

MARKET TRENDS

INLAND EMPIRE OFFICE



Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS FOR 1Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Chino Hills Professional Plaza - 2140 Grand Ave	Inland Empire West	41,071	\$17,200,000	\$418.79	Cypress West Realty Mgmt.	Korda Group
Corona Corporate Plaza II - 255 E Rincon St	Inland Empire East	59,096	\$12,000,000	\$203.06	The Renken Company	Providence Capital Group
Winchester Plaza - 41593 Winchester Rd	Inland Empire East	43,707	\$8,350,000	\$191.04	Satnam Investments, LLC	Brea Imperial Center, LLC
Magnolia Corp Center - 6370 Magnolia Ave	Inland Empire East	49,499	\$6,200,000	\$125.26	Magnolia Financial Center, LLC	DG & D California Prop., LLC
1211 W 6th St - Medical Office	Inland Empire West	13,985	\$6,050,000	\$432.61	Briggs & Alexander Law Offices	David Pick Inv. Group

SIGNIFICANT LEASE TRANSACTIONS FOR 1Q 2026

Property	Submarket	SF	Date	Landlord	Tenant
24275 Monroe Ave	Inland Empire East	43,075	February 2026	Calvary Chapel Murrieta	Springs Charter Schools
Corona Spectrum Bus Ctr - 1860 Compton Ave	Inland Empire East	17,531	February 2026	Strata Realty	Undisclosed
9411 Haven Ave	Inland Empire West	14,390	January 2026	MPND Holdings LLC	Undisclosed (Renewal)
2000 Market St	Inland Empire East	11,109	January 2026	2000 Market LLC	Undisclosed
Corona Pointe Office Park - 1250 Corona Pointe Ct	Inland Empire East	11,080	March 2026	Rexco Development	Undisclosed

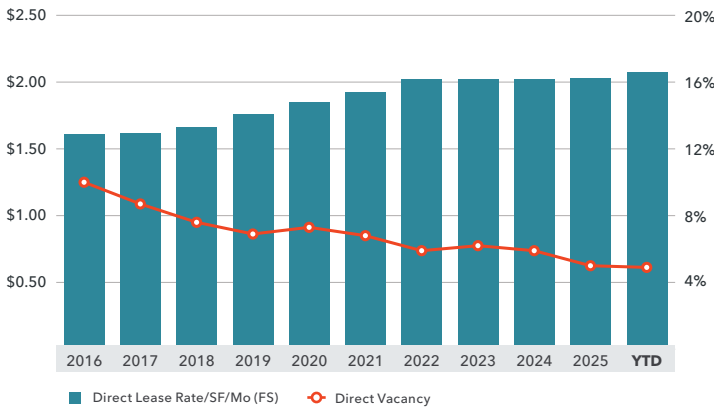
SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
RUHS Wellness Village	23815 Placentia Ave	Inland Empire East	67,497	Riverside County Economic Dev. Agency	July 2026
Makena Medical Rancho Springs	25420 Hancock Ave	Inland Empire East	32,292	Makena Medical Buildings	June 2026
Midtown Spectrum	15075 Amargosa Rd	Inland Empire North	26,208	GRP Capital	May 2026
Vista Dos Lagos	2794 Pronio Cir	Inland Empire East	17,809	Rexco Development	September 2026
Suburban Office Condo	959 N Central Ave	Inland Empire West	11,148	Jehad Attiyah	July 2026

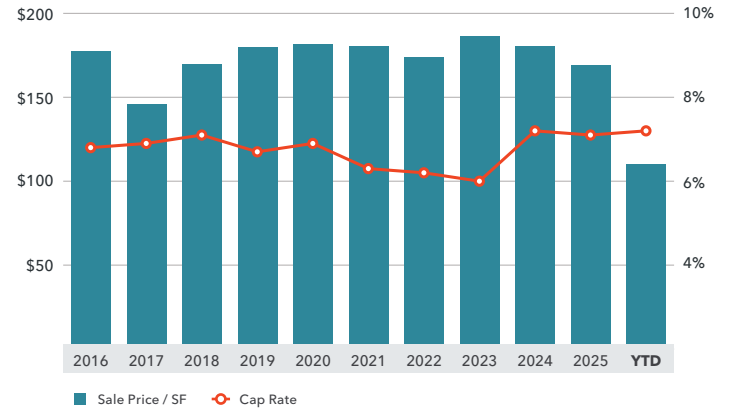
MARKET BREAKDOWN

	1Q26	4Q25	1Q25	YOY Change
Under Construction (SF)	154,954	154,954	236,466	-34.47%
Vacancy Rate	4.9%	5.0%	5.4%	-9.26%
Average Asking Rents/SF/Mo	\$2.07	\$2.03	\$2.04	1.47%
Average Sales Price/SF	\$110.27	\$166.24	\$161.32	-31.65%
Cap Rates	7.2%	6.9%	7.3%	-1.37%
	1Q26	4Q25	1Q25	YOY Change
New Construction (SF)	0	51,000	0	N/A
Net Absorption (SF)	16,081	125,134	251,045	N/A

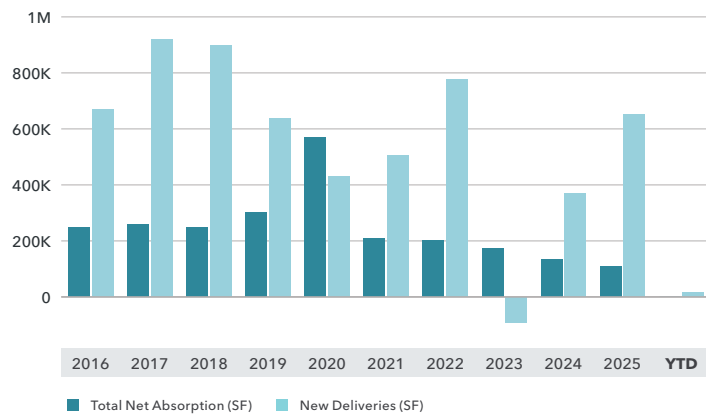
LEASE RATE & VACANCY



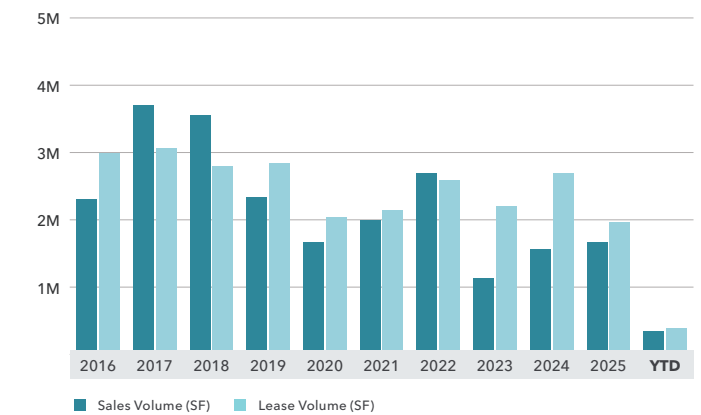
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar



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.

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

GARY BARAGONA
Vice President, Research
415.229.8925
gary.baragona@kidder.com

DARREN TAPPEN
Regional President, Brokerage
Greater LA, SoCal & Arizona
949.557.5000
darren.tappen@kidder.com

Designated Broker
Eric Paulsen | LIC N° 01001040

COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>55M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,700+</i> AVERAGE ANNUAL ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS