

## MARKET TRENDS

# INLAND EMPIRE OFFICE



Year-Over-Year Change

### TOP SALE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Community Medical Center	Inland Empire East	45,068	\$5,409,341	\$120.03	Corona Medical LLC	Ft Craig Limited Partnership
Medical Art Building	Inland Empire East	42,345	\$5,491,000	\$129.67	760 Washburn LLC	Ft Craig Limited Partnership
Frontier Center (6-Bldgs)	Inland Empire West	35,150	Not Disclosed	Not Disclosed	Hozaifa Samad	Laurel Professional Building LLC
70017 Highway 111 - Building 17	Inland Empire East	15,196	\$3,075,000	\$202.36	Aacdm LLC	Boureston Development
202 W Rialto Ave	Inland Empire East	12,450	\$1,150,000	\$92.37	Rialto Ave LLC	PAPAZ QOF LLC

### TOP LEASE TRANSACTIONS 3Q 2022

Property	Submarket	SF	Transaction Date	Landlord	Tenant
550 Monica Cir	Inland Empire East	64,314	June 2022	Panrosa Enterprises, Inc	Undisclosed (Office Sublease Space)
Tri-City Corporate Centre	Inland Empire East	23,573	August 2022	Harbor Associates	Undisclosed
1209 Nevada St (2nd Flr)	Inland Empire East	22,823	August 2022	ESRI	Undisclosed
1209 Nevada St (1st Flr)	Inland Empire East	22,539	August 2022	ESRI	Undisclosed
The Towers at Riverwalk	Inland Empire East	18,227	July 2022	SchoolsFirst Federal Credit Union	County of Riverside

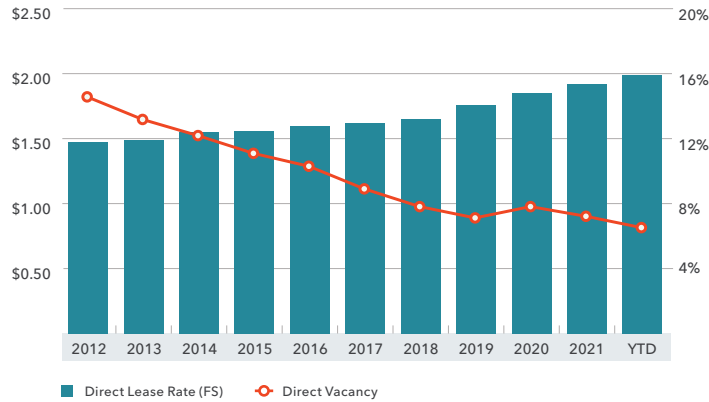
### TOP UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery Date
Canyon Springs Medical	2799 Gateway Dr	Moreno Valley/Perris	75,000	TDA Investment Group	October 2022
California Eye Care	25258 Redlands Blvd	Redlands/Loma Linda	30,000	POZ LLC	December 2022
Medical Office Condo	5632 Philadelphia St	Inland Empire West	25,000	Chino Villa LLC	January 2023
12490 Business Center Dr	12490 Business Center Dr	Mojave River Valley	19,830	Nayyar Family Partnership	October 2023
3657 Fairmount Blvd	3657 Fairmount Blvd	Riverside	18,000	Mission Heritage LP	September 2022

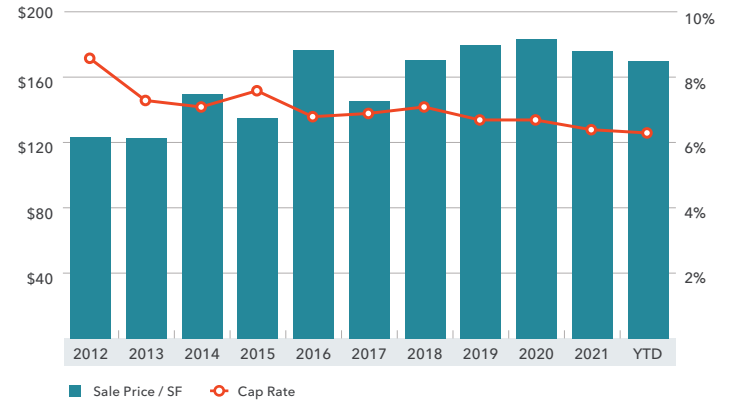
### MARKET BREAKDOWN

	3Q22	2Q22	3Q21	Annual % Change
New Construction	0	41,092	79,726	-100.00%
Under Construction	207,672	207,672	243,494	-14.71%
Direct Vacancy Rate	6.5%	6.5%	7.4%	-12.16%
Direct Asking Leasing Rents	\$1.99	\$1.97	\$1.91	4.19%
Leased SF	\$123.92	\$177.52	\$180.88	-31.49%
Sold SF	5.6%	5.6%	6.7%	-16.42%
Total Net Absorption	5,688	352,004	134,611	N/A

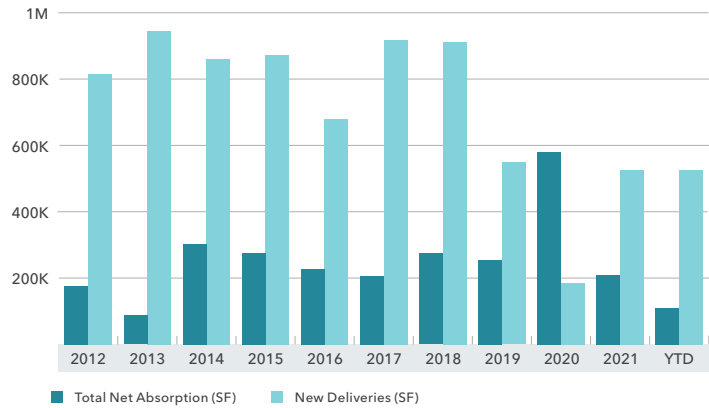
LEASE RATE & VACANCY



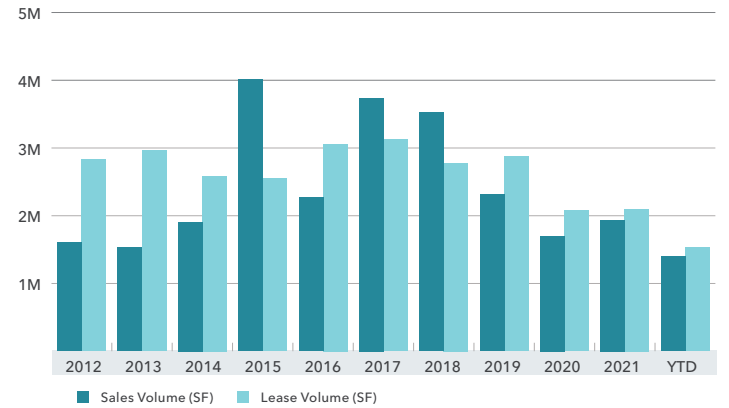
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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

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<b>COMMERCIAL BROKERAGE</b>	<i>\$10.9B</i> TRANSACTION VOLUME ANNUALLY	<i>49.7M</i> ANNUAL SALES SF	<i>43.7M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>52M</i> MANAGEMENT PORTFOLIO SF	<i>875+</i> ASSETS UNDER MANAGEMENT	<i>270+</i> ASSET SERVICES CLIENTS
<b>VALUATION ADVISORY</b>	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>48</i> TOTAL APPRAISERS	<i>24</i> WITH MAI DESIGNATIONS

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