

MARKET TRENDS | **INLAND EMPIRE**

# OFFICE

**4TH QUARTER**  
**2019**

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

**TOP SALE TRANSACTIONS FOR 2019**

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Vanderbilt Plaza(5 Bldgs.)	San Bernardino	368,413	\$41,700,000	\$113.19	Taconic Capital Advisors, LP	Hines
Waterside Center(2 Bldgs.)	Ontario	159,270	\$38,600,000	\$242.36	MGR Real Estate, Inc.	Buchanan Street Partners
Turner Riverwalk Phase V	Riverside	96,824	\$26,525,000	\$273.95	Schools First Federal Credit Union	CrossHarbor Capital Partners LLC
655 W. Rialto Ave.	San Bernardino	60,630	\$18,400,000	\$303.48	Boyd Watterson Asset Mgmt.	Affaitati Construction
Corona Main Medical Plaza	Corona/Eastvale	41,803	\$17,200,500	\$411.47	Global Medical REIT Inc.	Robert G. Nelson, MD

**TOP LEASE TRANSACTIONS FOR 2019**

Property	Submarket	Square Feet	Date	Landlord	Tenant
1111 E. Mill St.	San Bernardino	70,617	November 2019	San Bernardino Intl. Airport Authority	San Bernardino County Fire District
1091 W. Esplanade Ave.	Beaumont/Hemet	37,455	May 2019	Camfield Partners LLC	River Springs Charter School
550 E. Hospitality Lane	San Bernardino	27,334	March 2019	Gary Hines	San Bernardino Community College District
3450 Centrelake Dr.	Airport Area	27,049	February 2019	MGR Services, Inc.	Undisclosed

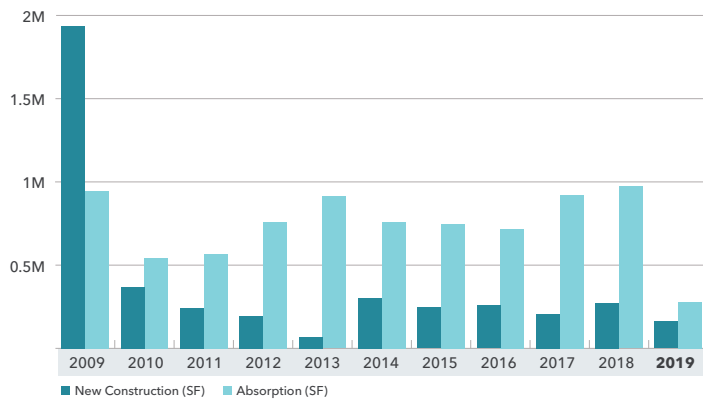
**TOP UNDER CONSTRUCTION**

Property	Address	Submarket	Square Feet	Owner	Delivery Date
RUHS Medical Center Campus	Cactus Ave.	Riverside	200,000	The Trump Group	February 2020
Sundance Corporate Center	NWC Highland Springs & 8th	Beaumont/Hemet	150,000	Tycoon Management	February 2020
Lakeshore Plaza	4140 Temescal Canyon Rd.	Corona/Eastvale	146,785	Dos Lagos Office, LLC	May 2020
Centrelake Business Park	3310 E. Guasti Rd.	Airport Area	79,200	HMC Construction	January 2020
The Plant	3512 14th St.	Riverside	57,317	Twenty Lake Management, LLC	January 2020

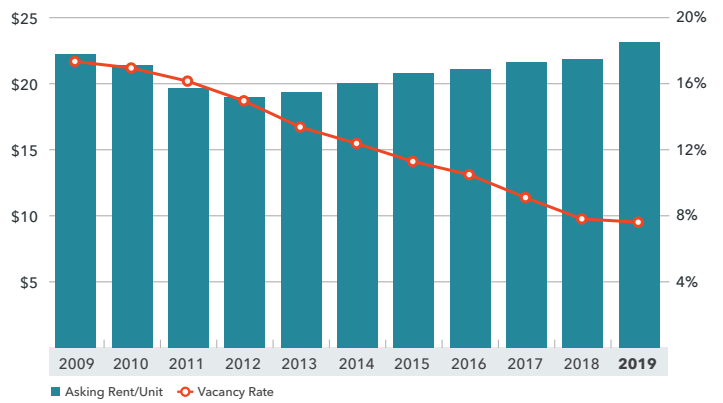
## Market Breakdown

	2019	2018	2017	Annual % Change
New Construction	162,067	274,065	205,108	<b>-40.87%</b>
Under Construction	787,456	622,993	534,991	<b>26.40%</b>
Vacancy Rate	7.6%	7.8%	9.1%	<b>-2.56%</b>
Average Asking Rents	\$23.16	\$21.84	\$21.60	<b>6.04%</b>
Average Sales Price/SF	\$182.73	\$170.38	\$147.02	<b>7.25%</b>
Cap Rates	7.00%	7.00%	6.90%	<b>0.00%</b>
Net Absorption	277,184	973,026	921,741	<b>N/A</b>

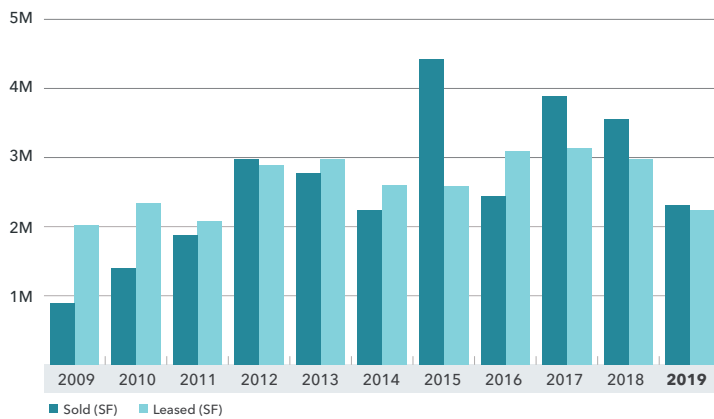
## NEW CONSTRUCTION & ABSORPTION



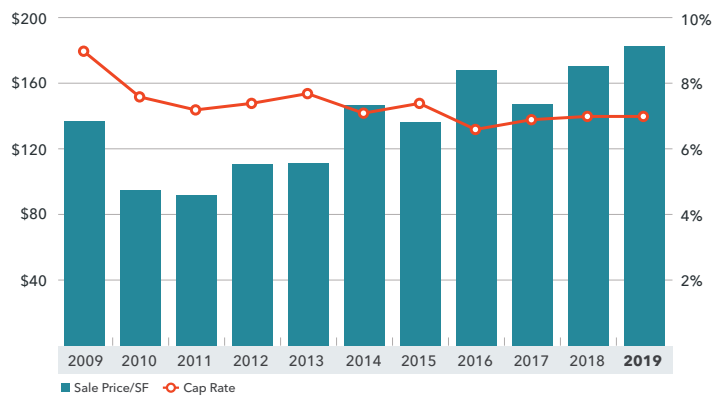
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME



## AVERAGE SALES PRICE/UNIT & 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  
**36/23** TOTAL NO. APPRAISERS/MAI'S

### PROPERTY MANAGEMENT

**60M+** MANAGEMENT PORTFOLIO SF

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