

MARKET TRENDS | **INLAND EMPIRE**

OFFICE

**3RD QUARTER
2019**

▲ VACANCY | ▼ UNEMPLOYMENT | ▲ RENTAL RATE | ▲ CONSTRUCTION DELIVERIES

TOP SALE TRANSACTIONS FOR 3Q 2019

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
1595 Spruce St.	Riverside	67,076	\$6,000,000	\$89.45	Entera Management	Northstar Commercial Partners
Terracina Medical	East San Bernardino	16,765	\$4,100,000	\$244.56	James R. Holmes	Canyon Road Partners, LP
The Brockton Medical Building	Riverside	17,496	\$2,632,000	\$150.43	Boyd T. Bradshaw	6800 Brockton RE Holdings LLC
Lansing Center	Riverside	14,421	\$2,046,651	\$141.92	AHMC Healthcare Inc.	Parkview Community Hospital Medical Ctr
Circle Point Plaza	East San Bernardino	19,290	\$1,500,000	\$77.76	Satnam Investments, LLC	Circle Point, LLC

TOP LEASE TRANSACTIONS FOR 3Q 2019

Property	Submarket	Square Feet	Date	Landlord	Tenant
10875 Rancho Rd.	North San Bernardino	20,800	Jul-19	Pioneer Partners, Inc.	San Bernardino County Human Services
27368 Via Industria	South Riverside	15,908	Aug-19	Mike Realty	Undisclosed
1131 W. 6th St.	Airport Area	12,050	Aug-19	Prasad A. & Sudathi Jeerreddi	Credit Adjustments, Inc.
8711 Monroe Court	Airport Area	11,500	Jul-19	Rifaat Salem	Undisclosed

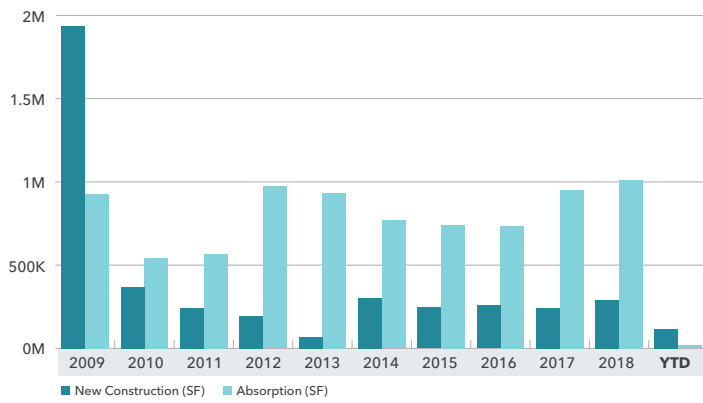
TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
RUHS Medical Center Campus	Cactus Ave.	Riverside	200,000	The Trump Group	Feb-20
Sundance Corporate Center	NWC Highland Springs & 8th	Riverside	150,000	Tycoon Management	Feb-20
Prime Healthcare Services	3310 E Guasti Rd	Airport Area	79,200	Prime Healthcare Services Office	Dec-19
The Plant	3512 14th St	Riverside	57,317	Twenty Lake Mgmt. LLC	Dec-19
Sycamore Canyon Business Center	6575 Sycamore Canyon Blvd.	Riverside	56,219	Wagner & Pelayes, LLP	Dec-19

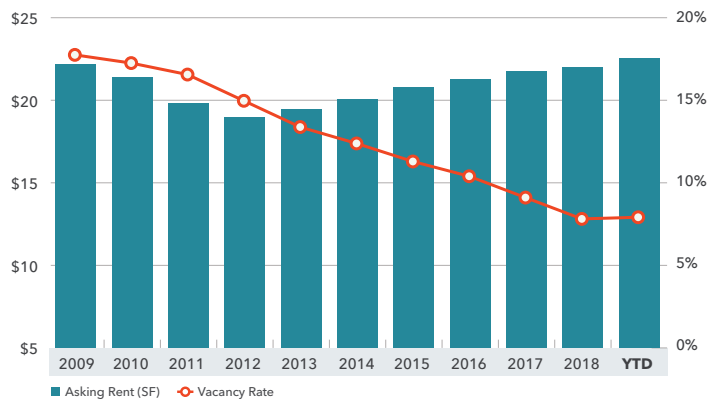
Market Breakdown

	3Q 2019	2Q 2019	3Q 2018	Annual % Change
New Construction	0	116,319	60,000	-100.00%
Under Construction	666,094	666,094	629,428	5.83%
Vacancy Rate	7.9%	8.1%	8.0%	-1.25%
Average Asking Rents	\$22.56	\$22.56	\$21.48	5.03%
Average Sales Price/SF	\$88.60	\$206.07	\$149.68	-40.81%
Cap Rates	9.40%	6.90%	7.70%	22.08%
Net Absorption	69,943	-207,644	411,417	N/A

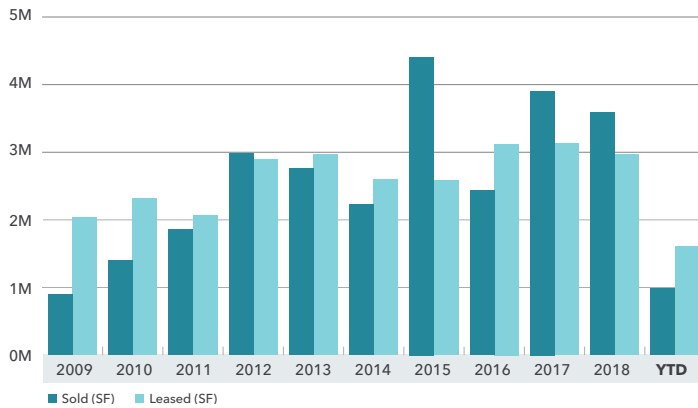
NEW CONSTRUCTION & ABSORPTION



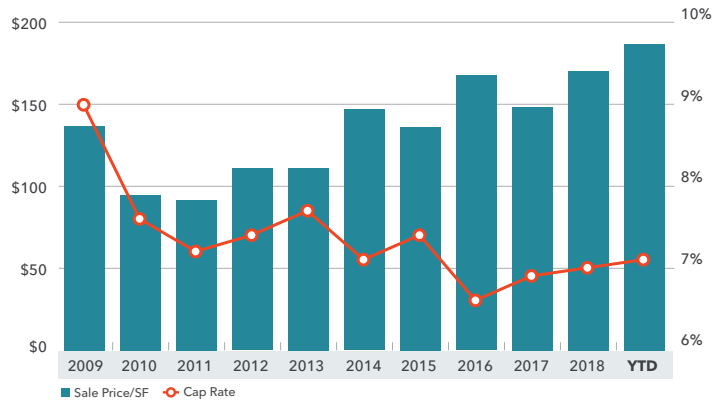
AVERAGE ASKING RENTS & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

20M	ANNUAL SALES SF	420+	NO. OF BROKERS
\$9B	ANNUAL TRANSACTION VOLUME	40M	ANNUAL LEASING SF

VALUATION ADVISORY

1,600+	APPRAISALS ANNUALLY	39/24	TOTAL NO. APPRAISERS/MAI'S
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PROPERTY MANAGEMENT

70M+	MANAGEMENT PORTFOLIO SF
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