Retail Market Outlook

Orange County | Q2 2026

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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	34,375,393	12,264	3.2%	2.7%	153,326	280,421	122,454	193,943	$2.70	$659
Central	14,150,803	0	3.2%	2.1%	19,184	88,411	123,819	185,178	$2.29	$252
North	31,943,067	70,252	4.4%	4.0%	141,951	268,159	62,643	115,628	$2.31	$402
South	29,130,059	203,941	5.5%	5.0%	283,501	408,013	267,159	366,488	$2.87	$612
West	32,114,630	26,212	3.1%	4.6%	111,267	231,513	124,942	486,347	$2.38	$472
Orange County	**141,713,952**	**312,669**	**3.9%**	**3.8%**	**709,229**	**1,276,517**	**701,017**	**1,347,584**	**$2.49**	**$513**

**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.*

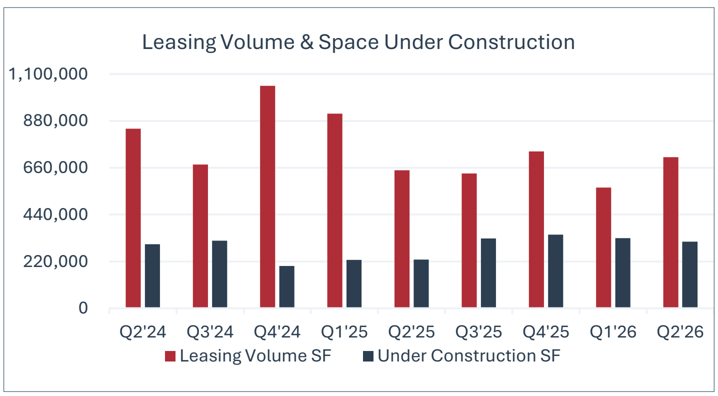
SELECT LEASE AND SALE TRANSACTIONS

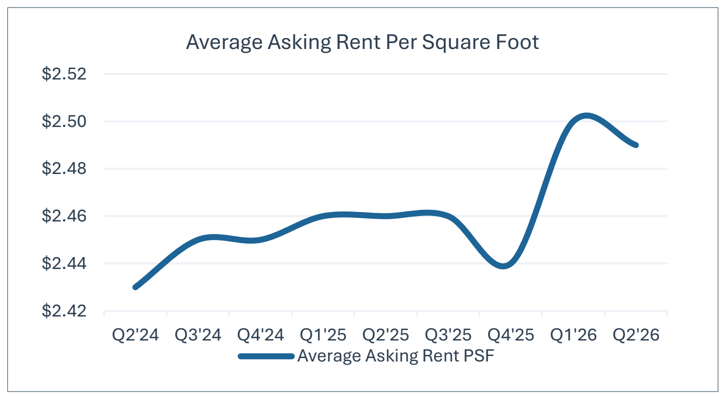
Leases: Address	City	Submarket	Sq Ft
26532 Towne Centre Dr	Foothill Ranch	South	84,766
6555 Von Karman Ave	Irvine	Airport	26,395
26736-26756 Portola Pky	Foothill Ranch	South	22,500
1204-1284 E Yorba Linda Blvd	Placentia	North	22,410
140 E 17th St	Costa Mesa	Airport	20,092

Sales: Address	City	Submarket	Sq Ft
11 Auto Center Dr	Irvine	Airport	70,060
1140-1232 N Tustin St	Orange	North	47,804
0242-30260 Crown Valley Pky	Laguna Niguel	South	44,890
1450 Auto Mall Dr	Santa Ana	Central	44,584
43 Auto Center Dr	Irvine	Airport	43,849

LEASING TRENDS

Leasing volume rose 25.0% QoQ and 9.5% YoY, while under construction space dipped 4.9% QoQ but remained up 37.2% YoY, reflecting a rebound in leasing activity alongside a still-elevated construction pipeline. Asking rent slipped 0.4% QoQ but held up 1.2% YoY, reflecting modest annual pricing gains despite near-term softness.





SALES TRENDS

Sales volume rose 8.4% QoQ but remained down 33.0% YoY, while average sale price per square foot fell 15.1% QoQ but held up 23.9% YoY, reflecting a partial rebound in transaction activity alongside continued annual pricing strength.