

## MARKET TRENDS

# INLAND EMPIRE OFFICE



VACANCY



UNEMPLOYMENT



RENTAL  
RATES



CONSTRUCTION  
DELIVERIES

Year-Over-Year Change

### TOP SALE TRANSACTIONS FOR 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
10417 Mountain View Ave - Corp. Bus. Ctr.	Inland Empire East	94,121	\$17,400,000	\$184.87	CSS Mountain View LLC	Crowsnest Properties, LLC
4371 Latham St - Neighborhood Healthcare	Inland Empire East	45,114	\$14,089,000	\$312.30	Neighborhood Healthcare	Turner Impact Capital LP
337 N Vineyard Ave - Ontario Airport Center	Inland Empire West	61,056	\$9,300,000	\$152.32	Apollo Capital Xi LLC	BH Properties, LLC
10459 Mountain View Ave - Corp. Bus. Ctr.	Inland Empire East	38,988	\$9,100,000	\$233.41	Loma Linda Univ. Dental Group	JF Davidson Investments LLC
9421 Haven Ave - Haven Park	Inland Empire West	20,660	\$6,280,000	\$303.97	Ponce Ground Trans. Service	FJKC Investment LLC

### TOP LEASE TRANSACTIONS FOR 2Q 2025

Property	Submarket	SF	Date	Landlord	Tenant
862 E Hospitality Ln - Tri-City Corporate Centre	Inland Empire East	59,018	April 2025	Kingsbarn Realty Capital	San Bernardino County
3237 E Guasti Rd - Lakeview Center	Inland Empire West	25,686	May 2025	BH Properties	Unitek College
23119 Cottonwood Ave - Bel Air Office Plaza	Inland Empire East	14,982	June 2025	Regional Properties, Inc.	Truecare
18171 Van Buren Blvd	Inland Empire East	14,080	June 2025	Sadeghian Family Trust	Undisclosed
10608 Trademark Pkwy - Stone Haven Business Park	Inland Empire West	11,558	May 2025	Freeway Industrial Park	Prolific Group

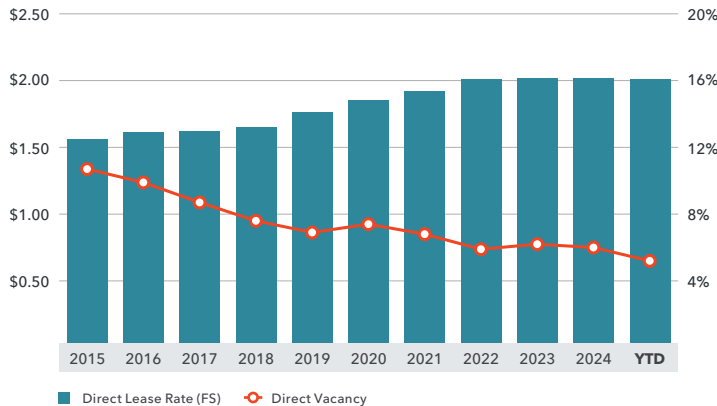
### SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
Makena Medical Rancho Springs	25420 Hancock Ave	Inland Empire East	32,292	Makena Medical Buildings	December 2025
The Boulders	NEC Brea Rd & Normandy Rd	Inland Empire East	27,000	Bouiders Menifee LLC	July 2025
Medical Office	22272 Eucalyptus Ave	Inland Empire East	24,000	Moreno Valley MOB LLC	July 2025
Vista Dos Lagos	2794 Pronio Cir	Inland Empire East	17,809	Rexco Development	August 2025
Suburban Office Condo	959 N Central Ave	Inland Empire West	11,148	Jehad Attiyah	December 2025

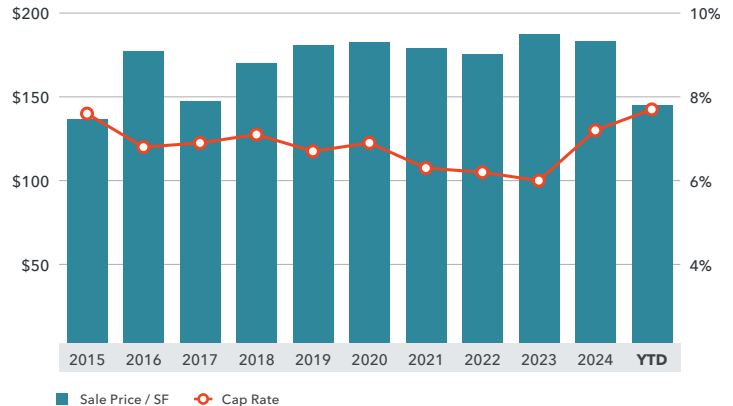
### MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Under Construction (SF)	112,249	112,249	161,897	<b>-30.67%</b>
Vacancy Rate	5.2%	5.5%	6.0%	<b>-13.33%</b>
Average Asking Rents	\$2.02	\$2.03	\$2.04	<b>-0.98%</b>
Average Sales Price/SF	\$140.27	\$161.31	\$183.37	<b>-23.50%</b>
Cap Rates	7.9%	7.3%	6.9%	<b>14.49%</b>
	2Q25	1Q25	2Q24	YOY Change
New Construction (SF)	0	0	10,843	<b>-100.00%</b>
Net Absorption (SF)	172,485	253,621	224,406	<b>N/A</b>

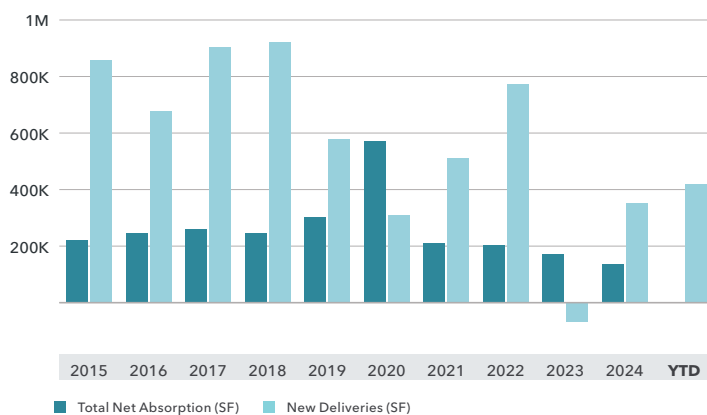
## LEASE RATE & VACANCY



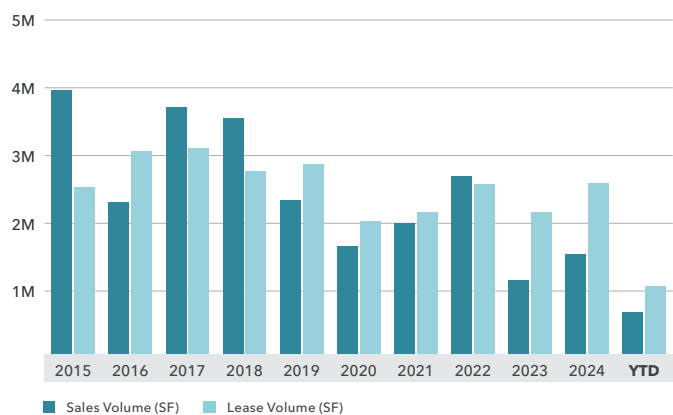
## AVERAGE SALES PRICE/SF & CAP RATES



## 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

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**58M SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ANNUAL ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS

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