

Retail Market Outlook

Orange County | Q3 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	34,239,616	0	3.0%	2.7%	100,330	491,910	128,693	325,061	\$2.65	\$486
Central	14,130,181	0	3.2%	2.0%	33,163	121,574	25,040	254,739	\$2.24	\$453
North	31,649,390	89,533	4.8%	4.3%	159,069	554,475	56,077	171,705	\$2.65	\$661
South	28,921,578	203,941	5.2%	4.6%	157,064	468,129	89,961	409,244	\$2.89	\$1,006
West	30,698,051	26,212	3.2%	2.3%	105,454	353,049	147,255	620,937	\$2.38	\$617
Orange County	139,638,816	319,686	3.9%	3.3%	555,080	1,989,137	447,026	1,781,686	\$2.59	\$591

*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.

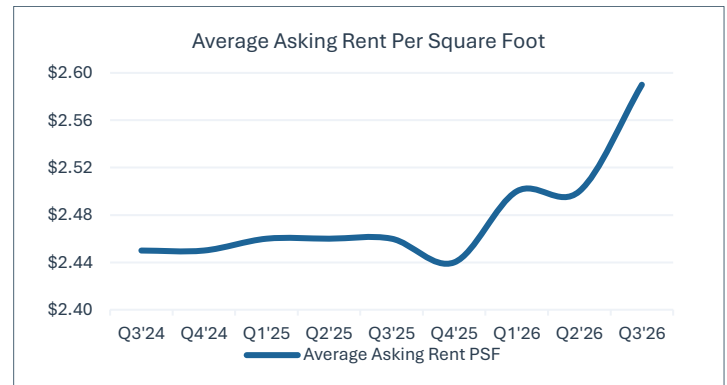
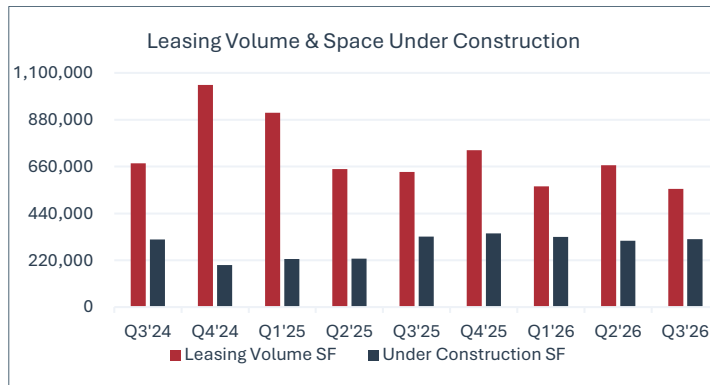
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
200 Corporate Dr (renewal)	Ladera Ranch	South	26,670
43 Via Pico Plz	San Clemente	South	25,908
22999 Savi Ranch Pky	Yorba Linda	North	25,074
16300 Beach Blvd	Westminster	West	17,962
3816 Bristol St	Santa Ana	Central	12,307

Sales: Address	City	Submarket	Sq Ft
19051-101 Goldenwest St	Huntington Beach	West	82,437
17420 E 17th St	Tustin	Central	78,000
2375 N Tustin Ave	Orange	North	45,675
30 Auto Center Dr	Tustin	Central	28,498
55 Via Pico Plz	San Clemente,	South	25,500

LEASING TRENDS

Leasing volume fell 16.7% QoQ and 12.6% YoY, while space under construction rose 2.9% QoQ but remained down 3.6% YoY. Average asking rent increased 3.6% QoQ and 5.3% YoY, reflecting solid rent growth despite weaker leasing activity.



SALES TRENDS

Sales volume fell 35.0% QoQ and 54.4% YoY, while average sale price per square foot rose 14.0% QoQ and 5.8% YoY, indicating weaker transaction activity despite continued pricing growth.

