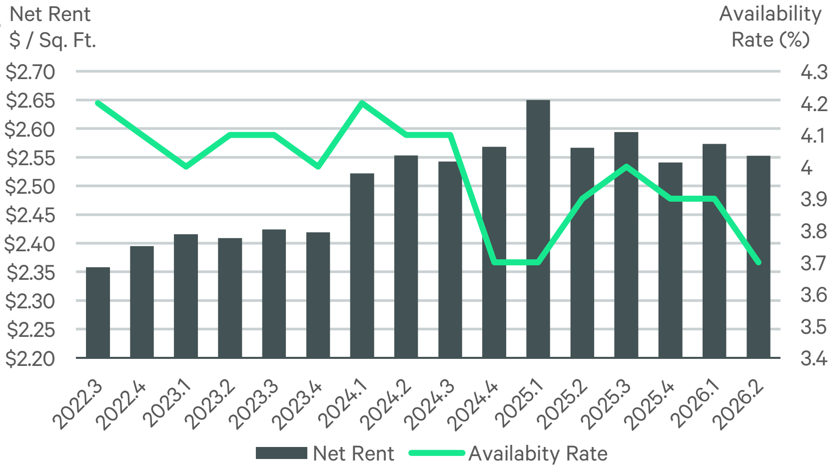
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	134,530	3.7	335	13	$2.55
Central Coast	23,003	1.9	1	-	$4.29
Central Orange Cou	50,897	3.4	42	10	$2.25
North County	23,313	4.5	83	3	$2.40
Outlying Orange Co	115	8.7	1	-	
South County	24,063	5.5	229	-	$3.01
West County	13,139	3.1	(21)	-	$2.67

Source: CBRE Econometric Advisors, Q2 2026.

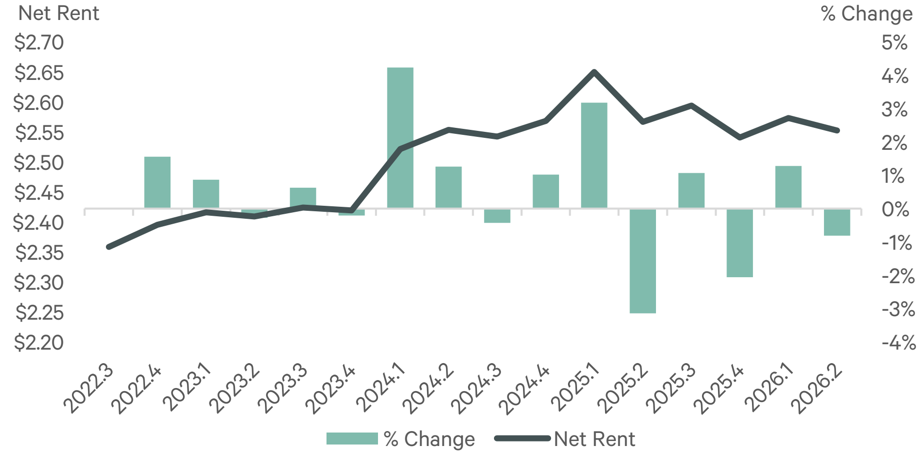
Asking Rents & Availability

FIGURE 5: Net Asking Rent and Availability Rate



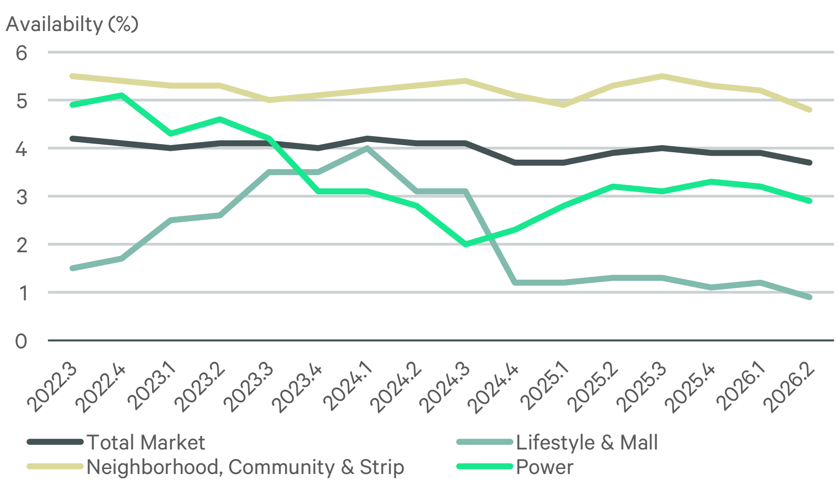
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Net Rent and % Change



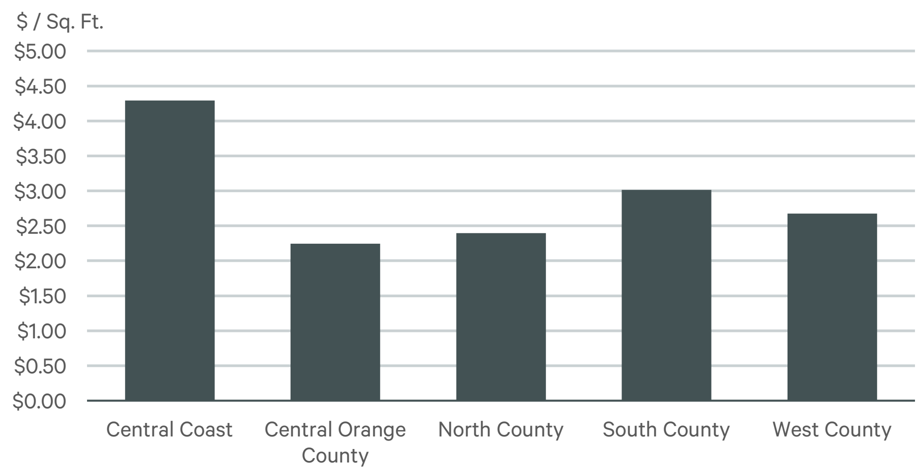
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Availability by Center Type



Source: CBRE Econometric Advisors, Q2 2026.

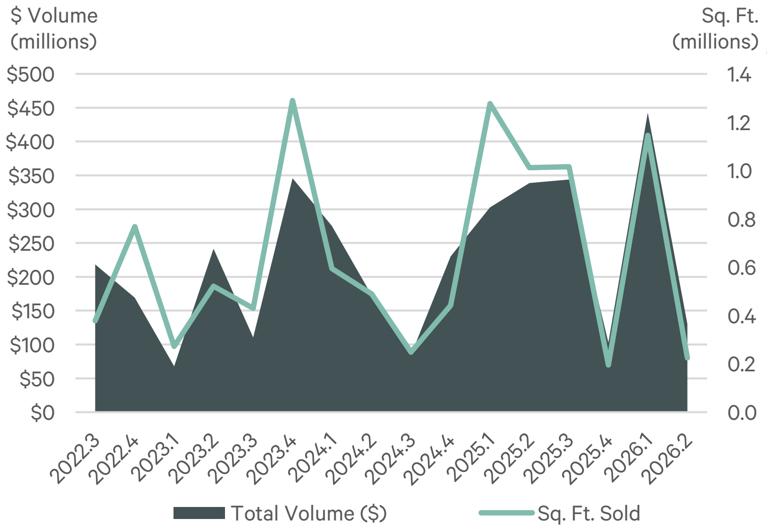
FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q2 2026.

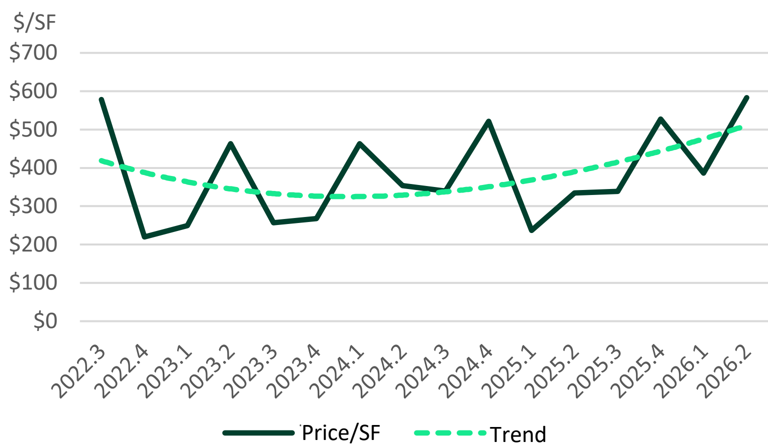
Investment Sales

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.

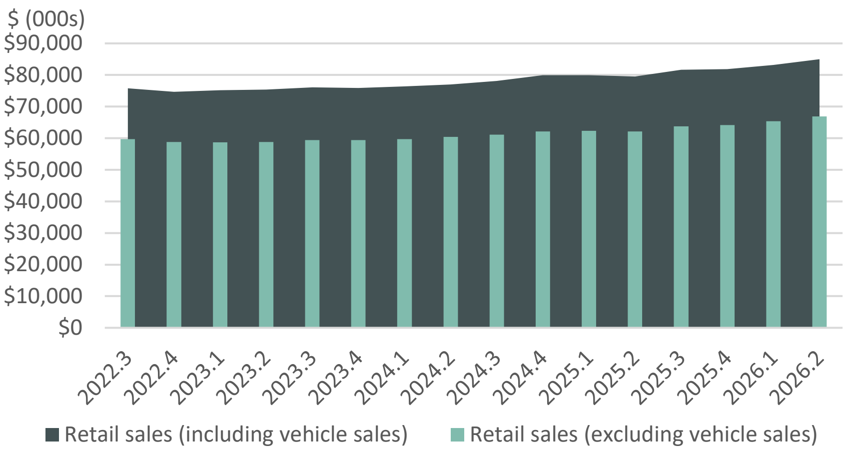
FIGURE 11: Q2 2026 Sale Transactions

Buyer	Property Name	City	Building SF	Sale Price	Price / SF
Ivy Luxe LLC	The Village	Orange	47,800	$10,000,000	$209
Jeeyoon Kim	1212 South Bristol Street	Santa Ana	29,000	$8,000,000	$276
BURNHAM USA EQUITI	Barnes & Noble	Orange	28,000	$6,050,000	$216
Westminster	13069 Springdale Street	Westminster	25,000	$5,200,000	$208
K Le vana	Olive Heights Center	Orange	17,329	$8,000,000	$462
Jstar Holdings LLC	Staples	Yorba Linda	16,995	$5,700,000	$335
Almquist	31792 Camino Capistrano	San Juan Cap	11,500	$4,696,000	$408
Thanh Thi Thu Ha	10422 Garden Grove Blvd	Garden Grove	9,773	$11,000,000	$1,126
Bank of America	Bank of America	Fountain Valle	8,194	$5,900,000	$720
AP Crown Valley LP	30212 Crown Valley	Laguna Nigue	6,377	$20,500,000	$3,215
Paul T Kim	7886 Beach Boulevard	Buena Park	6,350	$3,925,000	$618
Riad Nachef	1142 N Brookhurst Street	Anaheim	6,000	$3,250,000	$542

Source: MSCI Real Capital Analytics, Q2 2026.

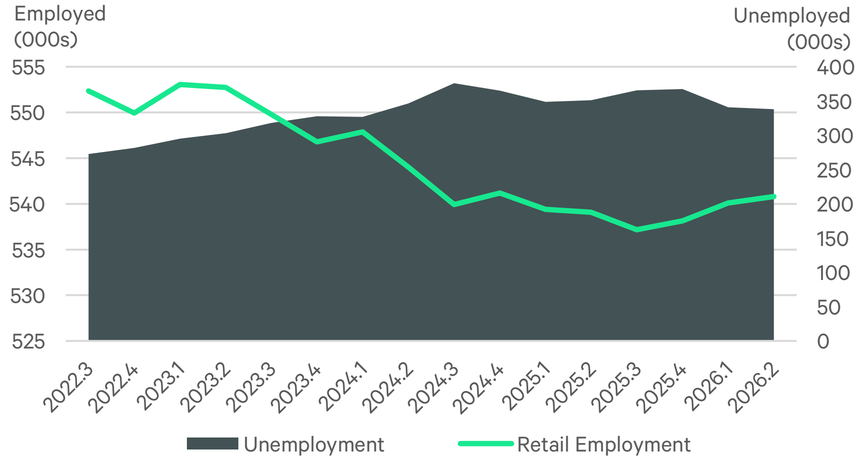
Economic Overview

FIGURE 12: Total Retail Sales



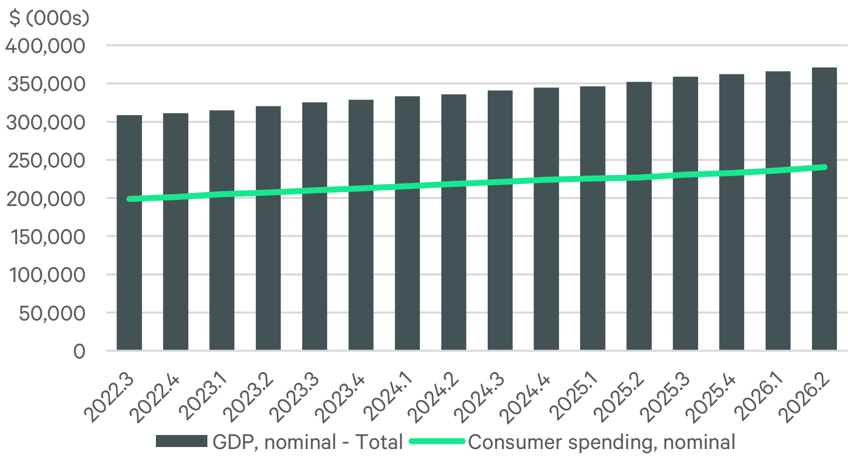
Source: Oxford Economics, Q2 2026.

FIGURE 13: Retail Employment vs. Unemployment



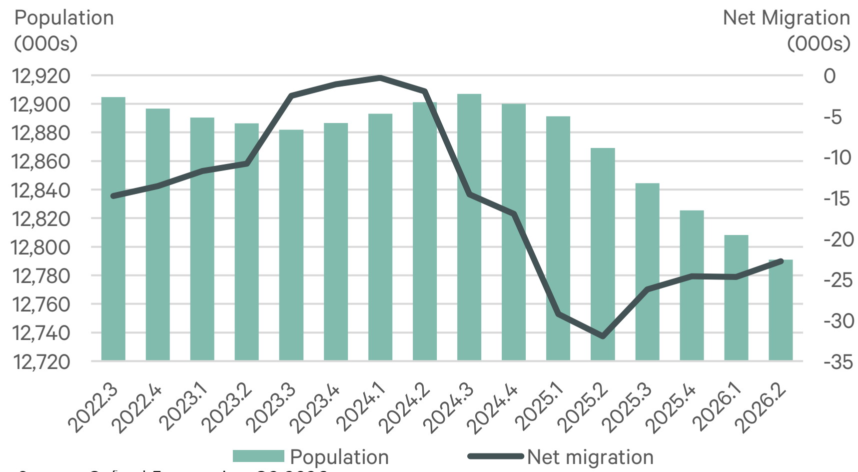
Source: Oxford Economics, Q2 2026.

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

The Orange County market consists of Central Coast, Central Orange County, North County, South County, West County, and Outlying Orange County.