Kidder Mathews

2Q 2026

MARKET TRENDS

INLAND EMPIRE *OFFICE*

↔ VACANCY	↔ UNEMPLOYMENT
↑ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS FOR 2Q 2026

Property	Submarket	SF	Sale Price	$/SF	Buyer	Seller
One El Paseo Plaza (Debt Multi-Property Sale)	Inland Empire East	86,835	$25,750,000	$296.54	Bucksbaum Properties, LLC	Ocean Properties Dev. Corp.
Lakeview Center II (Multi-Property Sale)	Inland Empire West	106,345	$24,675,000	$232.03	MGR Real Estate	BH Properties, LLC
Moreno Valley Professional Center	Inland Empire East	14,167	$8,250,000	$582.34	Moreno Valley Family Health Ctr	Fan Family Trust
Corporate Terrace Plaza	Inland Empire East	31,351	$7,500,000	$239.23	Sunview Properties, LLC	Harmon Family Trust
10737 Laurel St - Laurel Aspen	Inland Empire West	31,415	$7,100,000	$226.01	Cucamonga Industrial Center	MGR Real Estate

SIGNIFICANT LEASE TRANSACTIONS FOR 2Q 2026

Property	Submarket	SF	Date	Landlord	Tenant
One Carnegie Plaza	Inland Empire East	18,061	May 2026	Topline	Undisclosed
Corona Office Spectrum	Inland Empire East	16,956	April 2026	Rexco Development	Undisclosed
Corona Pointe Office Park	Inland Empire East	11,080	April 2026	Rexco Development	Undisclosed
Empire Corporate Plaza	Inland Empire West	10,556	April 2026	Victor H Gargallo-Sanchez	Undisclosed
Ferrari Corporate Center	Inland Empire West	9,354	May 2026	First-Citizens Bank & Trust Company	Undisclosed

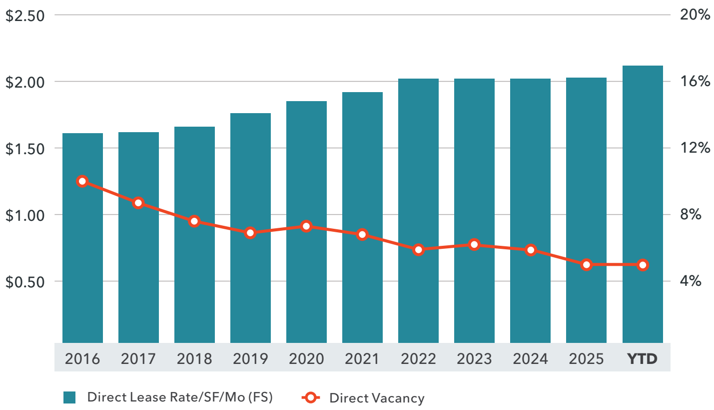
SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	SF	Owner	Delivery
RUHS Wellness Village	23815 Placentia Ave	Inland Empire East	67,497	Riverside County Economic Dev. Agency	July 2026
4440 Brockton Ave	4440 Brockton Ave	Inland Empire East	42,640	Riverside Healthcare System, L.P.	December 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

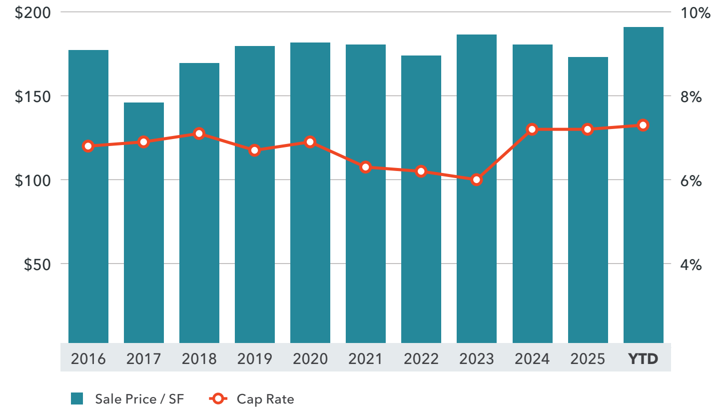
MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Under Construction (SF)	197,594	197,594	222,386	**-11.15%**
Vacancy Rate	5.0%	4.9%	5.1%	**-1.96%**
Average Asking Rents/SF/Mo	$2.12	$2.07	$2.02	**4.95%**
Average Sales Price/SF	$195.64	$186.40	$182.81	**7.02%**
Cap Rates	7.3%	7.3%	7.9%	**-7.59%**
	2Q26	**2026 YTD**	**2025 YTD**	**YOY Change**
New Construction (SF)	0	0	65,080	**-100.00%**
Net Absorption (SF)	-23,605	-15,549	607,463	**N/A**

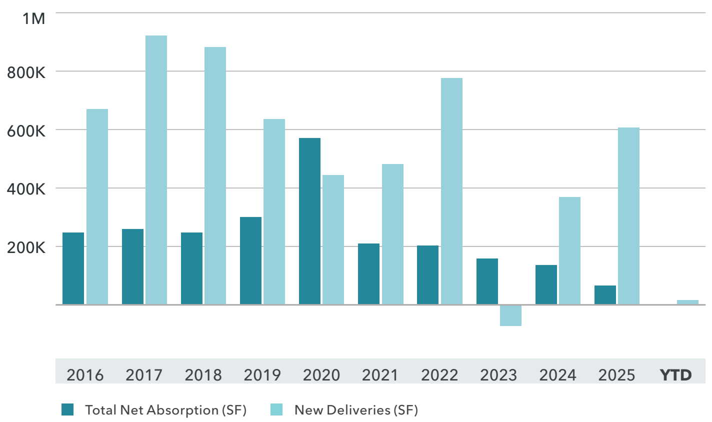
LEASE RATE & VACANCY



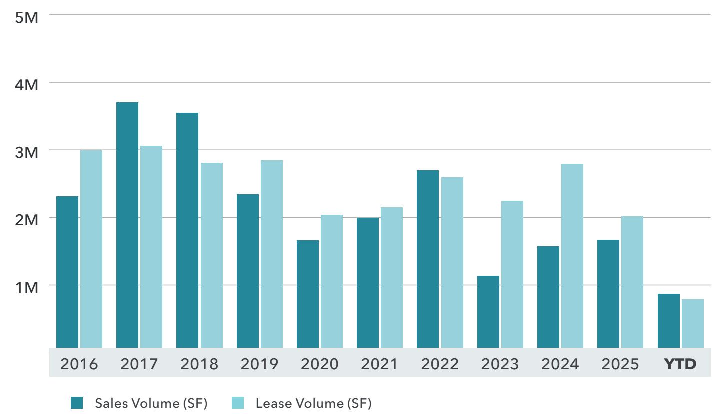
AVERAGE SALES PRICE/SF & CAP RATES



NET ABSORPTION & NEW DELIVERIES



SALE VOLUME & LEASE VOLUME



Data Source: CoStar

Kidder Mathews

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.

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COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	54M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ANNUAL ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS