

MARKET TRENDS

INLAND EMPIRE OFFICE

↔ VACANCY ↔ UNEMPLOYMENT
↔ RENTAL RATES ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
3536 Concors St	Inland Empire West	80,160	\$16,000,000	\$199.60	Diadia, LLC	Buchanan Street Partners
8885 Haven Ave	Inland Empire West	29,572	\$8,168,500	\$276.22	Westland Group, Inc.	MHB Investments, LLC
9121 Haven Ave	Inland Empire West	33,463	\$7,904,500	\$236.22	Reyes Holdings	Diadia, LLC
40810 County Center Dr	Inland Empire East	29,055	\$6,072,000	\$208.98	American Redevelopment Solutions	Magnolia Industrial Park, LLC
455 Orange Show Ln Portfolio	Inland Empire East	35,179	\$5,475,000	\$155.63	ViaWest Group	Trinity Housing Group, Inc.
7065 Indiana Ave-1031 Exchange	Inland Empire East	17,034	\$4,950,000	\$290.60	Indiana Capital, LLC	Liquete & Daher Family Trust

SIGNIFICANT LEASE TRANSACTIONS 2Q 2024

Property	Submarket	SF	Transaction Date	Landlord	Tenant
3650 14th St	Inland Empire East	36,637	June 2024	Morgan Partners, Inc.	County of Riverside
4140 Temescal Canyon Rd	Inland Empire East	35,174	April 2024	Timberline Commercial Real Estate	Undisclosed
2280 Wardlow Cir	Inland Empire East	21,627	May 2024	Dhir-starling Pointe, LLC	Reel Father's Rights
31 W Stuart Ave	Inland Empire East	21,086	April 2024	Redlands Railway District, LLC	Undisclosed
980 Montecito Dr	Inland Empire East	18,647	April 2024	Lennar Homes Of California	Undisclosed

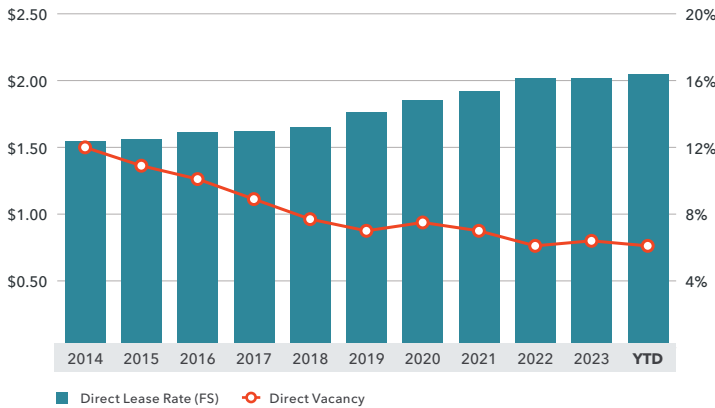
SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
Sycamore Canyon Business Center	6575 Sycamore Cyn Blvd	Inland Empire East	44,081	Wagner Zemming Christensen, LLP	October 2024
Chino Valley Medical Plaza	5624 Philadelphia St	Inland Empire East	39,749	KSAPS Investment Group, LLC	September 2024
Medical Office	22272 Eucalyptus Ave	Inland Empire East	24,000	Moreno Valley MOB, LLC	April 2025
Suburban Office Condo	959 N Central Ave	Inland Empire West	11,148	Jehad Attiyah	September 2024

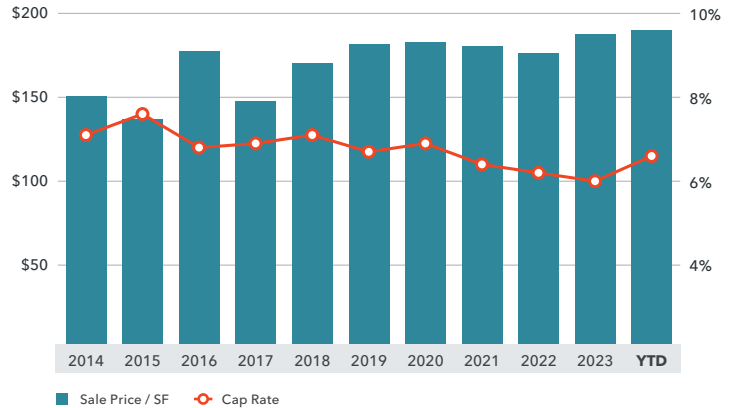
MARKET BREAKDOWN

	2Q24	1Q24	2Q23	YOY Change
Under Construction	118,978	104,978	203,552	-41.55%
Vacancy Rate	6.1%	6.4%	6.3%	-3.17%
Average Asking Rents	\$2.04	\$2.03	\$2.02	0.99%
Average Sales Price/SF	\$186.09	\$192.05	\$176.76	5.28%
Cap Rates	6.7%	6.4%	8.0%	-16.25%
	2Q24	1Q24	2Q23	YOY Change
New Construction	10,000	25,000	0	-
Total Net Absorption	250,463	(10,430)	(107,567)	-

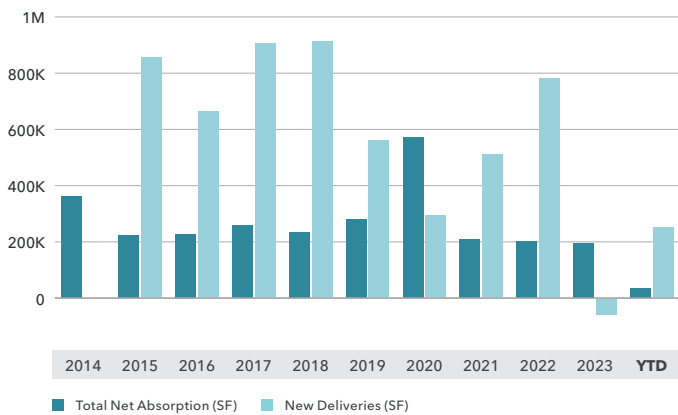
LEASE RATE & VACANCY



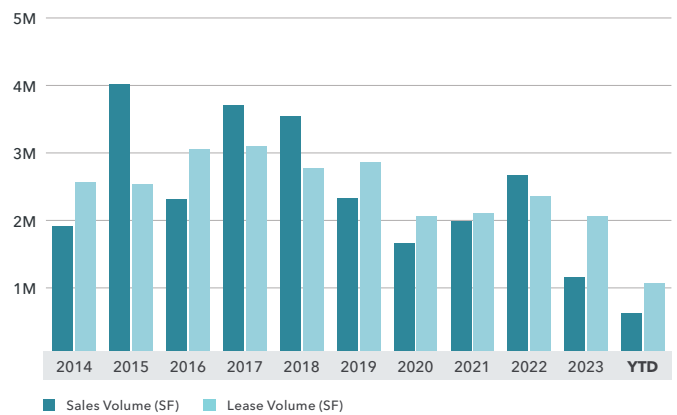
AVERAGE SALES PRICE/SF & CAP RATES



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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COMMERCIAL BROKERAGE	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>27</i> WITH MAI DESIGNATIONS

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