

Retail Market Outlook

Orange County | Q1 2026

MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume SF	Average Asking Rent	Average Sale Price
Airport	34,297,682	18,875	3.5%	3.2%	106,093	106,093	57,489	57,489	\$2.70	\$459
Central	14,192,371	3,628	3.0%	2.0%	68,296	68,296	69,807	69,807	\$2.30	\$477
North	31,882,326	43,227	4.5%	4.2%	117,140	117,140	45,296	45,296	\$2.36	\$405
South	29,085,588	257,306	6.1%	5.8%	113,292	113,292	99,159	99,159	\$2.82	\$743
West	32,132,310	26,212	3.0%	4.7%	119,885	119,885	306,579	306,579	\$2.44	\$647
Orange County	141,590,277	349,248	4.1%	4.2%	524,706	524,706	578,330	578,330	\$2.50	\$606

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 5,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

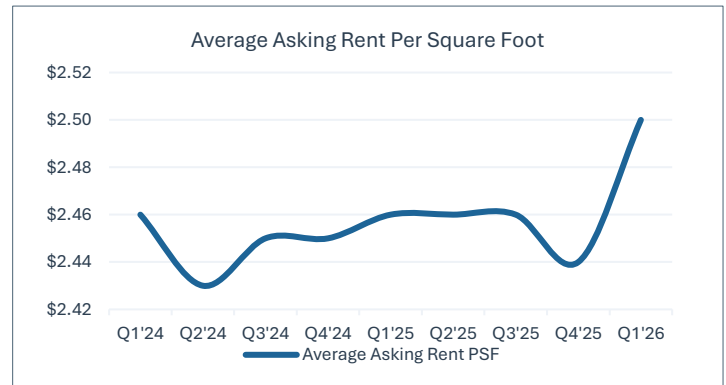
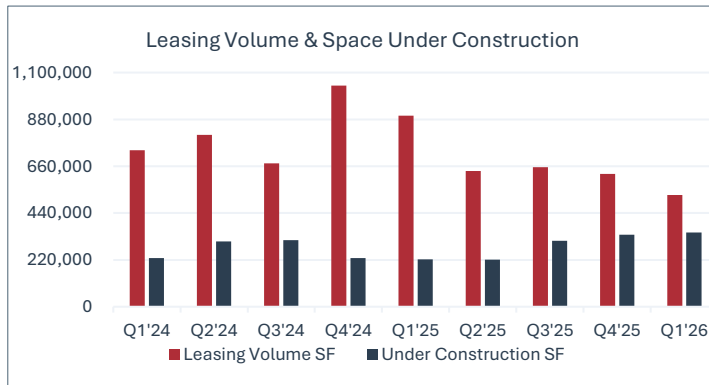
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
27142 La Paz Rd	Mission Viejo	South	25,000
951 N Harbor Blvd	La Habra	North	20,112
6711-6767 Westminster Blvd	Westminster	West	19,300
17904-17928 Magnolia St	Fountain Valley	West	18,144
1825-1851 E Chapman Ave	Orange	North	16,800

Sales: Address	City	Submarket	Sq Ft
200-208 N Broadway	Santa Ana	Central	22,011
1201-1215 E Warner Ave	Santa Ana	Central	14,000
855-905 S Bristol St	Santa Ana	Central	13,841
198 W Lincoln Ave	Anaheim	North	10,976
500 W La Habra	La Habra	North	10,342

LEASING TRENDS

Leasing volume fell 16.0% QoQ and 41.5% YoY, while under construction space rose 3.3% QoQ and 56.5% YoY, signaling a significant supply build amid weakening demand. Asking rent edged up 2.5% QoQ and 1.6% YoY, holding firm despite the challenging leasing environment.



SALES TRENDS

Sales volume slipped 2.7% QoQ and 74.0% YoY, while average sale price per square foot rose 6.3% QoQ and 20.3% YoY, reflecting a sharp contraction in transaction activity alongside notable pricing strength.

