Retail Market Report

San Francisco - CA USA

PREPARED BY

COMPASS
COMMERCIAL

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Broker

CoStar™

RETAIL MARKET REPORT

Overview

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
115K	**164K**	**6.0%**	**-3.4%**

San Francisco's retail sector began to stabilize in the first quarter of 2026. Over the prior two years, weak demand resulted in subdued leasing activity, negative net absorption, rising vacancies, and falling rental rates. However, the last quarter of 2024 marked a turnaround, with leasing activity picking up and net absorption turning slightly positive. This improvement persisted into 2025, and leasing volume in Q2 reached one of its highest points in the past five years.

Downtown experienced negative net absorption of 600,000 SF in 2023 and 550,000 SF in 2024, resulting in a vacancy rate of 14% by 2024. However, in 2025, stronger leasing activity turned annual net absorption positive, at 160,000 SF as of the current quarter. Local market brokers have noted that retailer interest is increasing in response to the positive momentum generated by the booming local AI sector.

The negative absorption of recent years was concentrated in the downtown and Union Square areas, which make up roughly a quarter of the city's retail market. By contrast, net absorption held steady in San Francisco's western and southern neighborhoods and in San Mateo County. The vacancy rate across this area remains under 4%, unchanged from 2020.

New competitive supply has not played a major role in shaping the market. Owners point out that new construction has remained at historically low levels for several years, due to sluggish demand, scarce land, and restrictive planning rules that limit development.

The overall availability rate has been stable over the past year, currently sitting at 5.1%. Downtown San Francisco, however, has a much higher rate at 13.6%, compared to just 3.7% in surrounding districts.

Shopping centers have been hit hardest, with the Emporium Centre in San Francisco contributing to the segment's poor performance. After the closures of Nordstrom, Bloomingdale's, and other retailers, this major mall is nearly vacant. As a result, shopping center availability in downtown San Francisco has surged to 26.9%, a stark contrast to the market-wide average of just over 5%.

Further evidence of market weakness is the lack of rent growth. Rents have declined by -3.4% year-over-year, continuing the flat trend of the past two years. Suburban shopping centers are performing better, maintaining higher occupancy and rent levels than their downtown counterparts, which have seen a 4% drop in rents. In comparison, similar centers elsewhere in the metro area have kept rents steady.

Looking ahead, the recent momentum in leasing and absorption is expected to moderate, leading to generally flat vacancy rates and a return to positive rent growth later in 2026.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	5,451,324	25.2%	$45.35	9.8%	0	0	0
Power Center	2,449,034	4.7%	$41.76	6.4%	0	0	0
Neighborhood Center	7,494,509	6.7%	$44.34	7.9%	(18,435)	0	97,101
Strip Center	1,762,192	4.5%	$34.96	5.0%	0	0	0
General Retail	57,795,932	4.1%	$40.65	4.2%	(24,295)	0	117,630
Other	704,429	9.3%	$107.31	9.3%	0	0	0
Market	**75,657,420**	**6.0%**	**$41.88**	**5.1%**	**(42,730)**	**0**	**214,731**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.1% (YOY)	3.8%	5.4%	6.3%	2024 Q3	2.2%	2016 Q2
Net Absorption SF	164K	(20,603)	80,654	1,656,544	2007 Q2	(1,122,934)	2020 Q4
Deliveries SF	115K	223,113	79,167	623,996	2007 Q2	17,813	2024 Q3
Market Asking Rent Growth	-3.4%	1.5%	1.6%	5.3%	2015 Q1	-3.8%	2026 Q1
Sales Volume	$495M	$681M	N/A	$1.7B	2022 Q1	$159.2M	2009 Q3

Leasing

Leasing activity in 2024 surpassed the levels seen in 2023, and this upward trajectory carried into the early months of 2025. That pace has slowed a little in the second half of the year, and the full year 2025 tally is on track to match 2024's total.

Net absorption also increased and is projected to finish the year in positive territory after two years of recording negative growth. Over the past eight years, San Francisco's market generally experienced negative net absorption, with move-outs exceeding move-ins by 1.6 million SF. This stands in contrast to the eight years prior, from 2006 to 2014, when the market gained 5 million SF in occupancy.

Over the last four years, challenges specific to downtown San Francisco have been the main source of weakness in the local retail property market. Retailers reported that the COVID-19 pandemic led to a steep drop in pedestrian traffic, as office workers, residents, and tourists either left the area or reduced their visits, resulting in widespread store closures.

The largest decline in occupancy occurred at the Emporium Centre, formerly the Westfield San Francisco Centre. Following the shutdowns of Nordstrom, Bloomingdale's, and many other stores, the center is almost empty.

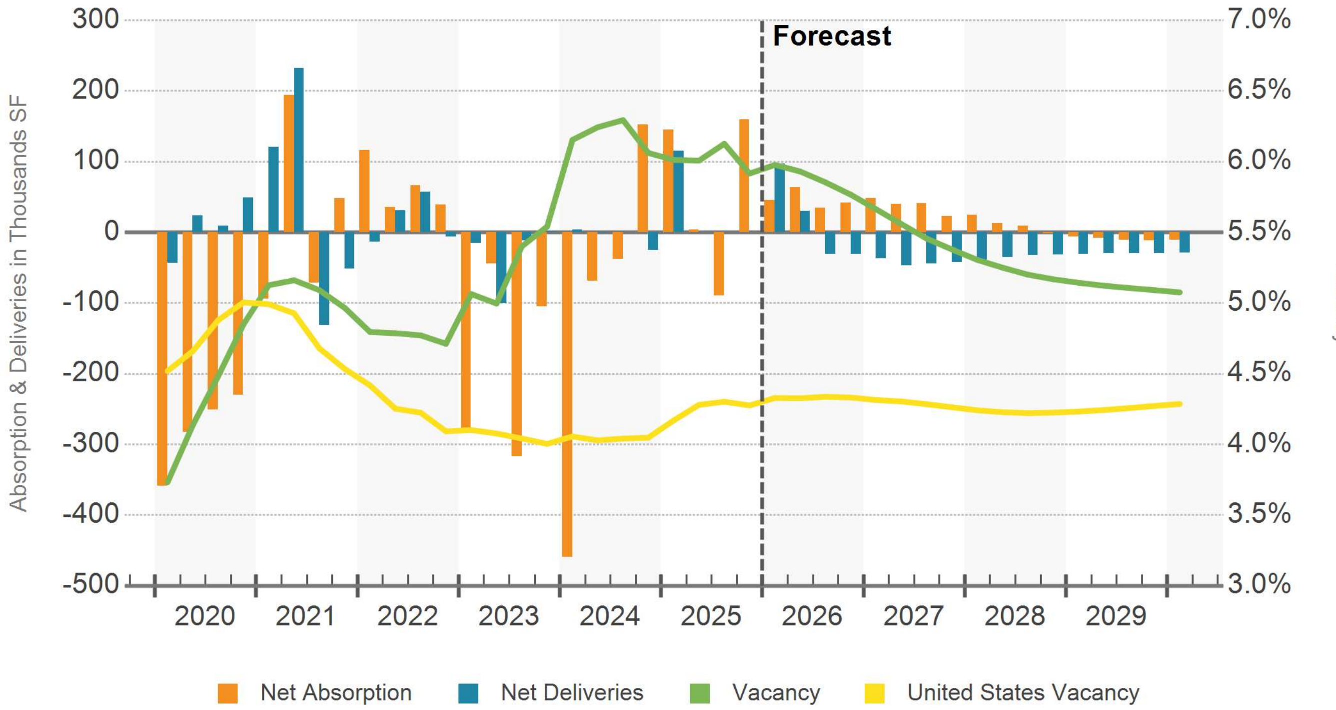
In contrast, retail properties in the rest of the metro area, including San Francisco's urban neighborhoods and San Mateo County, have posted positive absorption and occupancy growth. Smaller retail centers and urban Main Street districts have performed well, benefiting from changes in work habits that have encouraged residents to shop closer to home.

Suburban markets have experienced fewer closures than downtown areas, maintaining a lower average availability rate of 3.7%. The exit of large-format stores has created opportunities for new tenants in desirable suburban locations. For example, Home Goods signed a decade-long lease for the 33,000 SF space formerly occupied by Bed Bath & Beyond at Gellert Marketplace in Daly City.

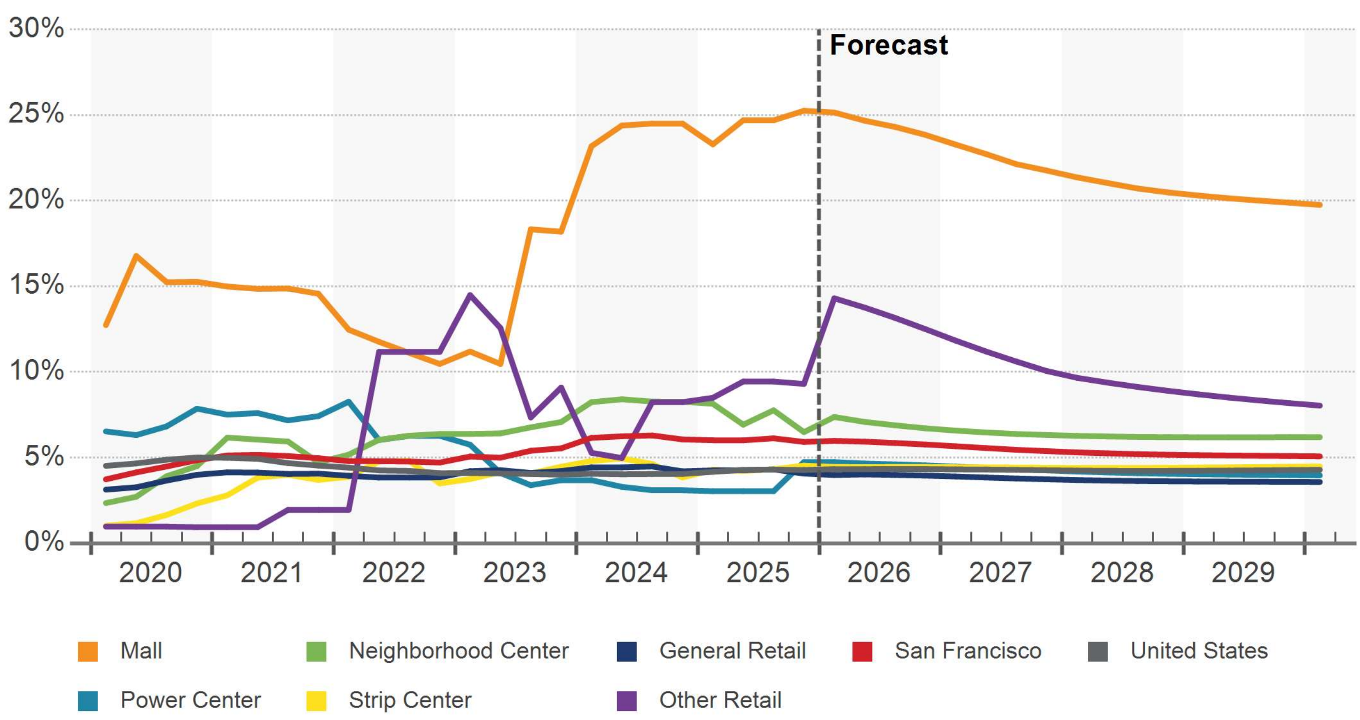
Small chain and independent grocery stores also continue to expand. For example, in June 2025, Osaka Marketplace leased 34,250 SF, which was formerly occupied by Lucky in Foster City.

Food and beverage, as well as food service tenants, have become some of the most active participants in the leasing market. Despite rising operating expenses, such as higher minimum wages, local brokers expect these categories to remain highly engaged. On the other hand, big-box retailers tied to the housing market, such as home improvement, furniture, and furnishings stores, have seen leasing activity fall below pre-pandemic levels.

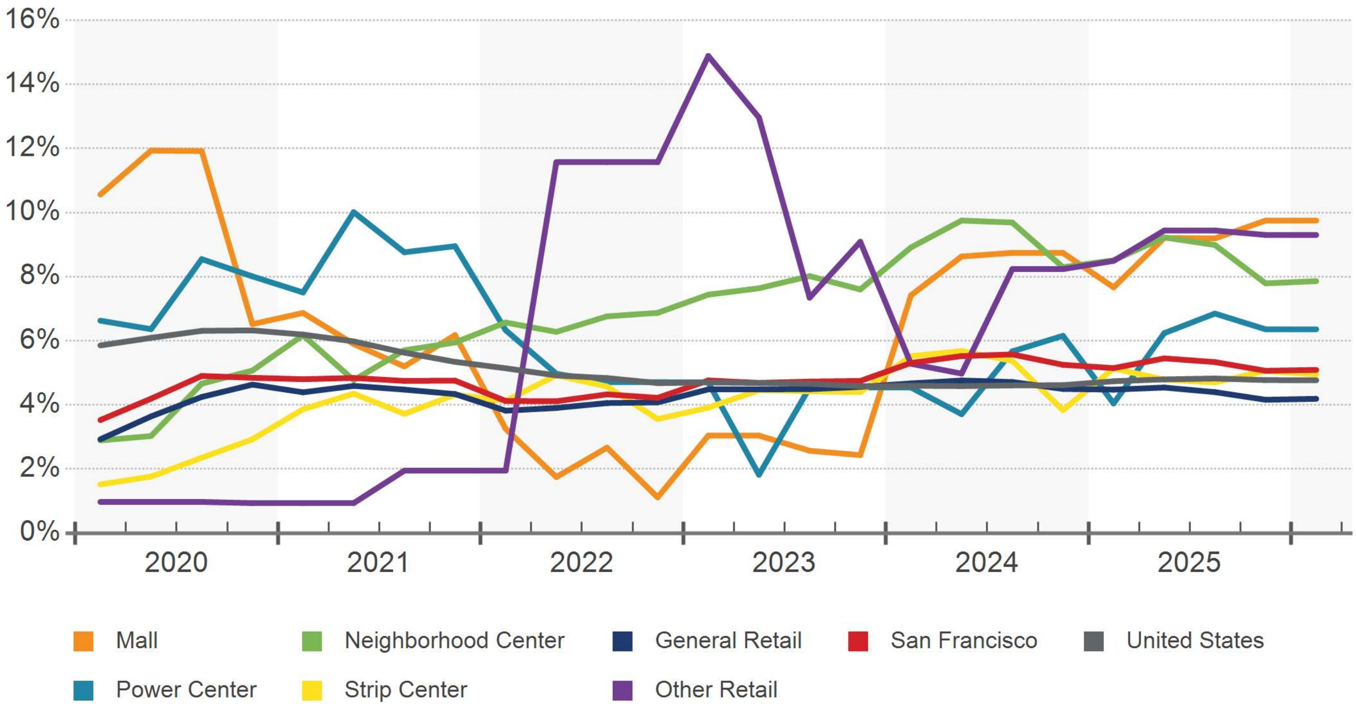
NET ABSORPTION, NET DELIVERIES & VACANCY



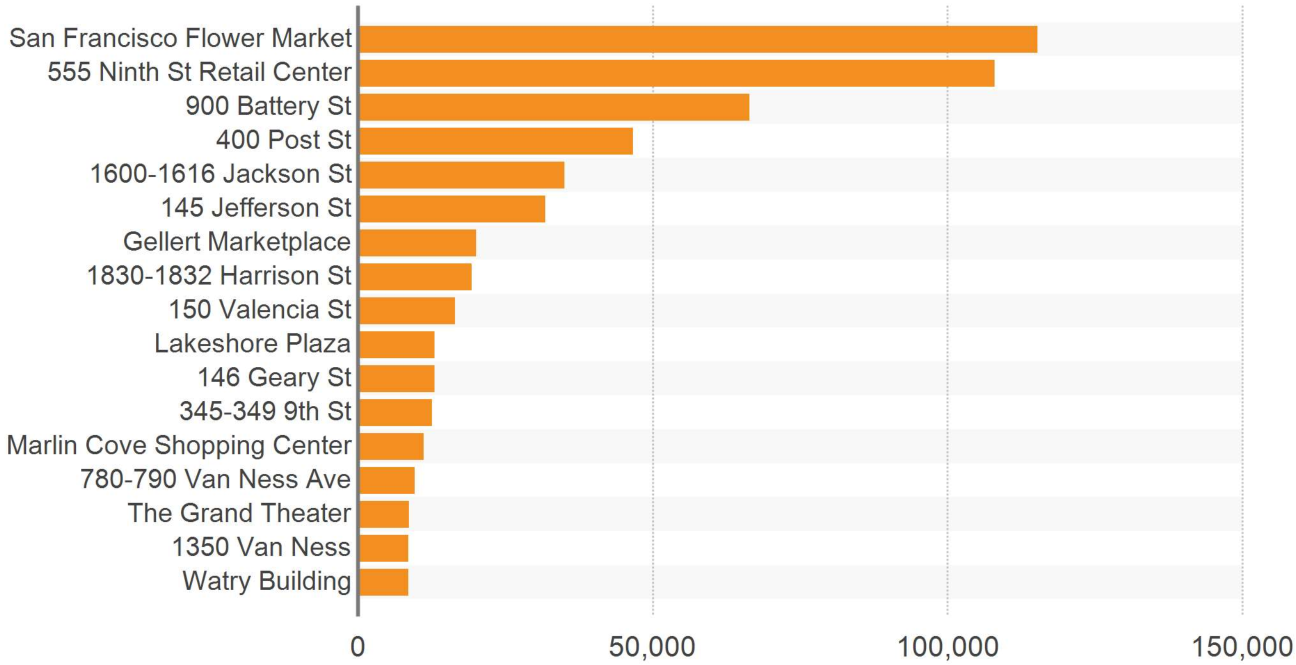
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



Building Name/Address	Submarket	Bldg SF	Vacant SF	Net Absorption SF				
				1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	12 Month
San Francisco Flower Market	Showplace Square	125,000	0	0	0	0	0	115,278
555 Ninth St Retail Center	Showplace Square	148,832	0	0	0	0	0	108,023
900 Battery St	Waterfront/North Bea…	72,000	0	0	0	0	0	66,400
400 Post St	Union Square	61,807	0	0	0	0	0	46,657
1600-1616 Jackson St	Van Ness/Chinatown	54,304	0	0	0	0	0	35,044
145 Jefferson St	Waterfront/North Bea…	105,636	0	0	0	0	0	31,830
Gellert Marketplace	Brisbane/Daly City	61,277	13,000	0	0	0	0	20,030
1830-1832 Harrison St	Mission/Potrero	19,317	0	0	0	0	0	19,317
150 Valencia St	Mission/Potrero	16,490	0	0	0	0	0	16,490
Lakeshore Plaza	Southern City	102,483	14,068	0	0	0	0	13,023
146 Geary St	Union Square	12,961	0	0	0	0	0	12,961
345-349 9th St	South of Market	29,100	0	0	0	0	0	12,574
Marlin Cove Shopping Center	Foster City/Redwood…	73,186	11,417	0	0	0	0	11,136
780-790 Van Ness Ave	Van Ness/Chinatown	24,787	10,055	0	0	0	0	9,619
The Grand Theater	Mission/Potrero	9,390	0	0	0	0	0	8,660
1350 Van Ness	Van Ness/Chinatown	15,000	6,400	0	0	0	0	8,600
Watry Building	Redwood City	14,402	0	0	0	0	0	8,514
Subtotal Primary Competitors		**945,972**	**54,940**	**0**	**0**	**0**	**0**	**544,157**
Remaining San Francisco Market		74,711,448	4,463,743	(42,730)	0	0	0	(379,913)
Total San Francisco Market		**75,657,420**	**4,518,683**	**(42,730)**	**0**	**0**	**0**	**164,243**

TOP RETAIL LEASES PAST 12 MONTHS

Building Name/Address	Submarket	Leased SF	Qtr	Tenant Name	Tenant Rep Company	Leasing Rep Company
Northern Waterfront Piers 1 to 33 1	Waterfront/North Beach	100,000	Q2 25	Community Arts Stabilizati…	-	-
265 Eddy St / 168 Turk St	Van Ness/Chinatown	52,500	Q3 25	G&C Autobody	-	Reliance Real Estate A…
The City Center	West of Van Ness	50,000	Q1 25	T&T Supermarket	CBRE;The Econic C…	Retail West
400 Post St	Union Square	46,657	Q2 25	Zara	-	Colliers
Edgewater Place	Foster City/Redwood Shrs	34,250	Q2 25	Osaka Marketplace	JLL	Bokman Rock Commer…
475 Serramonte Blvd	Brisbane/Daly City	27,276	Q4 25	-	-	Compass Commercial
1830-1832 Harrison St	Mission/Potrero	19,317	Q2 25	Stuff By Luxe	-	Touchstone Commerci…
100 Hooper	Showplace Square	18,680	Q2 25	San Francisco Brewing Co.	JLL	JLL;Newmark;Touchsto…
545 Eddy St	Van Ness/Downtown	18,400	Q1 25	KSH Automotive	HC&M Commercial…	HC&M Commercial Pro…
Redlick Building	Mission/Potrero	15,000	Q1 25	-	-	Touchstone Commerci…
3550 Geary Blvd *	West of Van Ness	12,450	Q4 25	U.S. Bank Branch	-	Marcus & Millichap
Lakeshore Plaza	Southern City	11,817	Q3 25	Planet Fitness	-	Lockehouse Retail Group
The Westin St. Francis San Francisc…	-	8,989	Q4 25	-	-	Cushman & Wakefield
3741 Buchanan St	West of Van Ness	8,099	Q3 25	Alpha School	Fortress Real Estate…	CBRE
1776 Laurel St	Belmont/San Carlos	8,080	Q1 25	Happy Campers Day Care	McCann Commercia…	Kidder Mathews
7395 Mission St	Brisbane/Daly City	8,000	Q1 25	-	-	Spruce Commercial Re…
601-625 Grant Ave	Van Ness/Chinatown	8,000	Q4 25	-	-	Anchor Pacific Capital,…
146 Geary St	Union Square	7,961	Q4 25	Bang & Olufsen	Cushman & Wakefield	Cushman & Wakefield
2611-2633 Ocean Ave	Southern City	7,778	Q3 25	Century 21	Century 21 Masters	Maven Commercial, Inc.
1565 Bush St	Van Ness/Chinatown	7,740	Q2 25	-	-	Cushman & Wakefield
901 Kearny St	Van Ness/Chinatown	7,700	Q1 25	-	-	The Hawthorne Group
935 Brewster Ave	Redwood City	7,581	Q4 25	Blue Diamond Spa	-	Sequoia Realty Services
One Bush Plaza	Financial District	7,417	Q2 25	-	-	Tishman Speyer
770 Post St	Van Ness/Chinatown	7,047	Q2 25	-	-	Colton Commercial & P…
871-873 Santa Cruz Ave	Menlo Park	7,003	Q4 25	-	-	Renault & Handley
Museum Parc	SoMa	7,000	Q3 25	-	-	Touchstone Commerci…
Menlo Station Shopping Center	Menlo Park	6,883	Q1 25	Axis Personal Training	Bokman Rock Com…	Newmark
25 43rd Ave	San Mateo	6,690	Q4 25	-	Sequoia Commercia…	SC Properties
2001 Fillmore St	West of Van Ness	6,500	Q3 25	-	-	Maven Commercial, Inc.
350 Mission St	South Financial District	6,498	Q1 25	Studio Golf SF	CBRE	Cushman & Wakefield
New Grand Apartments	Civic Center	6,261	Q2 25	-	-	Maven Commercial, Inc.
Sobel Design Bldg	Showplace Square	6,172	Q2 25	-	-	Colton Commercial & P…
Bridgepointe Shopping Center	San Mateo	6,000	Q1 25	-	-	Landmark Real Estate…
466-478 Green St	Waterfront/North Beach	5,978	Q2 25	-	-	Maven Commercial, Inc.
1310 El Camino Real	Belmont/San Carlos	5,910	Q4 25	-	-	Coldwell Banker Comm…
2261 Fillmore St	West of Van Ness	5,675	Q2 25	-	-	Maven Commercial, Inc.
Bay Meadows	Hillsdale	5,600	Q4 25	-	-	Retail West
1777-1785 Fulton St	West of Van Ness	5,600	Q1 25	Laughing Monk Brewery	-	Maven Commercial, Inc.
510 El Camino Real	Belmont/San Carlos	5,544	Q1 25	Imperial Treasure	-	CBRE
170 Maiden Ln	Union Square	5,370	Q4 25	-	-	Colliers

*Renewal

On a per-square-foot basis, retail rents in San Francisco, currently averaging $42.00/SF, rank as the third highest in the United States and are the highest in California. However, softening market conditions have led to stagnant rent growth in recent years. In the first quarter of 2026, rent growth was slightly negative, with an average annual change of -3.4% for the most recent twelve months.

The drop in rent has been driven by negative demand factors impacting both occupancy and absorption. Leasing brokers note that, even with solid income growth, reductions in the local population, daytime office workers, and tourist activity have hurt retailer revenues and made it harder for businesses to afford high rents in San Francisco.

While downtown San Francisco has seen the sharpest declines in occupancy and absorption, rent growth has been harder to find throughout the entire metropolitan area.

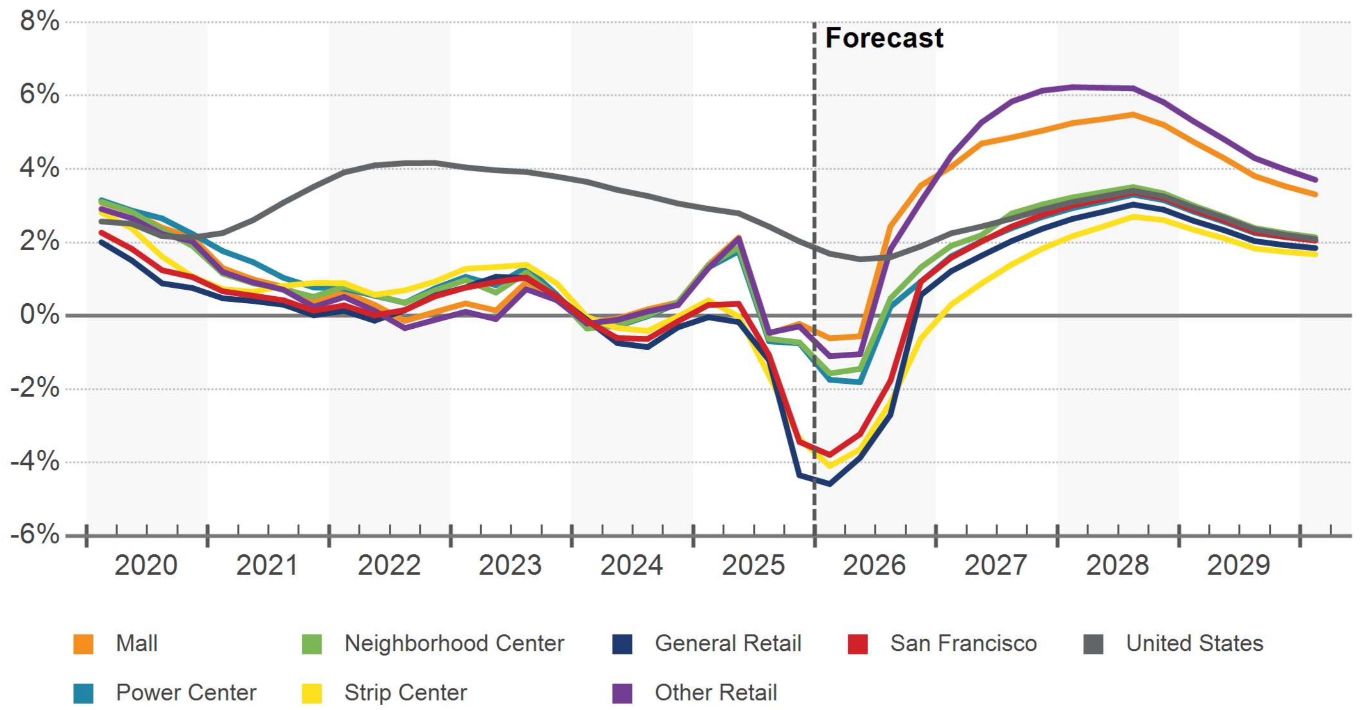
Shopping centers have shown greater rent stability, with average rents falling by less than 1% over the past year. In contrast, non-shopping center retail properties in these areas have faced larger rent reductions, averaging a -1.5% decrease in the same period.

Leasing brokers report strong demand among retailers for space in suburban shopping centers in the outer areas of San Francisco and San Mateo County. This trend reflects a broader shift nationwide, as hybrid work arrangements have led to more shopping in residential neighborhoods and reduced foot traffic in downtown districts.

For instance, in August 2025, Century 21 signed a new lease for a 7,800 SF property on Ocean Avenue, paying an effective rent of just under $40/SF on a triple net basis.

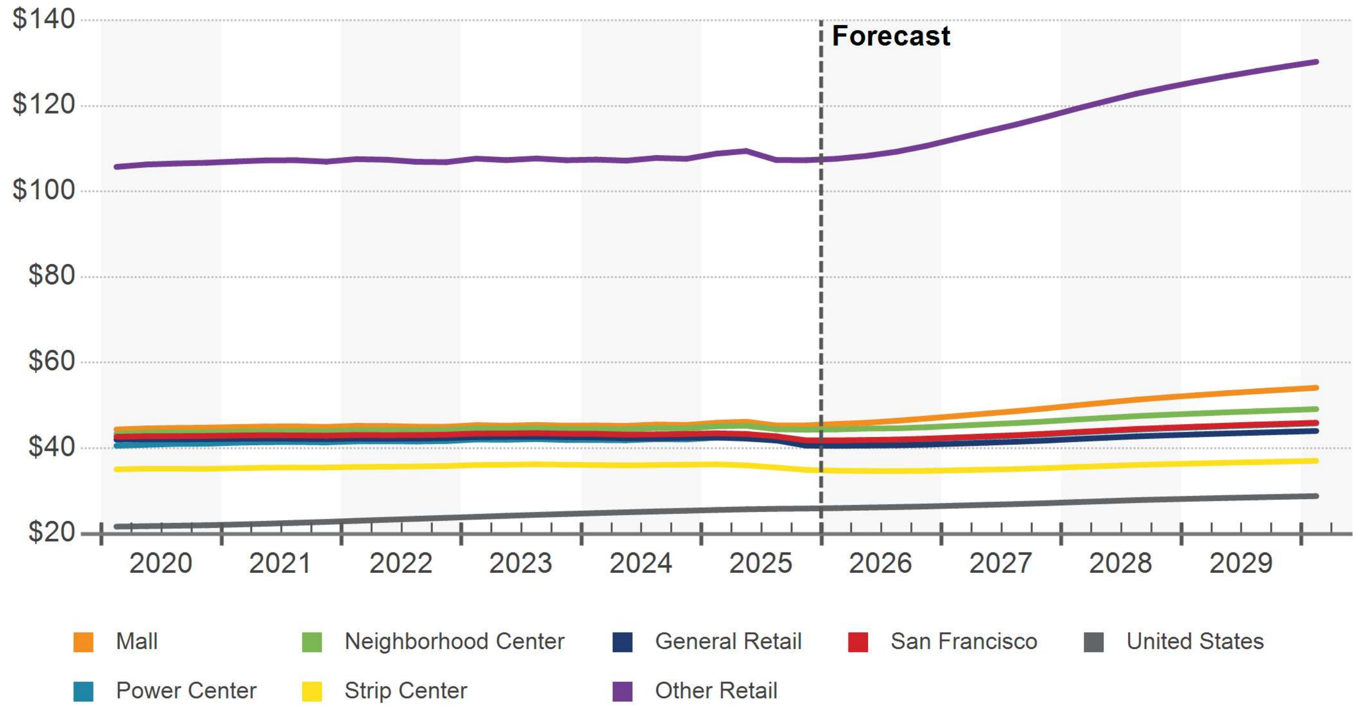
The outlook is for the market to experience positive rent growth tied to the economic recovery expected later in 2026.

MARKET ASKING RENT GROWTH (YOY)



Rent

MARKET ASKING RENT PER SQUARE FEET



At the end of 2025, new retail development in San Francisco remains limited, with most ongoing projects focused on street-level spaces within mixed-use redevelopment schemes.

A combination of unfavorable supply and demand factors has slowed the pace of retail construction. Developers of shopping centers highlight that a lack of available sites and strict planning regulations have restricted new retail projects for several years. More recently, the rise of non-store retail formats and a shrinking population have further dampened demand, making new developments less viable. Additionally, persistently high interest rates over the past two years have driven up the cost of construction financing, adding another layer of difficulty for retail projects.

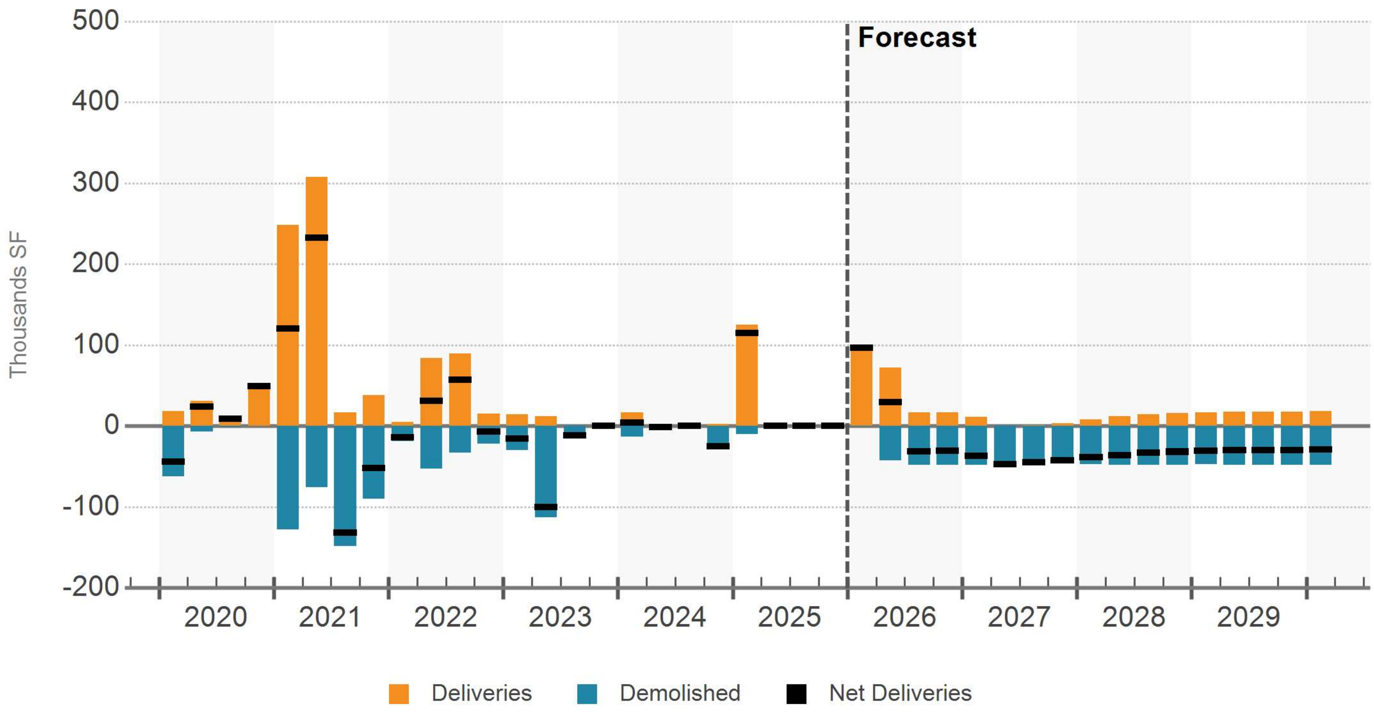
Looking forward, the total amount of shopping center space is expected to shrink as alternative uses become increasingly appealing. For example, despite the slow office market in Union Square, the former Macy's Men's Store at 100 Stockton St. is being converted, with much of its 243,000 SF now designated for office use.

Another property, once part of Macy's Union Square, located at 233 Geary St., was sold for redevelopment in 2020. Plans for this site include ground-floor retail, several floors of office space, and residential condos above. Similarly, 48 Stockton St., previously occupied by Barneys New York, is slated to have its upper four floors transformed into offices. These redevelopment projects have been underway for several years, but are facing delays due to reduced demand for office space.

Redevelopment of brownfield sites is also creating opportunities for new retail, though these projects tend to prioritize apartments and offices, with retail playing a smaller role. Mission Rock, a mixed-use development in the Mission Bay area, completed its first phase in 2024. The project includes two office towers, two multifamily buildings, and a street-level area that features several retailers and restaurants.

On a larger scale, the Discovery Station development underway in South San Francisco will include a Safeway supermarket and other retail, totaling around 75,000 SF. The mixed-use project also includes a life science campus and an apartment building.

DELIVERIES & DEMOLITIONS



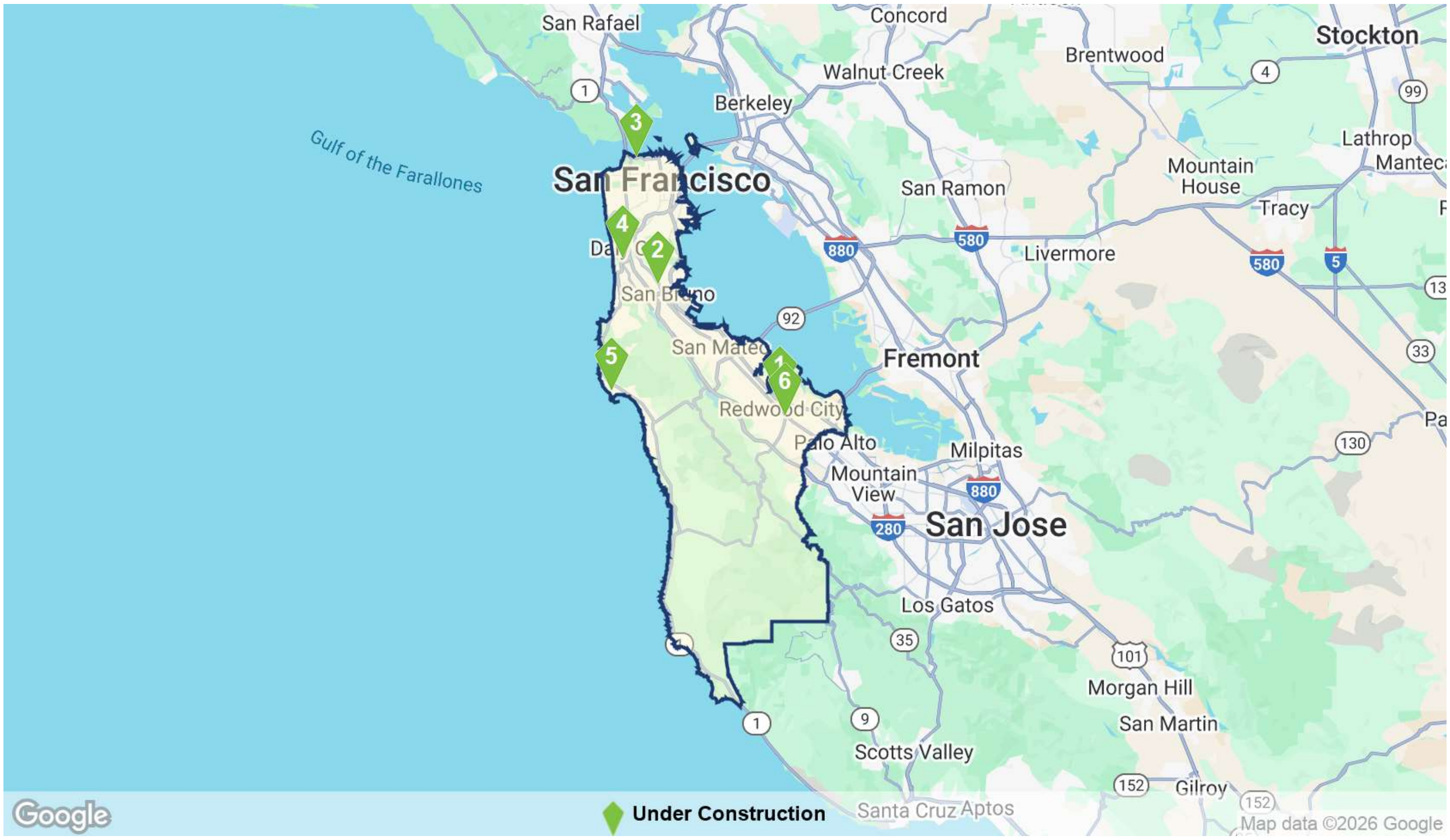
SUBMARKET CONSTRUCTION

		Under Construction Inventory					Average Building Size		
No.	Submarket	Bldgs	SF (000)	Pre-Leased SF (000)	Pre-Leased %	Rank	All Existing	Under Constr	Rank
1	Redwood City	2	100	97	97.4%	5	7,909	49,866	2
2	South San Francisco	1	73	73	100%	1	10,246	72,500	1
3	Brisbane/Daly City	1	17	17	100%	1	12,027	17,000	3
4	West of Van Ness	1	17	17	100%	1	5,298	17,000	3
5	Peninsula Coastline	1	9	9	100%	1	9,769	8,500	5
6	Bayview/Hunters Point	0	0	0	-	-	4,792	-	-
7	Belmont/San Carlos	0	0	0	-	-	5,951	-	-
8	Burlingame	0	0	0	-	-	8,444	-	-
9	Civic Center	0	0	0	-	-	7,994	-	-
10	Financial District	0	0	0	-	-	8,960	-	-
	All Other	0	-	-	-		7,655	-	
Totals		**6**	**215**	**212**	**98.8%**		**7,405**	**35,789**	

Under Construction Properties

Properties	Square Feet	Percent of Inventory	Preleased
6	**214,731**	**0.3%**	**98.8%**

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

	Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1	**VillaSport Athletic Club** 557 E Bayshore Rd	★★★★★	97,101	2	Feb 2025	Mar 2026	SyRES Properties LLC SyWest Development
2	**Discovery Station** 190 El Camino Real	★★★☆☆	72,500	2	Dec 2024	May 2026	SteelWave, Inc. Steelwave
3	**653 Old Mason St**	★★★☆☆	17,000	1	Jan 2024	Feb 2026	- -
4	**79 Saint Francis Sq**	★★★☆☆	17,000	2	Jan 2024	Feb 2026	- -
5	**399-127 Airport St**	★★★☆☆	8,500	2	Jan 2024	Feb 2026	- -
6	**2219 El Camino Real**	★★☆☆☆	2,630	1	Aug 2025	Feb 2026	- Arash Mann

Sales

Transaction activity in San Francisco's retail market remains below long-term averages. Over the past year, total sales volume reached $495 million, which is lower than the 10-year average of $836 million per annum.

The number of completed deals also fell short of historical norms, with only 200 transactions in the past year, compared to an average of 330 per year over the last decade.

Private investors have traditionally been the dominant buyers of retail properties in San Francisco, and their share of the market has grown in recent years. However, the past year saw a resurgence of institutional investors and property users as significant purchasers.

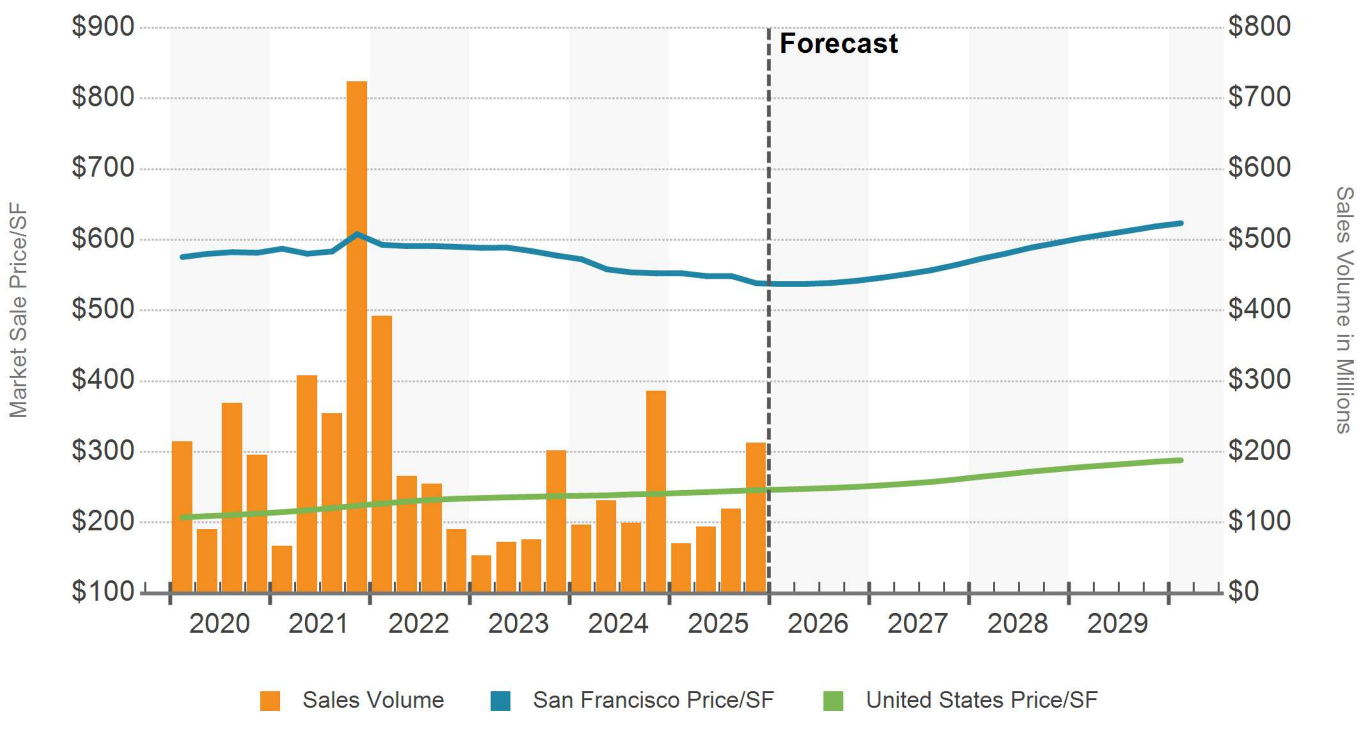
In the last twelve months, private investors accounted for 42% of deal volume, user acquisitions made up 11%, and institutional buyers represented 27% of total acquisitions. For comparison, private investors averaged 61% of deal volume over the past decade, followed by institutions at 16%, REITs at 10%, and users at 9%.

San Francisco's retail market is characterized by many small properties in older urban neighborhoods, often within mixed-use buildings where retail spaces are located beneath residential or other commercial uses. As a result, most transactions involve smaller properties. About two-thirds of investment deals and a quarter of total deal volume involved assets that sold for less than $2.5 million, a trend that has remained consistent over time. However, prices for these properties have declined recently, with cap rates mostly ranging from 4.5% to 7.0%, compared to a range of 3.0% to 6.5% between 2020 and 2022.

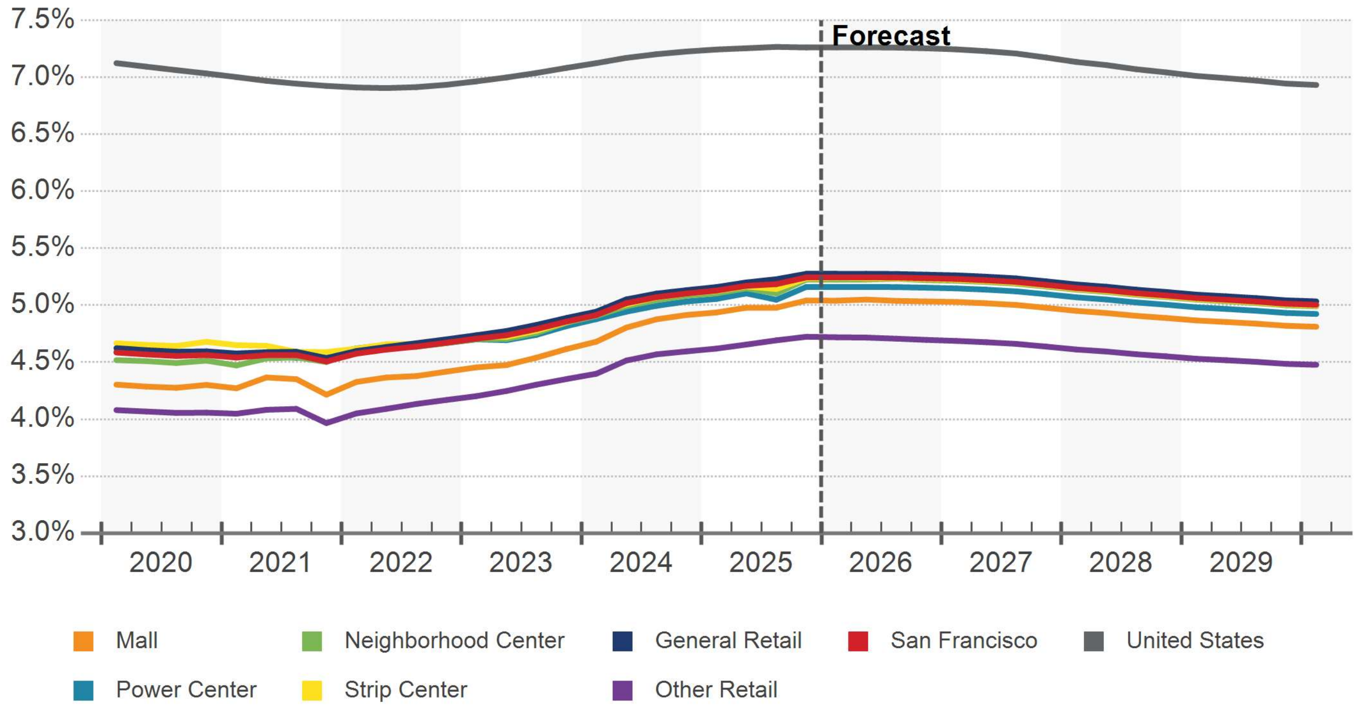
The largest recent sale was an eight-property portfolio at the Bridgepointe Shopping Center in Foster City, where Cohen & Steers paid $127 million, or $560/SF, for the 227,000-square-foot portfolio.

Market participants remain hopeful that lower borrowing costs will attract more buyers. However, a sustained recovery in retail performance is needed for buyers to justify higher rent growth expectations. This rebound is likely to take time, and further price declines may occur before the market stabilizes.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE

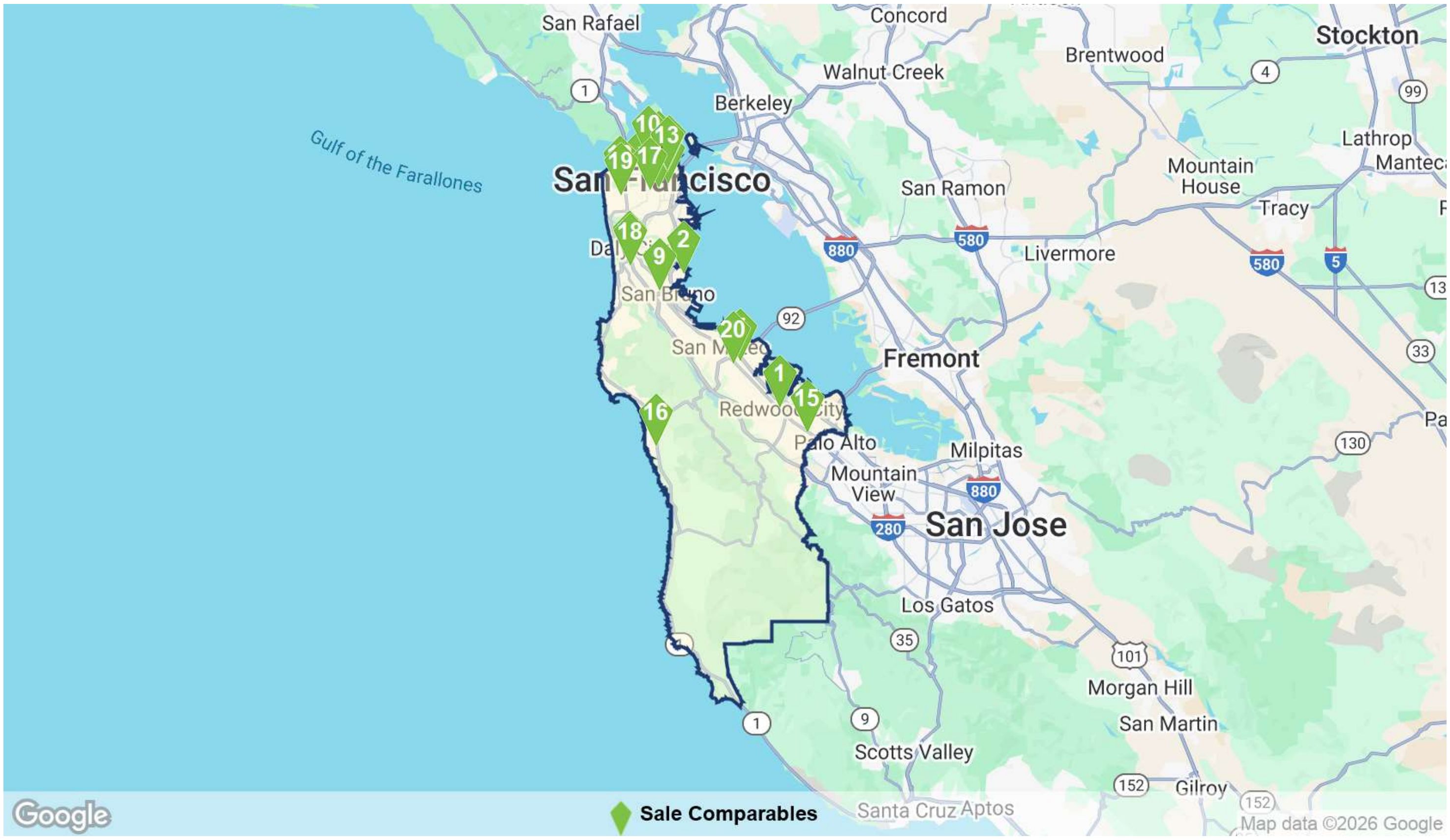


Sales Past 12 Months

San Francisco Retail

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
218	**6.0%**	**$339**	**1.6%**

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	$146,500	$3,411,379	$1,740,000	$46,000,000
Price/SF	$13	$339	$483	$3,463
Cap Rate	2.4%	6.0%	6.0%	12.7%
Time Since Sale in Months	0.3	6.1	6.0	12.0
Property Attributes	**Low**	**Average**	**Median**	**High**
Building SF	546	10,780	4,080	421,276
Stories	1	2	2	6
Typical Floor SF	546	6,941	2,250	421,276
Vacancy Rate At Sale	0%	1.6%	0%	100%
Year Built	1880	1937	1925	2017
Star Rating	★☆☆☆☆	★★☆☆☆ 2.2	★★☆☆☆	★★★★☆

RECENT SIGNIFICANT SALES

		Property				Sale			
	Property Name - Address	**Rating**	**Yr Built**	**Bldg SF**	**Vacancy**	**Sale Date**	**Price**	**Price/SF**	**Cap Rate**
1	2107-2125 Broadway St	★★★★☆	2006	175,625	0%	12/23/2025	$46,000,000	$262	-
2	Genentech B-34 340 Dna Way	★★★★☆	2016	71,596	0%	10/15/2025	$36,000,000	$503	-
3	The Village at Petrini Place 1720-1790 Fulton St	★★★☆☆	2001	55,200	1.5%	1/28/2025	$33,644,000	$609	-
4	228-240 Post St	★★★☆☆	1909	32,187	0%	11/14/2025	$32,000,000	$994	-
5	Bldg 1 1010-1060 Park Pl	★★★★☆	2003	48,814	0%	8/4/2025	$30,500,000	$625	-
6	1600-1616 Jackson St	★★★☆☆	1908	54,304	0%	10/14/2025	$15,000,000	$276	-
7	1001-1045 Brannan St	★★★☆☆	1917	27,335	0%	10/1/2025	$12,000,000	$439	-
8	560 Valencia St. 560 Valencia St	★★★☆☆	1949	4,984	0%	2/25/2025	$9,975,000	$2,001	-
9	1050 Admiral Ct and Ava… 1050 Admiral Ct	★★★☆☆	2010	12,350	0%	7/9/2025	$9,280,000	$751	6.2%
10	2138-2146 Chestnut St	★★☆☆☆	1933	5,831	0%	12/23/2025	$7,950,000	$1,363	4.0%
11	35-41 Powell St	★★☆☆☆	1909	17,009	0%	5/30/2025	$7,500,000	$441	-
12	2337-2345 Irving St	★★★☆☆	1987	18,709	0%	4/8/2025	$7,500,000	$401	-
13	200-216 Powell St	★★★☆☆	1933	8,050	0%	4/1/2025	$7,400,000	$919	-
14	501 Serramonte Blvd	★★☆☆☆	2000	1,848	0%	8/4/2025	$6,400,000	$3,463	-
15	1200 El Camino Real	★★☆☆☆	2004	2,190	0%	10/8/2025	$6,000,000	$2,740	-
16	2265-2275 Cabrillo Hwy S	★★☆☆☆	-	421,276	0%	9/30/2025	$5,400,000	$13	-
17	516-518 Castro St	★★☆☆☆	1906	10,423	0%	5/23/2025	$5,200,000	$499	-
18	373 Gellert Blvd	★★★☆☆	1977	17,836	0%	3/3/2025	$5,200,000	$292	-
19	Walgreens 1750 Noriega St	★★☆☆☆	1946	7,072	0%	7/9/2025	$4,925,000	$696	-
20	2817 S El Camino Real	★★☆☆☆	1993	3,250	0%	9/8/2025	$4,460,000	$1,372	5.3%

San Francisco's economy is showing signs of recovery in the first quarter of 2026, supported by a surge in AI investment and a rebound in population growth. Having received billions in funding, AI startups are leasing office space and hiring talent to develop applications and systems that are increasingly in demand across a wide range of industries.

The metro added 1.2% to its population in 2025, reversing declines seen earlier in the decade. Unemployment stands at 3.8%, up from 2.3% in 2022, but still below the national average.

Professional and business services remain the largest employment sector, with 284,000 jobs and a location quotient of 1.8. The information sector, driven by tech and AI, employs 111,000 people with a location quotient of 5.3. Education and health services are growing steadily, while manufacturing and retail trade continue to decline.

Median household income reached $153,663, nearly double the national average. The labor force totals 930,643, with strong participation rates. Over the past year, household growth was 1.4%, and income rose by 4.0%.

Despite high wages and strong tech anchors like Apple, Alphabet, and NVIDIA, the Bay Area's real estate market remains cyclical. The post-2020 downturn was driven by the COVID-19 pandemic, affordability challenges, and the rise of remote work trends. However, recent data suggests a turning point.

Looking ahead, economic fundamentals support a gradual recovery in office demand. However, risks remain, including tech sector volatility, interest rate uncertainty, and affordability pressures. Continued investment in infrastructure and downtown activation will be critical to sustaining momentum.

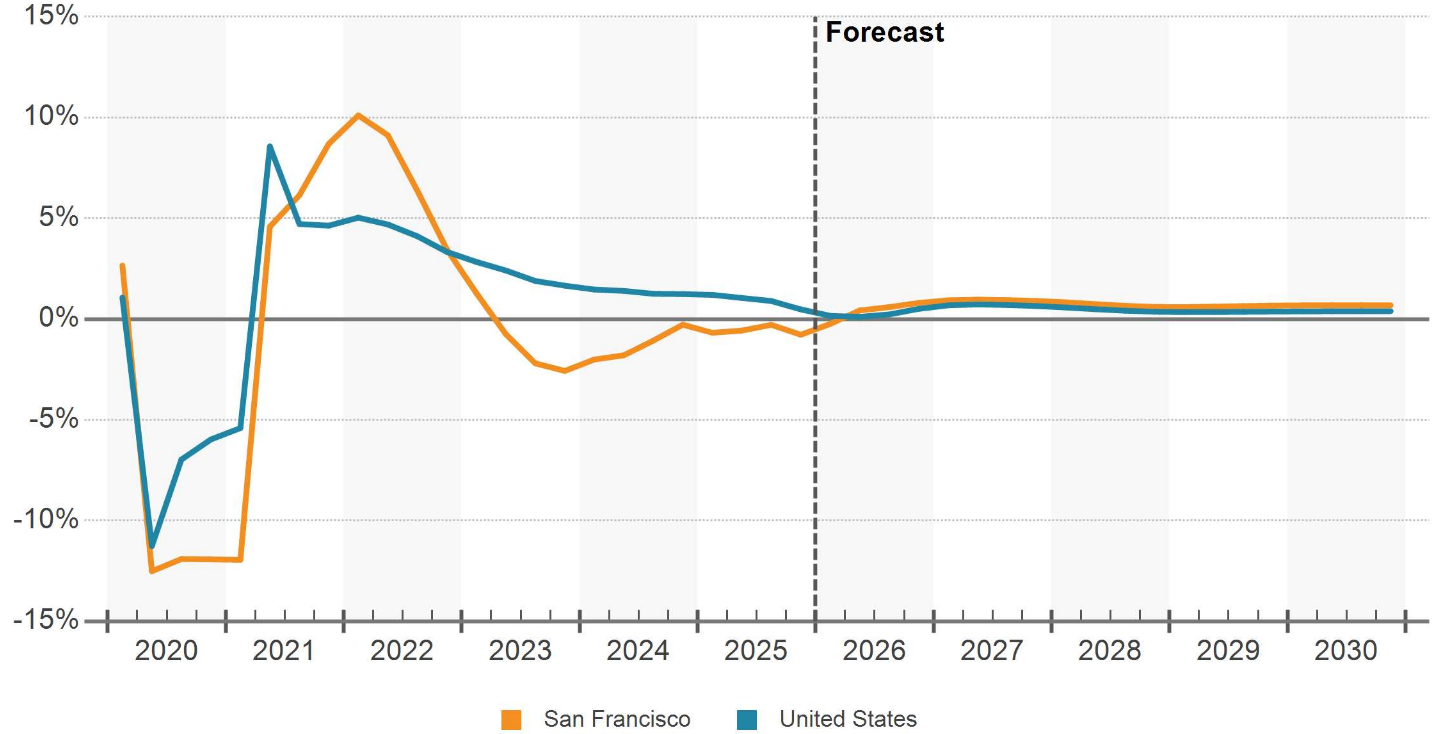
SAN FRANCISCO EMPLOYMENT BY INDUSTRY IN THOUSANDS

	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
Industry	**Jobs**	**LQ**	**Market**	**US**	**Market**	**US**	**Market**	**US**
Manufacturing	29	0.3	-1.33%	-0.97%	-2.71%	0.24%	0.14%	0.24%
Trade, Transportation and Utilities	132	0.6	-1.58%	0.26%	-0.87%	0.78%	0.08%	0.26%
Retail Trade	62	0.6	-0.74%	0.49%	-2.67%	-0.02%	-0.05%	0.16%
Financial Activities	77	1.2	-2.49%	0.35%	-0.10%	1.21%	0.12%	0.34%
Government	140	0.8	-1.56%	-0.42%	1.24%	0.60%	0.47%	0.33%
Natural Resources, Mining and Construction	39	0.6	-0.77%	-0.11%	0.48%	1.92%	0.65%	0.63%
Education and Health Services	167	0.8	1.18%	2.66%	2.48%	2.16%	0.50%	0.52%
Professional and Business Services	284	1.8	-1.79%	-0.07%	0.77%	1.22%	1.14%	0.62%
Information	111	5.3	0.74%	-0.02%	5.38%	0.60%	1.40%	0.30%
Leisure and Hospitality	125	1.0	0.15%	0.55%	-1.02%	1.02%	1.00%	0.88%
Other Services	39	0.9	1.91%	0.91%	-0.24%	0.70%	0.63%	0.22%
Total Employment	**1,143**	**1.0**	**-0.74%**	**0.45%**	**0.77%**	**1.10%**	**0.73%**	**0.46%**

Source: Oxford Economics

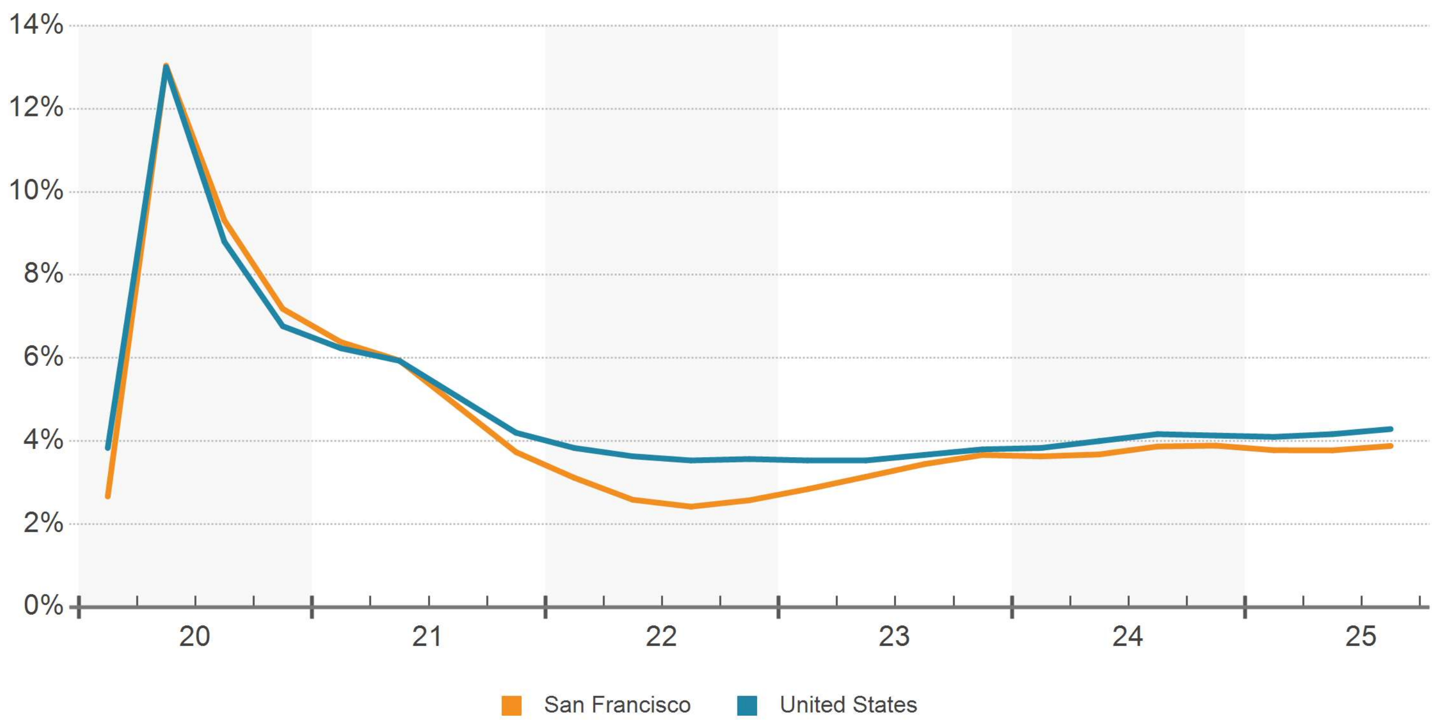
LQ = Location Quotient

JOB GROWTH (YOY)



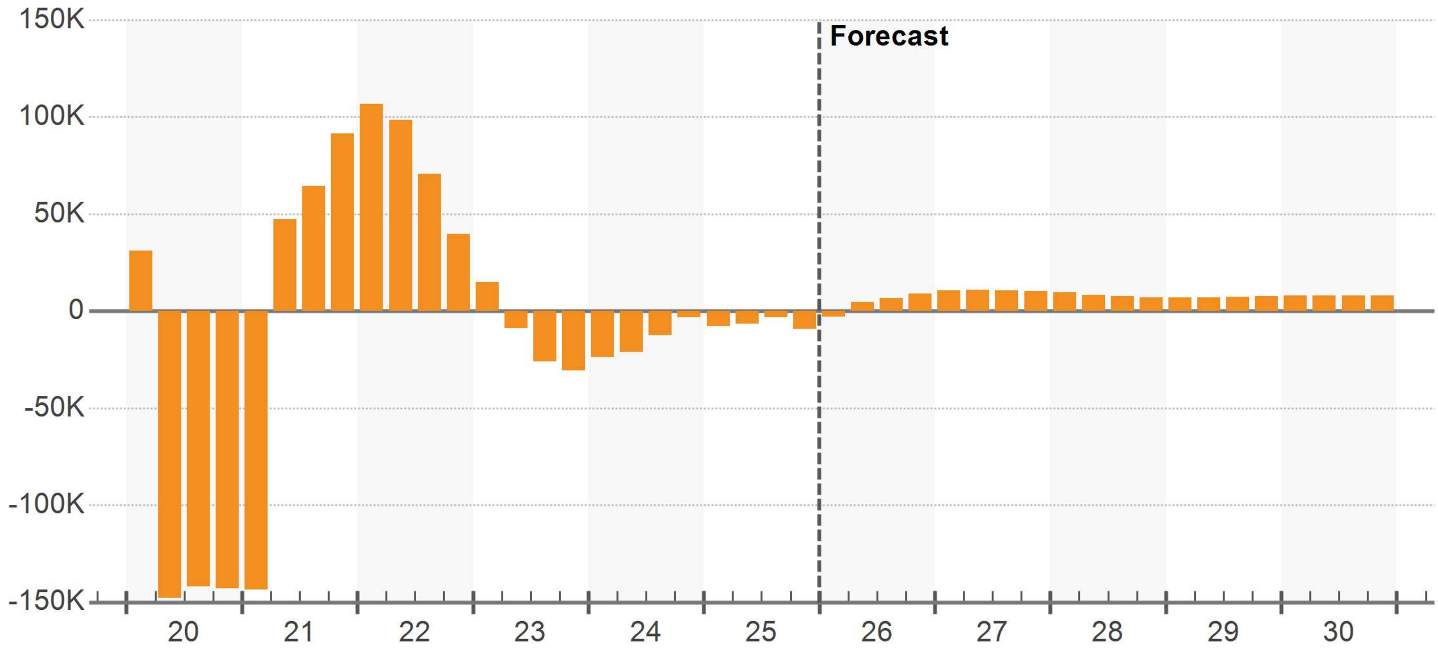
Source: Oxford Economics

UNEMPLOYMENT RATE (%)

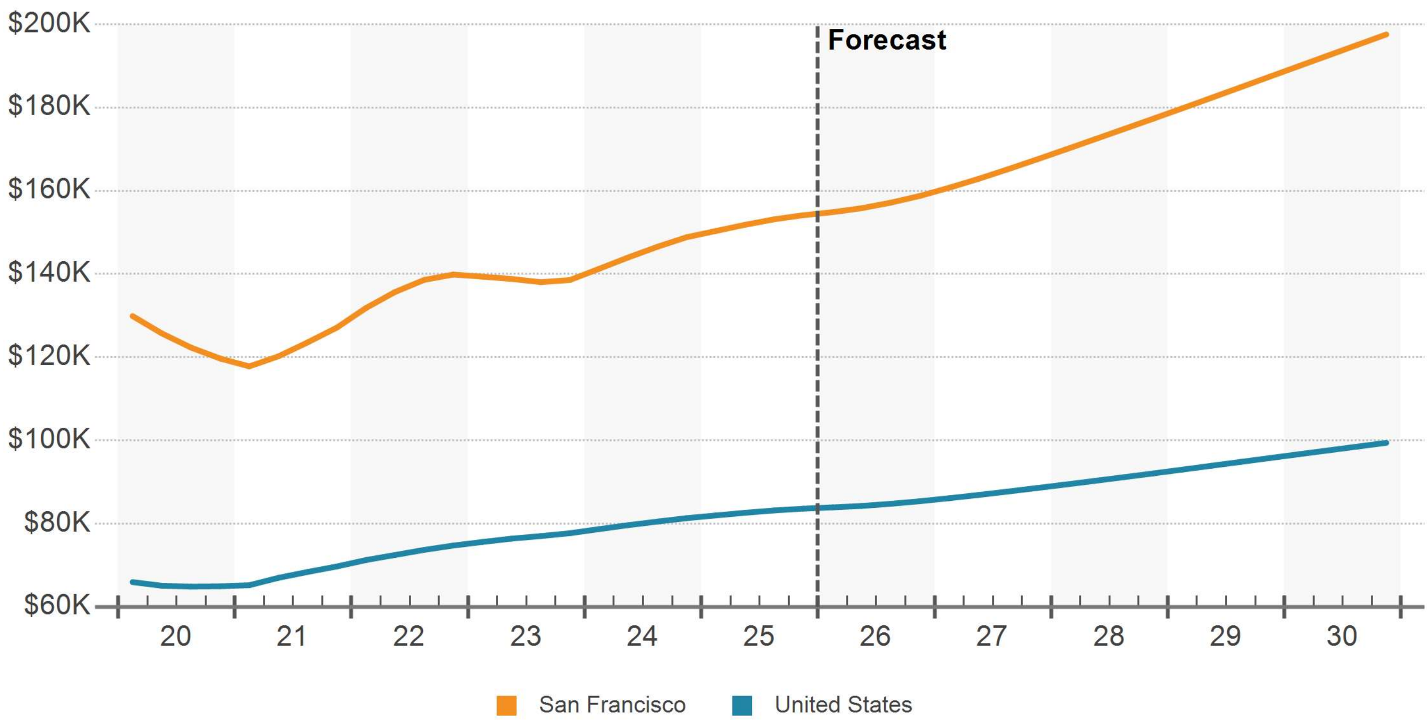


Economy

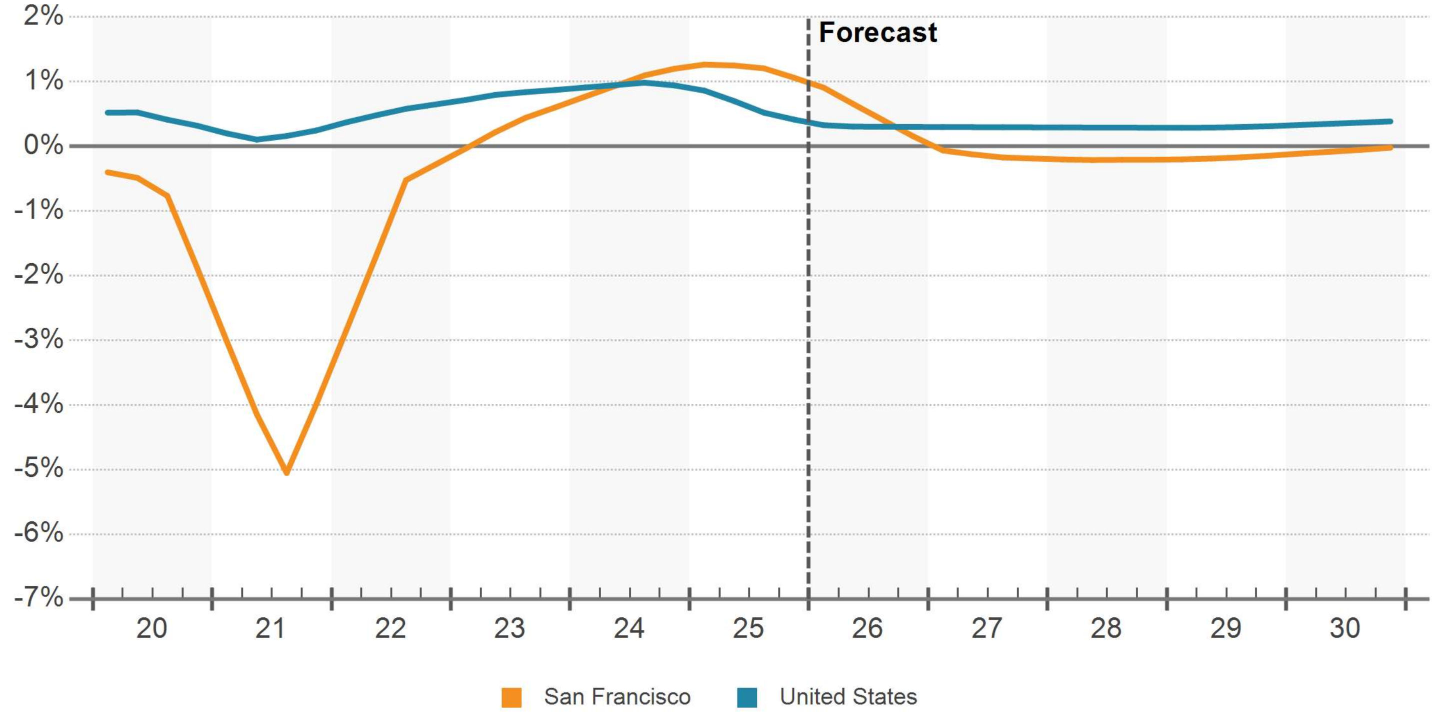
NET EMPLOYMENT CHANGE (YOY)



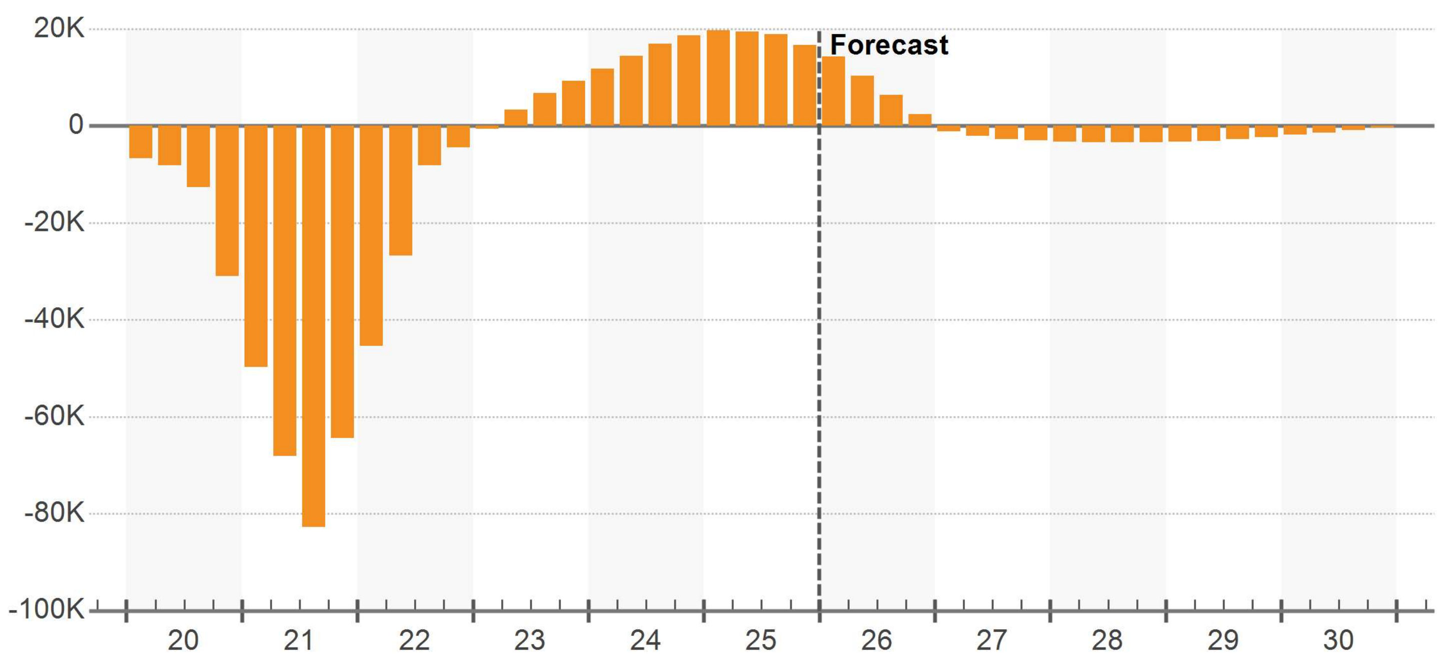
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

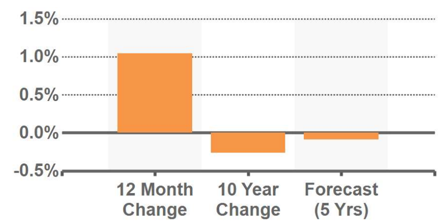


DEMOGRAPHIC TRENDS

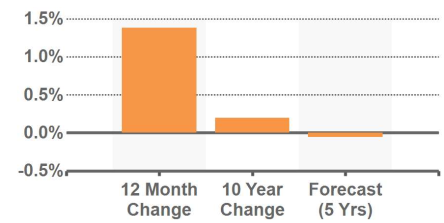
	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
Demographic Category	Metro	US	Metro	US	Metro	US	Metro	US
Population	1,592,882	342,151,938	1.0%	0.4%	-0.3%	0.6%	-0.1%	0.3%
Households	659,900	133,976,047	1.3%	0.7%	0.4%	1.0%	0.2%	0.6%
Median Household Income	$154,181	$83,641	3.5%	2.8%	4.7%	4.1%	5.1%	3.5%
Labor Force	931,262	170,937,719	1.4%	1.4%	0.2%	0.8%	-0.1%	0.2%
Unemployment	3.9%	4.3%	0%	0.2%	0%	-0.1%	-	-

Source: Oxford Economics

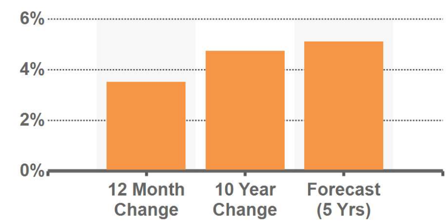
POPULATION GROWTH



LABOR FORCE GROWTH

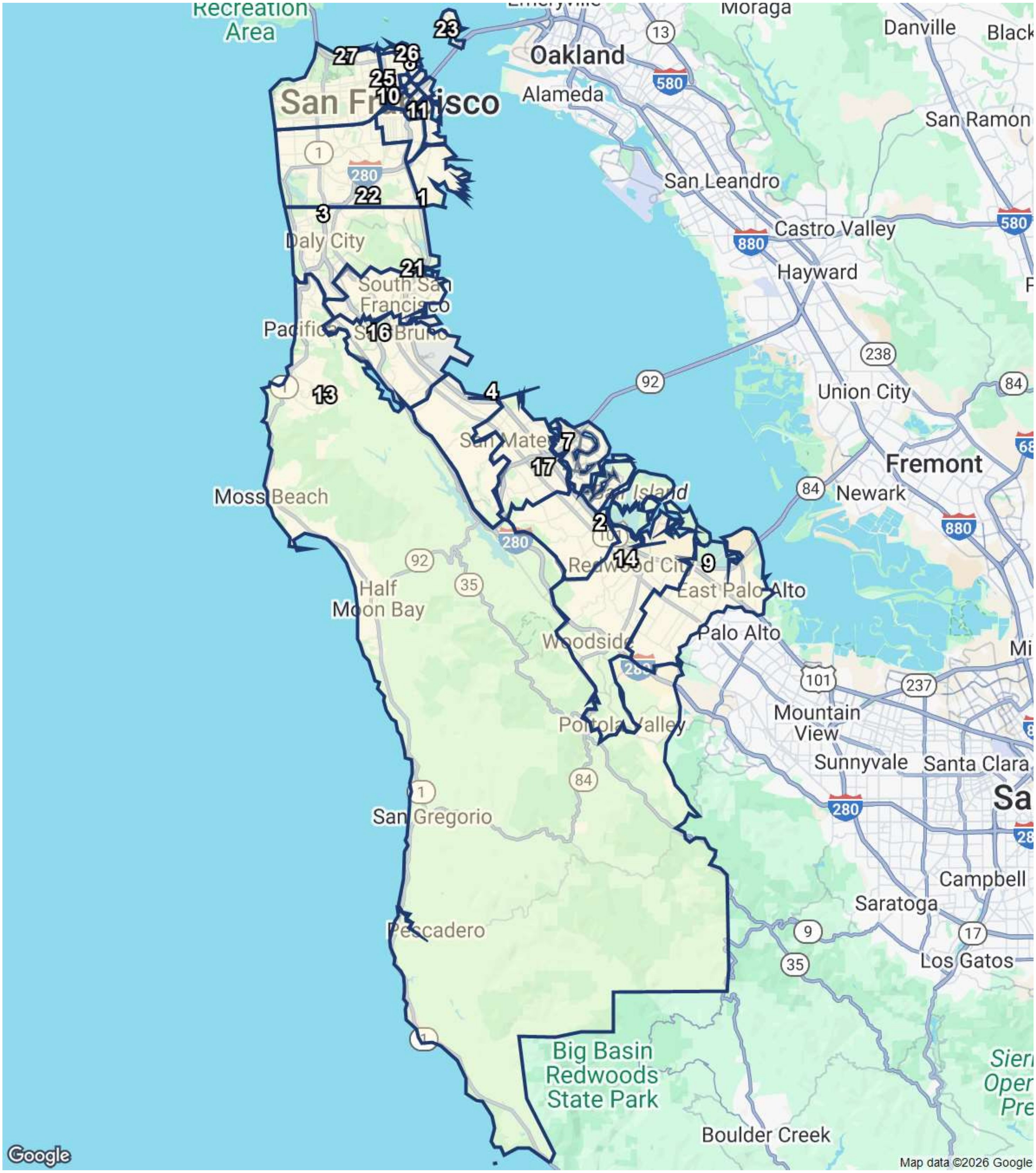


INCOME GROWTH



Source: Oxford Economics

SAN FRANCISCO SUBMARKETS



Submarkets

SUBMARKET INVENTORY

		Inventory				12 Month Deliveries				Under Construction			
No.	Submarket	Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Bayview/Hunters Point	140	671	0.9%	20	0	0	0%	-	0	0	0%	-
2	Belmont/San Carlos	380	2,262	3.0%	13	0	0	0%	-	0	0	0%	-
3	Brisbane/Daly City	455	5,472	7.2%	5	0	0	0%	-	1	17	0.3%	3
4	Burlingame	267	2,254	3.0%	14	0	0	0%	-	0	0	0%	-
5	Civic Center	35	280	0.4%	24	0	0	0%	-	0	0	0%	-
6	Financial District	69	618	0.8%	21	0	0	0%	-	0	0	0%	-
7	Foster City/Redwood Shrs	35	774	1.0%	18	0	0	0%	-	0	0	0%	-
8	Jackson Square	30	260	0.3%	26	0	0	0%	-	0	0	0%	-
9	Menlo Park	220	1,826	2.4%	16	0	0	0%	-	0	0	0%	-
10	MidMarket	34	525	0.7%	22	0	0	0%	-	0	0	0%	-
11	Mission Bay/China Basin	30	234	0.3%	27	0	0	0%	-	0	0	0%	-
12	Mission/Potrero	928	5,906	7.8%	3	0	0	0%	-	0	0	0%	-
13	Peninsula Coastline	324	3,165	4.2%	9	0	0	0%	-	1	9	0.3%	5
14	Redwood City	487	3,852	5.1%	7	0	0	0%	-	2	100	2.6%	1
15	Rincon/South Beach	31	265	0.4%	25	0	0	0%	-	0	0	0%	-
16	San Bruno/Millbrae	410	3,841	5.1%	8	0	0	0%	-	0	0	0%	-
17	San Mateo	544	4,773	6.3%	6	0	0	0%	-	0	0	0%	-
18	Showplace Square	28	705	0.9%	19	1	115	16.4%	1	0	0	0%	-
19	South Financial District	22	433	0.6%	23	0	0	0%	-	0	0	0%	-
20	South of Market	172	1,478	2.0%	17	0	0	0%	-	0	0	0%	-
21	South San Francisco	254	2,602	3.4%	10	0	0	0%	-	1	73	2.8%	2
22	Southern City	1,887	9,007	11.9%	2	0	0	0%	-	0	0	0%	-
23	Treasure/Yerba Buena Isl…	2	55	0.1%	28	0	0	0%	-	0	0	0%	-
24	Union Square	133	2,407	3.2%	12	0	0	0%	-	0	0	0%	-
25	Van Ness/Chinatown	794	5,680	7.5%	4	0	0	0%	-	0	0	0%	-
26	Waterfront/North Beach	236	2,575	3.4%	11	0	0	0%	-	0	0	0%	-
27	West of Van Ness	2,237	11,851	15.7%	1	0	0	0%	-	1	17	0.1%	3
28	Yerba Buena	30	1,862	2.5%	15	0	0	0%	-	0	0	0%	-

Submarkets

SUBMARKET RENT

		Market Asking Rent		12 Month Market Asking Rent		QTD Annualized Market Asking Rent	
No.	Submarket	Per SF	Rank	Growth	Rank	Growth	Rank
1	Bayview/Hunters Point	$21.31	27	-5.0%	27	2.6%	12
2	Belmont/San Carlos	$36.24	21	-3.9%	22	2.1%	18
3	Brisbane/Daly City	$39.63	17	-1.7%	7	0.9%	27
4	Burlingame	$47.70	9	-3.2%	16	2.8%	9
5	Civic Center	$48.43	7	-4.0%	23	3.1%	1
6	Financial District	$59.14	2	-3.3%	17	2.5%	13
7	Foster City/Redwood Shrs	$44.13	12	-0.9%	2	2.0%	19
8	Jackson Square	$50.50	5	-2.0%	9	3.1%	3
9	Menlo Park	$46.78	11	-3.5%	18	1.9%	21
10	MidMarket	$40.26	13	-1.3%	6	1.9%	20
11	Mission Bay/China Basin	$35.32	23	-2.1%	10	3.1%	4
12	Mission/Potrero	$40.02	14	-4.5%	24	2.9%	5
13	Peninsula Coastline	$33.64	24	-2.6%	13	2.2%	17
14	Redwood City	$36.76	20	-3.7%	19	1.8%	23
15	Rincon/South Beach	$39.86	16	-2.6%	11	2.7%	11
16	San Bruno/Millbrae	$37.51	19	-2.6%	14	1.3%	26
17	San Mateo	$36.04	22	-2.6%	12	1.6%	24
18	Showplace Square	$46.89	10	-1.0%	3	1.5%	25
19	South Financial District	$49.30	6	-1.2%	4	2.3%	16
20	South of Market	$30.86	25	-2.8%	15	2.8%	8
21	South San Francisco	$29.80	26	-3.8%	21	2.4%	15
22	Southern City	$39.99	15	-4.8%	25	2.4%	14
23	Treasure/Yerba Buena Isl…	$8.07	28	-4.8%	26	3.1%	2
24	Union Square	$55.92	3	-1.2%	5	2.8%	10
25	Van Ness/Chinatown	$38.64	18	-3.7%	20	2.9%	6
26	Waterfront/North Beach	$63.45	1	-1.8%	8	1.9%	22
27	West of Van Ness	$47.95	8	-5.1%	28	2.9%	7
28	Yerba Buena	$54.08	4	-0.3%	1	0.2%	28

SUBMARKET VACANCY & NET ABSORPTION

		Vacancy			12 Month Absorption			
No.	Submarket	SF	Percent	Rank	SF	% of Inv	Rank	Construc. Ratio
1	Bayview/Hunters Point	43,980	6.6%	17	(30,449)	-4.5%	27	-
2	Belmont/San Carlos	90,164	4.0%	10	(10,391)	-0.5%	17	-
3	Brisbane/Daly City	105,469	1.9%	4	(27,197)	-0.5%	26	-
4	Burlingame	23,280	1.0%	2	8,453	0.4%	7	-
5	Civic Center	2,305	0.8%	1	11,693	4.2%	5	-
6	Financial District	34,358	5.6%	16	(3,765)	-0.6%	15	-
7	Foster City/Redwood Shrs	112,094	14.5%	23	7,274	0.9%	8	-
8	Jackson Square	-	-	-	415	0.2%	10	-
9	Menlo Park	95,487	5.2%	14	(25,543)	-1.4%	25	-
10	MidMarket	148,974	28.4%	25	(48,158)	-9.2%	28	-
11	Mission Bay/China Basin	3,440	1.5%	3	(1,992)	-0.8%	13	-
12	Mission/Potrero	242,245	4.1%	11	(9,917)	-0.2%	16	-
13	Peninsula Coastline	74,763	2.4%	7	(20,165)	-0.6%	23	-
14	Redwood City	75,153	2.0%	5	(21,369)	-0.6%	24	-
15	Rincon/South Beach	9,047	3.4%	9	1,822	0.7%	9	-
16	San Bruno/Millbrae	348,796	9.1%	19	(17,454)	-0.5%	22	-
17	San Mateo	325,367	6.8%	18	(14,693)	-0.3%	18	-
18	Showplace Square	33,681	4.8%	12	236,019	33.5%	1	-
19	South Financial District	56,805	13.1%	22	(2,508)	-0.6%	14	-
20	South of Market	76,354	5.2%	13	(1,810)	-0.1%	12	-
21	South San Francisco	242,880	9.3%	20	(17,352)	-0.7%	21	-
22	Southern City	292,052	3.2%	8	45,400	0.5%	3	-
23	Treasure/Yerba Buena Isl…	-	-	-	0	0%	-	-
24	Union Square	365,521	15.2%	24	10,361	0.4%	6	-
25	Van Ness/Chinatown	300,934	5.3%	15	34,377	0.6%	4	-
26	Waterfront/North Beach	254,732	9.9%	21	91,061	3.5%	2	-
27	West of Van Ness	271,383	2.3%	6	(15,129)	-0.1%	20	-
28	Yerba Buena	889,419	47.8%	26	(14,738)	-0.8%	19	-

Supply & Demand Trends

San Francisco Retail

OVERALL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	75,197,523	(94,666)	-0.1%	(15,841)	0%	-
2029	75,292,189	(120,185)	-0.2%	(36,554)	0%	-
2028	75,412,374	(138,860)	-0.2%	44,692	0.1%	-
2027	75,551,234	(171,376)	-0.2%	150,804	0.2%	-
2026	75,722,610	65,190	0.1%	184,473	0.2%	0.4
YTD	75,657,420	0	0%	(42,730)	-0.1%	-
2025	75,657,420	115,255	0.2%	218,273	0.3%	0.5
2024	75,542,165	(22,429)	0%	(414,084)	-0.5%	-
2023	75,564,594	(126,752)	-0.2%	(747,339)	-1.0%	-
2022	75,691,346	68,079	0.1%	256,750	0.3%	0.3
2021	75,623,267	170,164	0.2%	77,042	0.1%	2.2
2020	75,453,103	38,558	0.1%	(1,122,934)	-1.5%	-
2019	75,414,545	(421,035)	-0.6%	(565,917)	-0.8%	-
2018	75,835,580	(294,974)	-0.4%	(836,428)	-1.1%	-
2017	76,130,554	394,409	0.5%	310,668	0.4%	1.3
2016	75,736,145	15,261	0%	(64,946)	-0.1%	-
2015	75,720,884	(305,838)	-0.4%	(335,472)	-0.4%	-
2014	76,026,722	(138,140)	-0.2%	270,272	0.4%	-

MALLS SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	5,386,587	(13,509)	-0.3%	22,337	0.4%	-
2029	5,400,096	(13,576)	-0.3%	21,694	0.4%	-
2028	5,413,672	(13,638)	-0.3%	58,424	1.1%	-
2027	5,427,310	(13,708)	-0.3%	102,793	1.9%	-
2026	5,441,018	(10,306)	-0.2%	68,767	1.3%	-
YTD	5,451,324	0	0%	-	-	-
2025	5,451,324	0	0%	(40,817)	-0.7%	-
2024	5,451,324	0	0%	(343,916)	-6.3%	-
2023	5,451,324	0	0%	(420,903)	-7.7%	-
2022	5,451,324	0	0%	223,512	4.1%	0
2021	5,451,324	456,529	9.1%	424,724	7.8%	1.1
2020	4,994,795	0	0%	(297,780)	-6.0%	-
2019	4,994,795	91,485	1.9%	(103,428)	-2.1%	-
2018	4,903,310	0	0%	35,807	0.7%	0
2017	4,903,310	421,313	9.4%	187,694	3.8%	2.2
2016	4,481,997	0	0%	(23,784)	-0.5%	-
2015	4,481,997	0	0%	(10,202)	-0.2%	-
2014	4,481,997	0	0%	100,152	2.2%	0

POWER CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	2,419,799	(6,105)	-0.3%	(3,800)	-0.2%	-
2029	2,425,904	(6,134)	-0.3%	(3,875)	-0.2%	-
2028	2,432,038	(6,168)	-0.3%	(991)	0%	-
2027	2,438,206	(6,190)	-0.3%	1,294	0.1%	-
2026	2,444,396	(4,638)	-0.2%	425	0%	-
YTD	2,449,034	0	0%	-	-	-
2025	2,449,034	0	0%	(40,325)	-1.6%	-
2024	2,449,034	0	0%	14,375	0.6%	0
2023	2,449,034	(12,764)	-0.5%	51,473	2.1%	-
2022	2,461,798	8,300	0.3%	35,900	1.5%	0.2
2021	2,453,498	(7,000)	-0.3%	4,315	0.2%	-
2020	2,460,498	0	0%	(60,971)	-2.5%	-
2019	2,460,498	0	0%	30,256	1.2%	0
2018	2,460,498	14,492	0.6%	(21,981)	-0.9%	-
2017	2,446,006	0	0%	68,075	2.8%	0
2016	2,446,006	0	0%	(167,307)	-6.8%	-
2015	2,446,006	0	0%	(3,847)	-0.2%	-
2014	2,446,006	0	0%	9,340	0.4%	0

NEIGHBORHOOD CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	7,533,996	(4,332)	-0.1%	(4,179)	-0.1%	-
2029	7,538,328	(8,482)	-0.1%	(7,410)	-0.1%	-
2028	7,546,810	(12,208)	-0.2%	(1,599)	0%	-
2027	7,559,018	(18,350)	-0.2%	12,633	0.2%	-
2026	7,577,368	82,859	1.1%	60,798	0.8%	1.4
YTD	7,494,509	0	0%	(18,435)	-0.2%	-
2025	7,494,509	0	0%	132,749	1.8%	0
2024	7,494,509	0	0%	(88,605)	-1.2%	-
2023	7,494,509	0	0%	(52,485)	-0.7%	-
2022	7,494,509	75,000	1.0%	(52,783)	-0.7%	-
2021	7,419,509	0	0%	(16,295)	-0.2%	-
2020	7,419,509	10,730	0.1%	(170,715)	-2.3%	-
2019	7,408,779	7,209	0.1%	122,599	1.7%	0.1
2018	7,401,570	0	0%	(100,892)	-1.4%	-
2017	7,401,570	0	0%	42,469	0.6%	0
2016	7,401,570	5,319	0.1%	65,846	0.9%	0.1
2015	7,396,251	11,135	0.2%	3,139	0%	3.5
2014	7,385,116	68,318	0.9%	56,395	0.8%	1.2

STRIP CENTER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	1,743,974	(2,991)	-0.2%	(3,460)	-0.2%	-
2029	1,746,965	(3,601)	-0.2%	(4,133)	-0.2%	-
2028	1,750,566	(4,000)	-0.2%	(3,432)	-0.2%	-
2027	1,754,566	(4,386)	-0.2%	(3,096)	-0.2%	-
2026	1,758,952	(3,240)	-0.2%	(1,493)	-0.1%	-
YTD	1,762,192	0	0%	-	-	-
2025	1,762,192	0	0%	(12,277)	-0.7%	-
2024	1,762,192	0	0%	11,172	0.6%	0
2023	1,762,192	0	0%	(17,264)	-1.0%	-
2022	1,762,192	(9,775)	-0.6%	(5,742)	-0.3%	-
2021	1,771,967	0	0%	(24,394)	-1.4%	-
2020	1,771,967	0	0%	(24,513)	-1.4%	-
2019	1,771,967	0	0%	6,998	0.4%	0
2018	1,771,967	0	0%	18,269	1.0%	0
2017	1,771,967	11,661	0.7%	(14,128)	-0.8%	-
2016	1,760,306	0	0%	24,535	1.4%	0
2015	1,760,306	2,000	0.1%	(2,947)	-0.2%	-
2014	1,758,306	0	0%	32,795	1.9%	0

GENERAL RETAIL SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2030	57,416,009	(66,452)	-0.1%	(29,275)	-0.1%	-
2029	57,482,461	(86,879)	-0.2%	(46,505)	-0.1%	-
2028	57,569,340	(101,228)	-0.2%	(14,386)	0%	-
2027	57,670,568	(127,103)	-0.2%	21,413	0%	-
2026	57,797,671	1,739	0%	79,560	0.1%	0
YTD	57,795,932	0	0%	(24,295)	0%	-
2025	57,795,932	115,255	0.2%	186,460	0.3%	0.6
2024	57,680,677	(22,429)	0%	(13,120)	0%	-
2023	57,703,106	(113,988)	-0.2%	(322,848)	-0.6%	-
2022	57,817,094	(5,446)	0%	120,842	0.2%	-
2021	57,822,540	(279,365)	-0.5%	(304,179)	-0.5%	-
2020	58,101,905	27,828	0%	(569,213)	-1.0%	-
2019	58,074,077	(519,729)	-0.9%	(622,342)	-1.1%	-
2018	58,593,806	(309,466)	-0.5%	(767,102)	-1.3%	-
2017	58,903,272	(38,565)	-0.1%	20,465	0%	-
2016	58,941,837	9,942	0%	38,525	0.1%	0.3
2015	58,931,895	(318,973)	-0.5%	(327,442)	-0.6%	-
2014	59,250,868	(206,458)	-0.3%	65,574	0.1%	-

OTHER SUPPLY & DEMAND

	Inventory			Net Absorption		
Year	**SF**	**SF Growth**	**% Growth**	**SF**	**% of Inv**	**Construction Ratio**
2030	697,158	(1,277)	-0.2%	2,536	0.4%	-
2029	698,435	(1,513)	-0.2%	3,675	0.5%	-
2028	699,948	(1,618)	-0.2%	6,676	1.0%	-
2027	701,566	(1,639)	-0.2%	15,767	2.2%	-
2026	703,205	(1,224)	-0.2%	(23,584)	-3.4%	-
YTD	704,429	0	0%	-	-	-
2025	704,429	0	0%	(7,517)	-1.1%	-
2024	704,429	0	0%	6,010	0.9%	0
2023	704,429	0	0%	14,688	2.1%	0
2022	704,429	0	0%	(64,979)	-9.2%	-
2021	704,429	0	0%	(7,129)	-1.0%	-
2020	704,429	0	0%	258	0%	0
2019	704,429	0	0%	-	-	-
2018	704,429	0	0%	(529)	-0.1%	-
2017	704,429	0	0%	6,093	0.9%	0
2016	704,429	0	0%	(2,761)	-0.4%	-
2015	704,429	0	0%	5,827	0.8%	0
2014	704,429	0	0%	6,016	0.9%	0

OVERALL RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$46.66	141	2.0%	7.5%	3,773,838	5.0%	-0.1%
2029	$45.76	139	2.2%	5.4%	3,833,395	5.1%	-0.1%
2028	$44.80	136	3.2%	3.2%	3,897,650	5.2%	-0.2%
2027	$43.41	132	2.7%	0%	4,063,961	5.4%	-0.4%
2026	$42.25	128	0.9%	-2.7%	4,366,449	5.8%	-0.1%
YTD	$41.88	127	-3.4%	-3.5%	4,518,683	6.0%	0.1%
2025	$41.86	127	-3.4%	-3.6%	4,475,953	5.9%	-0.1%
2024	$43.35	131	-0.2%	-0.2%	4,578,971	6.1%	0.5%
2023	$43.41	132	0.5%	0%	4,187,316	5.5%	0.8%
2022	$43.18	131	0.5%	-0.5%	3,566,729	4.7%	-0.3%
2021	$42.96	130	0.1%	-1.1%	3,755,400	5.0%	0.1%
2020	$42.90	130	1.1%	-1.2%	3,659,465	4.8%	1.5%
2019	$42.45	129	2.2%	-2.2%	2,497,973	3.3%	0.2%
2018	$41.54	126	2.4%	-4.3%	2,395,909	3.2%	0.7%
2017	$40.57	123	2.7%	-6.6%	1,854,455	2.4%	0.1%
2016	$39.51	120	3.3%	-9.0%	1,770,714	2.3%	0.1%
2015	$38.23	116	4.7%	-11.9%	1,678,027	2.2%	0%
2014	$36.51	111	4.8%	-15.9%	1,648,393	2.2%	-0.5%

MALLS RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$55.35	165	3.0%	21.8%	1,037,712	19.3%	-0.6%
2029	$53.73	160	3.5%	18.2%	1,073,505	19.9%	-0.6%
2028	$51.90	154	5.2%	14.2%	1,108,717	20.5%	-1.3%
2027	$49.33	147	5.0%	8.5%	1,180,728	21.8%	-2.1%
2026	$46.96	140	3.5%	3.3%	1,297,178	23.8%	-1.4%
YTD	$45.35	135	-0.3%	-0.2%	1,376,220	25.2%	0%
2025	$45.35	135	-0.2%	-0.2%	1,376,220	25.2%	0.7%
2024	$45.45	135	0.4%	0%	1,335,403	24.5%	6.3%
2023	$45.28	135	0.5%	-0.4%	991,487	18.2%	7.7%
2022	$45.05	134	0.1%	-0.9%	570,584	10.5%	-4.1%
2021	$45	134	0.4%	-1.0%	794,096	14.6%	-0.7%
2020	$44.83	133	2.1%	-1.4%	762,291	15.3%	6.0%
2019	$43.90	131	2.5%	-3.4%	464,511	9.3%	3.8%
2018	$42.82	127	3.6%	-5.8%	269,598	5.5%	-0.7%
2017	$41.35	123	2.7%	-9.0%	305,405	6.2%	4.6%
2016	$40.26	120	3.0%	-11.4%	71,786	1.6%	0.8%
2015	$39.07	116	4.6%	-14.0%	36,502	0.8%	0.2%
2014	$37.35	111	4.7%	-17.8%	26,300	0.6%	-2.2%

POWER CENTER RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$46.52	149	2.0%	10.5%	94,294	3.9%	-0.1%
2029	$45.61	146	2.1%	8.4%	96,498	4.0%	-0.1%
2028	$44.65	143	3.2%	6.1%	98,660	4.1%	-0.2%
2027	$43.29	138	2.7%	2.9%	103,735	4.3%	-0.3%
2026	$42.15	135	0.9%	0.2%	111,122	4.5%	-0.2%
YTD	$41.76	133	-0.8%	-0.7%	116,127	4.7%	0%
2025	$41.76	133	-0.8%	-0.8%	116,127	4.7%	1.6%
2024	$42.08	134	0.3%	0%	75,802	3.1%	-0.6%
2023	$41.93	134	0.6%	-0.3%	90,177	3.7%	-2.6%
2022	$41.69	133	0.8%	-0.9%	154,414	6.3%	-1.1%
2021	$41.38	132	0.8%	-1.7%	182,014	7.4%	-0.4%
2020	$41.07	131	2.2%	-2.4%	193,329	7.9%	2.5%
2019	$40.17	128	2.8%	-4.5%	132,358	5.4%	-1.2%
2018	$39.08	125	3.1%	-7.1%	162,614	6.6%	1.5%
2017	$37.92	121	3.2%	-9.9%	126,141	5.2%	-2.8%
2016	$36.73	117	3.1%	-12.7%	194,216	7.9%	6.8%
2015	$35.62	114	4.5%	-15.3%	26,909	1.1%	0.2%
2014	$34.07	109	4.7%	-19.0%	23,062	0.9%	-0.4%

NEIGHBORHOOD CENTER RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$49.90	150	2.0%	11.7%	467,032	6.2%	0%
2029	$48.91	147	2.3%	9.5%	466,808	6.2%	0%
2028	$47.83	144	3.3%	7.1%	467,559	6.2%	-0.1%
2027	$46.29	139	3.0%	3.6%	477,819	6.3%	-0.4%
2026	$44.93	135	1.3%	0.6%	508,523	6.7%	0.2%
YTD	$44.34	133	-0.8%	-0.7%	504,777	6.7%	0.2%
2025	$44.34	133	-0.7%	-0.7%	486,342	6.5%	-1.8%
2024	$44.67	134	0.4%	0%	619,091	8.3%	1.2%
2023	$44.50	134	0.5%	-0.4%	530,486	7.1%	0.7%
2022	$44.28	133	0.7%	-0.9%	478,001	6.4%	1.7%
2021	$43.97	132	0.5%	-1.6%	350,218	4.7%	0.2%
2020	$43.74	131	1.9%	-2.1%	333,923	4.5%	2.4%
2019	$42.93	129	2.7%	-3.9%	152,478	2.1%	-1.6%
2018	$41.81	125	3.1%	-6.4%	267,868	3.6%	1.4%
2017	$40.54	122	3.1%	-9.2%	166,976	2.3%	-0.6%
2016	$39.32	118	3.1%	-12.0%	209,445	2.8%	-0.8%
2015	$38.15	115	4.6%	-14.6%	269,972	3.7%	0.1%
2014	$36.46	109	4.7%	-18.4%	261,976	3.5%	0.1%

STRIP CENTER RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$37.54	138	1.7%	3.8%	78,891	4.5%	0.1%
2029	$36.92	136	1.7%	2.1%	78,059	4.5%	0.1%
2028	$36.29	134	2.6%	0.3%	77,175	4.4%	0%
2027	$35.37	130	1.8%	-2.2%	77,386	4.4%	0%
2026	$34.73	128	-0.6%	-4.0%	78,332	4.5%	-0.1%
YTD	$34.96	129	-3.3%	-3.3%	79,893	4.5%	0%
2025	$34.95	129	-3.4%	-3.4%	79,893	4.5%	0.7%
2024	$36.16	133	0%	0%	67,616	3.8%	-0.6%
2023	$36.17	133	0.9%	0%	78,788	4.5%	1.0%
2022	$35.85	132	0.9%	-0.9%	61,524	3.5%	-0.2%
2021	$35.52	131	0.9%	-1.8%	65,557	3.7%	1.4%
2020	$35.21	130	1.1%	-2.7%	41,163	2.3%	1.4%
2019	$34.83	128	3.0%	-3.7%	16,650	0.9%	-0.4%
2018	$33.83	125	2.7%	-6.5%	23,648	1.3%	-1.0%
2017	$32.93	121	3.7%	-9.0%	41,917	2.4%	1.4%
2016	$31.75	117	3.8%	-12.2%	16,128	0.9%	-1.4%
2015	$30.59	113	4.7%	-15.4%	40,663	2.3%	0.3%
2014	$29.21	108	4.6%	-19.2%	35,716	2.0%	-1.9%

GENERAL RETAIL RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$44.64	137	1.8%	4.8%	2,042,549	3.6%	0%
2029	$43.86	134	1.9%	2.9%	2,061,390	3.6%	0%
2028	$43.03	132	2.9%	1.0%	2,083,254	3.6%	-0.1%
2027	$41.82	128	2.4%	-1.8%	2,153,743	3.7%	-0.2%
2026	$40.85	125	0.6%	-4.1%	2,283,373	4.0%	-0.1%
YTD	$40.65	125	-4.3%	-4.6%	2,376,132	4.1%	0%
2025	$40.62	125	-4.3%	-4.6%	2,351,837	4.1%	-0.1%
2024	$42.47	130	-0.3%	-0.3%	2,423,042	4.2%	0%
2023	$42.60	131	0.5%	0%	2,432,351	4.2%	0.4%
2022	$42.38	130	0.6%	-0.5%	2,223,491	3.8%	-0.2%
2021	$42.15	129	0%	-1.1%	2,349,779	4.1%	0.1%
2020	$42.14	129	0.8%	-1.1%	2,322,152	4.0%	1.0%
2019	$41.82	128	2.0%	-1.8%	1,725,111	3.0%	0.1%
2018	$40.98	126	2.1%	-3.8%	1,665,316	2.8%	0.8%
2017	$40.13	123	2.6%	-5.8%	1,207,680	2.1%	-0.1%
2016	$39.12	120	3.4%	-8.2%	1,266,710	2.1%	0%
2015	$37.83	116	4.8%	-11.2%	1,294,313	2.2%	0%
2014	$36.11	111	4.8%	-15.2%	1,285,844	2.2%	-0.4%

OTHER RENT & VACANCY

	Market Asking Rent				Vacancy		
Year	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2030	$133.28	170	3.1%	23.8%	53,360	7.7%	-0.5%
2029	$129.24	165	4.0%	20.1%	57,135	8.2%	-0.7%
2028	$124.28	159	5.8%	15.5%	62,285	8.9%	-1.2%
2027	$117.45	150	6.1%	9.1%	70,550	10.1%	-2.4%
2026	$110.66	141	3.1%	2.8%	87,921	12.5%	3.2%
YTD	$107.31	137	-0.4%	-0.3%	65,534	9.3%	0%
2025	$107.31	137	-0.3%	-0.3%	65,534	9.3%	1.1%
2024	$107.63	137	0.3%	0%	58,017	8.2%	-0.9%
2023	$107.31	137	0.4%	-0.3%	64,027	9.1%	-2.1%
2022	$106.85	136	-0.1%	-0.7%	78,715	11.2%	9.2%
2021	$106.97	136	0.2%	-0.6%	13,736	1.9%	1.0%
2020	$106.71	136	2.0%	-0.9%	6,607	0.9%	0%
2019	$104.59	133	2.3%	-2.8%	6,865	1.0%	0%
2018	$102.23	130	3.6%	-5.0%	6,865	1.0%	0.1%
2017	$98.68	126	2.4%	-8.3%	6,336	0.9%	-0.9%
2016	$96.32	123	2.9%	-10.5%	12,429	1.8%	0.4%
2015	$93.60	119	4.4%	-13.0%	9,668	1.4%	-0.8%
2014	$89.66	114	5.2%	-16.7%	15,495	2.2%	-0.9%

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$636.90	201	5.0%
2029	-	-	-	-	-	-	$619.17	195	5.0%
2028	-	-	-	-	-	-	$595.56	188	5.1%
2027	-	-	-	-	-	-	$564.65	178	5.2%
2026	-	-	-	-	-	-	$542.12	171	5.2%
YTD	2	-	0.4%	-	-	6.1%	$538.79	170	5.2%
2025	203	$496.6M	2.9%	$3,355,666	$327.59	5.9%	$538.59	170	5.2%
2024	205	$613.5M	1.7%	$3,212,089	$495.93	5.1%	$552.73	174	5.1%
2023	139	$403.3M	1.2%	$2,901,351	$439.86	5.6%	$577.81	182	4.9%
2022	210	$802.8M	3.0%	$4,074,882	$391.54	4.9%	$590.14	186	4.7%
2021	222	$1.4B	3.3%	$6,265,943	$611.77	5.0%	$608.11	192	4.5%
2020	157	$769.6M	1.7%	$4,964,901	$591.25	4.6%	$581.78	184	4.6%
2019	508	$1.3B	4.2%	$6,138,345	$660.24	4.6%	$573.46	181	4.6%
2018	522	$566.2M	5.5%	$3,011,478	$640.08	4.5%	$556.94	176	4.6%
2017	594	$1B	5.8%	$5,365,266	$626.27	4.8%	$530.95	167	4.7%
2016	397	$819.2M	2.9%	$4,222,909	$544.27	4.7%	$517.06	163	4.7%
2015	507	$1.1B	4.9%	$4,850,870	$473.41	4.6%	$506.58	160	4.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

MALLS SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$725.02	201	4.8%
2029	-	-	-	-	-	-	$699.66	194	4.8%
2028	-	-	-	-	-	-	$666	185	4.9%
2027	-	-	-	-	-	-	$619.96	172	5.0%
2026	-	-	-	-	-	-	$581.24	161	5.0%
YTD	-	-	-	-	-	-	$566.20	157	5.0%
2025	-	-	-	-	-	-	$566.20	157	5.0%
2024	-	-	-	-	-	-	$577.21	160	4.9%
2023	-	-	-	-	-	-	$619.95	172	4.6%
2022	2	$93.4M	12.2%	$46,714,833	$140.57	-	$639.74	178	4.4%
2021	11	$353.5M	13.0%	$32,135,743	$498.73	-	$678.46	188	4.2%
2020	1	$198M	5.1%	$198,001,200	$774.15	-	$641.73	178	4.3%
2019	1	$179M	5.1%	$179,000,000	$699.86	-	$640.18	178	4.3%
2018	4	$0	37.6%	-	-	-	$629.08	175	4.3%
2017	2	$0	15.1%	-	-	-	$591.56	164	4.4%
2016	-	-	-	-	-	-	$577.51	160	4.4%
2015	3	$174.4M	18.1%	$174,400,000	$298.96	6.5%	$567.35	158	4.4%

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POWER CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$602.01	213	4.9%
2029	-	-	-	-	-	-	$585.86	207	4.9%
2028	-	-	-	-	-	-	$564.37	200	5.0%
2027	-	-	-	-	-	-	$536.29	190	5.1%
2026	-	-	-	-	-	-	$516.06	182	5.2%
YTD	-	-	-	-	-	-	$513.65	182	5.2%
2025	-	-	-	-	-	-	$513.65	182	5.2%
2024	8	$127M	9.2%	$15,875,000	$564.99	-	$522.87	185	5.0%
2023	-	-	-	-	-	-	$541.82	192	4.8%
2022	-	-	-	-	-	-	$545.98	193	4.7%
2021	2	$103.6M	6.0%	$51,815,228	$698.37	6.0%	$546.72	193	4.6%
2020	2	$53.7M	4.2%	$26,828,500	$516.63	-	$528.25	187	4.6%
2019	-	-	-	-	-	-	$527.13	186	4.6%
2018	-	-	-	-	-	-	$492.40	174	4.7%
2017	11	$124.1M	16.8%	$17,728,572	$676.42	-	$472.18	167	4.7%
2016	-	-	-	-	-	-	$458.75	162	4.8%
2015	5	$68.1M	5.7%	$13,627,735	$487.98	-	$450.15	159	4.7%

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NEIGHBORHOOD CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$596.99	197	5.0%
2029	-	-	-	-	-	-	$580.48	191	5.0%
2028	-	-	-	-	-	-	$558.31	184	5.1%
2027	-	-	-	-	-	-	$529.19	174	5.2%
2026	-	-	-	-	-	-	$507.23	167	5.2%
YTD	0	-	-	-	-	-	$501.99	165	5.2%
2025	8	$81.7M	5.5%	$27,233,333	$337.22	-	$501.95	165	5.2%
2024	-	-	-	-	-	-	$514.30	169	5.1%
2023	8	$96.7M	2.7%	$12,087,500	$485.79	5.3%	$537.06	177	4.8%
2022	9	$38.5M	4.6%	$12,833,333	$269.46	-	$546.70	180	4.7%
2021	6	$117M	2.2%	$19,492,334	$702.91	-	$564.70	186	4.5%
2020	4	$68.3M	1.9%	$17,084,375	$474.02	-	$553.29	182	4.5%
2019	11	$186.5M	5.4%	$16,959,091	$463.23	-	$550.19	181	4.5%
2018	2	$56M	1.4%	$28,000,000	$527.36	5.2%	$523.40	172	4.6%
2017	8	$189.9M	3.6%	$23,736,757	$711.44	-	$499.46	165	4.7%
2016	3	$237.6M	4.1%	$79,200,000	$785.87	-	$486.55	160	4.7%
2015	6	$145.9M	4.1%	$24,309,250	$482.45	5.0%	$476.63	157	4.7%

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STRIP CENTER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$548.66	203	5.0%
2029	-	-	-	-	-	-	$534.77	198	5.0%
2028	-	-	-	-	-	-	$516.51	191	5.1%
2027	-	-	-	-	-	-	$492.76	182	5.2%
2026	-	-	-	-	-	-	$477.75	177	5.2%
YTD	-	-	-	-	-	-	$482.34	179	5.2%
2025	-	-	-	-	-	-	$482.24	179	5.2%
2024	4	$15M	3.1%	$7,500,000	$402.76	7.1%	$494.64	183	5.1%
2023	-	-	-	-	-	-	$519.45	192	4.9%
2022	4	$24.2M	1.5%	$6,058,027	$916.60	-	$525.75	195	4.7%
2021	1	$15.5M	0.8%	$15,500,000	$1,165.15	3.3%	$525.47	195	4.6%
2020	1	$30K	0.1%	$30,000	$30	-	$496.57	184	4.7%
2019	8	$37.8M	3.1%	$6,304,167	$815.84	3.5%	$494.28	183	4.7%
2018	4	$11.5M	1.5%	$5,757,086	$872.02	4.0%	$474.98	176	4.7%
2017	3	$3.7M	1.1%	$1,850,000	$355.77	4.4%	$449.85	167	4.8%
2016	2	$8.5M	0.9%	$4,225,000	$547.03	-	$436.77	162	4.8%
2015	5	$15M	3.3%	$5,008,333	$527.30	5.1%	$429.24	159	4.8%

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GENERAL RETAIL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$629.61	200	5.0%
2029	-	-	-	-	-	-	$612.81	195	5.0%
2028	-	-	-	-	-	-	$590.46	188	5.1%
2027	-	-	-	-	-	-	$561.33	178	5.2%
2026	-	-	-	-	-	-	$540.80	172	5.3%
YTD	2	-	0.5%	-	-	6.1%	$539.01	171	5.3%
2025	195	$414.9M	3.0%	$2,861,646	$325.76	5.9%	$538.80	171	5.3%
2024	193	$471.5M	1.7%	$2,605,022	$483.56	5.1%	$553.63	176	5.1%
2023	130	$280.3M	1.1%	$2,156,136	$447.19	5.6%	$577.32	183	4.9%
2022	195	$646.6M	2.1%	$3,439,308	$531.60	4.9%	$589.65	187	4.7%
2021	202	$763.9M	2.5%	$3,897,276	$649.84	5.0%	$606.59	193	4.5%
2020	149	$449.5M	1.4%	$3,058,054	$564.18	4.6%	$579.46	184	4.6%
2019	488	$934.8M	4.2%	$4,673,921	$707.14	4.7%	$569.45	181	4.6%
2018	512	$498.6M	3.8%	$2,710,021	$651.72	4.5%	$554.59	176	4.7%
2017	570	$691M	5.0%	$4,040,795	$600.95	4.9%	$529.70	168	4.7%
2016	392	$573.2M	3.2%	$3,032,775	$482.72	4.7%	$515.74	164	4.7%
2015	488	$673.5M	4.1%	$3,253,497	$551.59	4.5%	$505.14	160	4.7%

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Sale Trends

San Francisco Retail

OTHER SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2030	-	-	-	-	-	-	$1,327.04	242	4.5%
2029	-	-	-	-	-	-	$1,263.17	230	4.5%
2028	-	-	-	-	-	-	$1,177.65	215	4.6%
2027	-	-	-	-	-	-	$1,070.01	195	4.6%
2026	-	-	-	-	-	-	$975.55	178	4.7%
YTD	-	-	-	-	-	-	$933.47	170	4.7%
2025	-	-	-	-	-	-	$930.80	170	4.7%
2024	-	-	-	-	-	-	$952.52	174	4.6%
2023	1	$26.3M	12.9%	$26,290,095	$288.90	-	$1,001.49	182	4.4%
2022	-	-	-	-	-	-	$1,028.86	187	4.2%
2021	-	-	-	-	-	-	$1,077.28	196	4.0%
2020	-	-	-	-	-	-	$1,015.14	185	4.1%
2019	-	-	-	-	-	-	$997.23	182	4.1%
2018	-	-	-	-	-	-	$983.03	179	4.1%
2017	-	-	-	-	-	-	$911.54	166	4.2%
2016	-	-	-	-	-	-	$890.96	162	4.2%
2015	-	-	-	-	-	-	$866.59	158	4.2%

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