

MARKET TRENDS

INLAND EMPIRE OFFICE

↓ VACANCY	↑ UNEMPLOYMENT
↓ RENTAL RATES	↓ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

SIGNIFICANT SALE TRANSACTIONS FOR 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Pointe Monterey Business Park (7-Office Portf.)	Inland Empire East	91,089	\$27,618,500	\$303.20	Eisenhower Medical Center	American Armed Forces Mutual
AppleBear Center (2-Office Portf.)	Inland Empire North	33,298	\$8,500,000	\$255.27	Apple Bear Plaza, LLC	Crazy Horse Holding, LLC
1777 W Arrow Route (4-Mixed Prop.)	Inland Empire West	54,242	\$7,050,000	\$129.97	Dejager Family Trust	Stanly P. & Jeanne E. Hoffman Trust
D & D Industrial Center (4-Mixed Prop.)	Inland Empire East	45,518	\$6,700,000	\$147.19	NewFront Properties	Richard C Kelly Trust
Alessandro Professional Bldg	Inland Empire East	4,700	\$3,500,000	\$744.68	D & J Legacy Inc	Family Trust Of Janette Ficarra

SIGNIFICANT LEASE TRANSACTIONS FOR 3Q 2025

Property	Submarket	SF	Date	Landlord	Tenant
Empire Corporate Plaza	Inland Empire West	24,656	August 2025	Omninet Capital	PBK
Transpark Office Center	Inland Empire West	18,743	September 2025	The Abbey Management Company	Undisclosed
Makena Medical	Inland Empire East	14,900	July 2025	Makena Medical Buildings	Undisclosed
CenterPointe Business Park	Inland Empire East	12,000	July 2025	Robert L & Joyce Oltman	Think Together
Spruce Commons	Inland Empire East	11,882	September 2025	Entera Management	Nuvia Dental

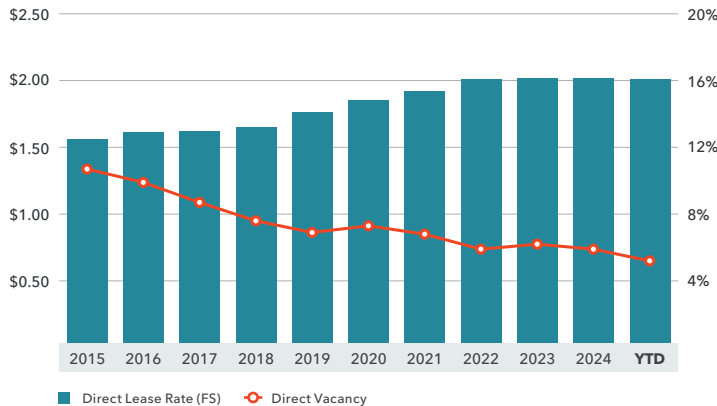
SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
RUHS Wellness Village	23815 Placentia Ave	Inland Empire East	67,497	Riverside County Economic Dev. Agency	April 2026
Makena Medical Rancho Springs	25420 Hancock Ave	Inland Empire East	32,292	Makena Medical Buildings	December 2025
Parkside Medical Suites	1091 W Esplanade Ave	Inland Empire East	24,589	TA Riverside Esplanade LP	March 2026
Medical Office	22272 Eucalyptus Ave	Inland Empire East	24,000	Moreno Valley MOB LLC	September 2025
Vista Dos Lagos	2794 Pronio Cir	Inland Empire East	17,809	Rexco Development	January 2026
Suburban Office Condo	959 N Central Ave	Inland Empire West	11,148	Jehad Attiyah	December 2025

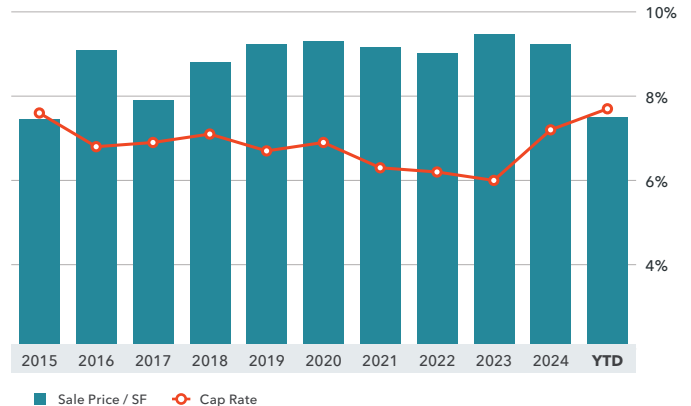
MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Under Construction (SF)	177,335	204,335	208,063	-14.77%
Vacancy Rate	5.2%	5.1%	5.9%	-11.86%
Average Asking Rents	\$2.01	\$2.02	\$2.05	-1.95%
Average Sales Price/SF	\$75.01	\$158.91	\$145.37	-48.40%
Cap Rates	7.9%	7.9%	9.4%	-15.96%
	3Q25	2Q25	3Q24	YOY Change
New Construction (SF)	27,000	14,080	60,000	-55.00%
Net Absorption (SF)	15,102	188,876	112,085	N/A

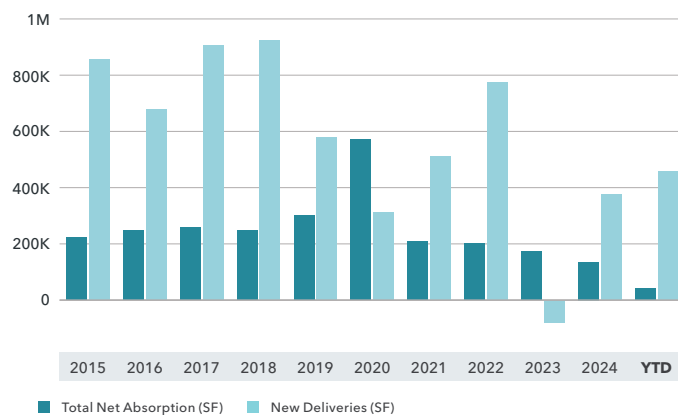
LEASE RATE & VACANCY



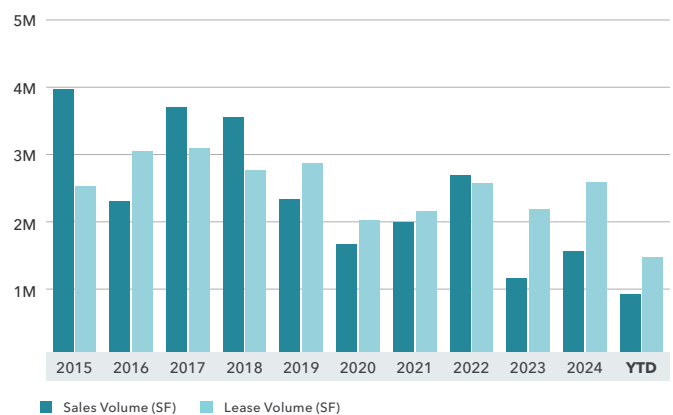
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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

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Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

26.2M

ANNUAL SALES SF

36.7M

ANNUAL LEASING SF

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ANNUAL ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS