

MARKET TRENDS | **INLAND EMPIRE**

OFFICE

2ND QUARTER
2020

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

TOP SALE TRANSACTIONS FOR 2Q 2020

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
265 E 4th St	San Bernardino	50,082	\$13,450,000	\$268.56	The Krausz Companies	ICO Real Estate
22555 Alessandro Blvd	Moreno Valley	14,616	\$7,000,000	\$478.93	Centurion Fuchigami Int'l	Berkshire Hathaway
One Ridgeway Dr	Temecula	35,258	\$5,200,000	\$147.48	Ridgeway Sun LLC	MIG Real Estate
27710 Jefferson Ave	Temecula	32,000	\$5,100,000	\$159.38	MNY Enterprise LLC	Jeffstar LLC
Tower Plaza	Temecula	105,134	\$4,473,000	\$42.55	MCS Tower Plaza LLC	Cass Construction

TOP LEASE TRANSACTIONS FOR 2Q 2020

Property	Submarket	Square Feet	Date	Landlord	Tenant
10760 4th St	Rancho Cucamonga	17,661	April 2020	Omninet Capital	N/A
1450 Iowa Ave	Riverside	14,936	April 2020	Riverside Park & Recreation	N/A
11870 Pierce St	Riverside	12,829	April 2020	DEH Airways II	N/A
10769 Hole Ave	Riverside	12,000	May 2020	Positive Investments	N/A
17057 Foothill Blvd	Fontana	10,010	April 2020	Ning Wu	N/A

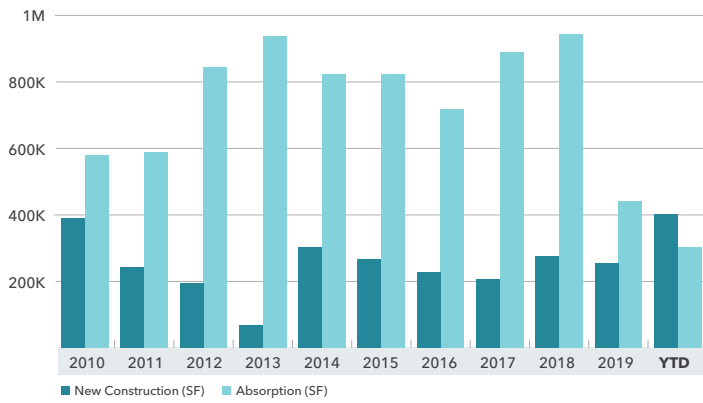
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date	Owner
Lakeshore Plaza Building A	Corona	146,784	September 2020	Dos Lagos Office LLC
3512 14th St	Riverside	57,317	September 2020	Twenty Lake Holdings
The Rincon Bldg P4	Chino Hills	31,726	September 2020	Executive Development LLC
Corona Regional Medical Campus B	Corona	26,000	September 2020	Boureston Development
755 E Gilbert St	San Bernardino	18,000	December 2020	Brandon Sudweeks

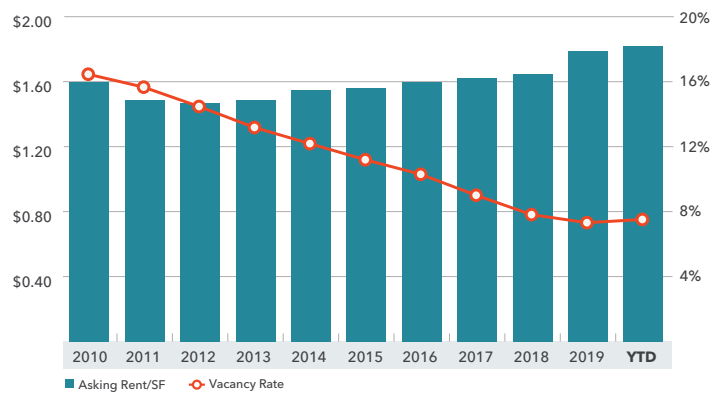
Market Breakdown

	2Q 2020	1Q 2019	2Q 2019	Annual % Change
New Construction	388,150	13,809	116,319	233.69%
Under Construction	310,727	698,877	659,637	-52.89%
Vacancy Rate	7.5%	7.4%	8.1%	-7.41%
Average Asking Rents	\$1.82	\$1.80	\$1.72	5.81%
Average Sales Price/SF	\$162.16	\$195.60	\$206.07	-21.31%
Cap Rates	6.6%	6.3%	6.5%	1.54%
Net Absorption	301,409	273	(146,508)	N/A

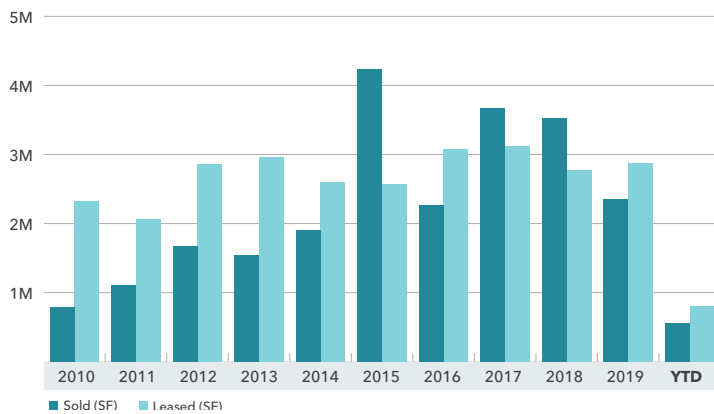
NEW CONSTRUCTION & ABSORPTION



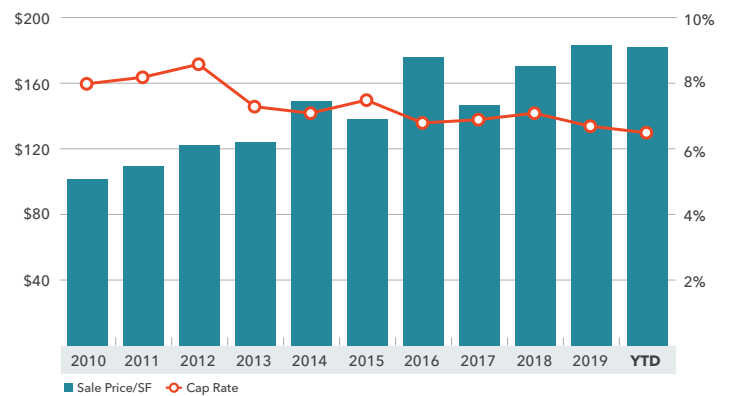
AVERAGE ASKING RENT/SF & VACANCY RATE



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.

JOHN CHA
 Director of Research
 206.248.7338
john.cha@kidder.com

ROBERT THORNBURGH, SIOR, CCIM
 Regional President, Brokerage
 Southern California
 213.421.1400
robert.thornburgh@kidder.com
 LIC N° 01324961

KIDDER.COM

COMMERCIAL BROKERAGE

27M ANNUAL SALES SF
440+ NO. OF BROKERS
\$9.6B ANNUAL TRANSACTION VOLUME
42M ANNUAL LEASING SF

VALUATION ADVISORY

1,680+ APPRAISALS ANNUALLY
38/24 TOTAL NO. APPRAISERS/MAI'S

PROPERTY MANAGEMENT

70M+ MANAGEMENT PORTFOLIO SF
\$12B+ IN ASSETS UNDER MANAGEMENT

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