

# Retail Market Outlook

## Los Angeles County Q4 2025

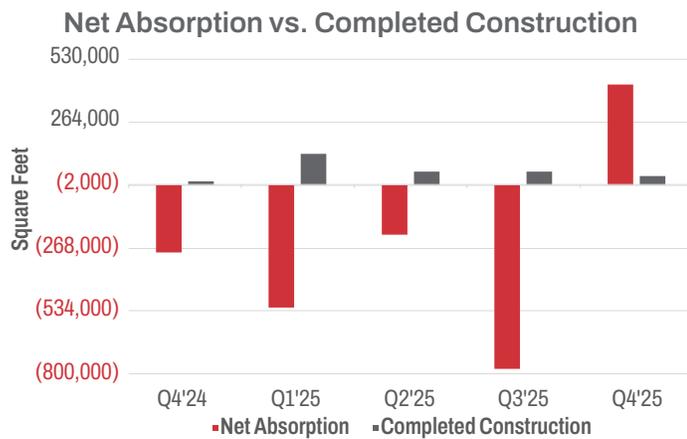
### MARKET STATISTICS\*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Central	14,924,574	0	8.7%	8.2%	73,994	267,654	1,446,340	3,890,708	\$2.38	\$340
Mid-Wilshire	7,581,847	0	6.9%	6.7%	20,441	100,155	519	36,901	\$2.87	\$493
LA North	73,956,517	61,500	5.8%	5.5%	304,516	1,397,453	558,725	2,627,947	\$2.55	\$459
San Gabriel Valley	69,494,967	111,230	5.7%	5.4%	246,710	1,162,684	668,686	1,887,264	\$2.10	\$273
South Bay	63,518,880	313,699	6.7%	6.4%	248,838	967,037	424,497	2,216,569	\$2.61	\$494
Tri-Cities	28,899,691	8,500	4.5%	5.0%	92,773	636,959	296,668	604,611	\$3.52	\$627
LA West	51,968,501	16,465	10.0%	8.5%	295,207	1,528,900	454,236	1,278,177	\$4.46	\$692
<b>Los Angeles County</b>	<b>310,344,977</b>	<b>511,394</b>	<b>6.7%</b>	<b>6.3%</b>	<b>1,282,479</b>	<b>6,060,842</b>	<b>3,849,671</b>	<b>12,542,177</b>	<b>\$2.87</b>	<b>\$482</b>

\*RBA includes retail buildings of all sizes. Rents reflect buildings of 5,000 square feet or greater.

### LEASING TRENDS

In 2025, the retail market experienced significant downward pressure in net absorption. However, Q4 marked a breakout quarter, with 425,410 square feet of positive net absorption. Despite the late-year improvement, YTD net absorption remained negative at 1.08M square feet. During the same period, only 280,785 square feet of new retail space was delivered, reflecting measured developer confidence compared to 2024.

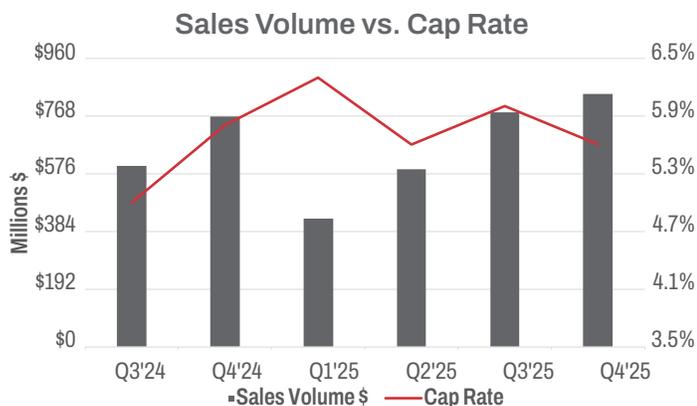


### Select Lease Transactions

Address	City	Submarket	Square Feet
14351 Hindry Ave : Freestanding Retail	Hawthorne	South Bay	40,500
10531-10621 Carmentita Rd : Power Center	Santa Fe Springs	San Gabriel Valley	33,306
767 S Alameda St : Storefront Retail	Los Angeles	Central	32,330
71 Aquarium Way : Regional Mall	Long Beach	South Bay	29,766
610 Las Tunas Dr : Supermarket	Arcadia	San Gabriel Valley	27,692

### SALES TRENDS

Sales volume rose steadily throughout the year, supported by pricing adjustments. By the close of Q4 2025, year-to-date sales volume reached approximately \$2.6 billion, representing a 17.8% increase compared to the same period in 2024. In Q4 2025, the average cap rate compressed to 5.6%, reflecting a quarter-over-quarter decline of 40 basis points and a year-over-year decrease of 20 basis points.



### Select Sales Transactions

Address	City	Submarket	Square Feet
3548-3610 Peck Rd: Shopping Center	El Monte	San Gabriel Valley	180,842
21201-21327 Hawthorne Boulevard: Community Center	Torrance	South Bay	166,365
STC Rowland Legacy: Neighborhood Center	Rowland Heights	San Gabriel Valley	158,058
921 & 1001 W Riverside Dr: Bowling Alley - Submarket	Burbank	Tri-Cities	154,322
4719-4767 Commons Way: Shopping Center	Calabasas	LA North	148,609