

MARKET TRENDS | **INLAND EMPIRE**

RETAIL

4TH QUARTER
2019

▼ **VACANCY** | ▼ **UNEMPLOYMENT** | ▲ **RENTAL RATE** | ▼ **CONSTRUCTION DELIVERIES**

TOP SALE TRANSACTIONS FOR 2019

Property	Submarket	Square Feet	Sale Price	Price Per Square Foot	Buyer	Seller
40101 Monterey Ave.	Coachella Valley	57,497	\$24,478,000	\$425.73	Anthony Mirzaie	Albertsons Companies
26655 Highland Ave.	San Bernardino	113,357	\$24,250,000	\$213.93	Real Journey Academies	Castlelake LP
30123-30145 Antelope Rd.	Menifee	114,531	\$22,044,426	\$192.48	Fabio Conti	Weingarten Realty Investors
12625 Frederick St.	Moreno Valley/Perris	115,000	\$21,253,849	\$184.82	Neng-Yi Liao	Brixton Capital AC LLC
477-591 N. MicKinley St.	Corona/Eastvale	76,935	\$16,286,096	\$211.69	The Kroenke Group	Kimco Realty Corporation

TOP LEASE TRANSACTIONS FOR 2019

Property	Submarket	Square Feet	Transaction Date	Landlord	Tenant
260 W. Foothill Pkwy.	Corona	67,747	August 2019	Barry Pritchard	Albertsons
3700 Tyler St.	Riverside	48,575	April 2019	Riverside Hamner Properties	Bed Bath & Beyond
16755-16795 Valley Blvd.	Airport Area	45,183	October 2019	The Baralat Company	Undisclosed
295 E. Caroline St.	San Bernardino	44,412	October 2019	Cadence Capital Investments	County Offices
1482 E. 2nd St.	Beaumont/Hemet	42,500	May 2019	Ephram Nehme	Landeros Furniture Superstore

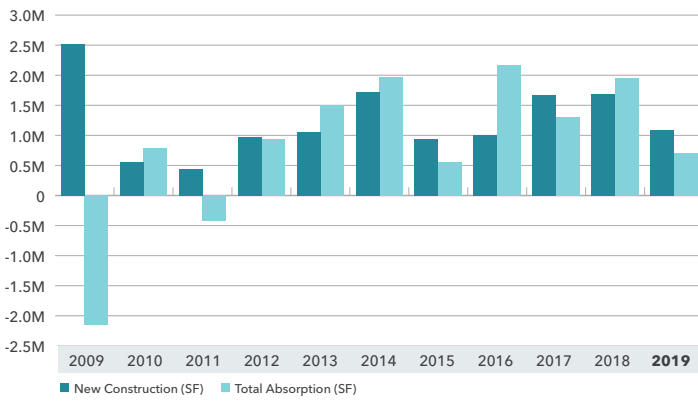
TOP UNDER CONSTRUCTION

Property	Address	Submarket	Square Feet	Owner	Delivery Date
Northgate Crossing	SWC Indio Blvd. & Burr St.	Coachella Valley	354,900	Chandi Group USA, Inc.	January 2020
San Gorgonio Village	1625 E. 2nd St.	Beaumont/Hemet	134,583	Commercial West Brokerage	January 2020
Oak Valley Town Center	SEC of Cherry Blvd. & Desert Lawn Dr.	Beaumont/Hemet	123,254	The Evans Company	December 2020
Montclair Place AMC	5200 S. Montclair Plaza Lane	Upland/Montclair	110,690	CIM Group LP	April 2020
Commonwealth Crossing	S. San Jacinto Ave.	Beaumont/Hemet	40,000	MW Vantage 1 LLC	March 2020

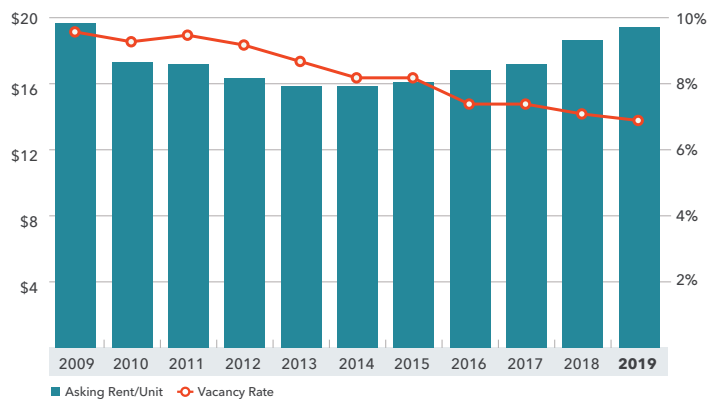
Market Breakdown

	2019	2018	2017	% Change from A Year Ago
New Construction	1,085,079	1,684,684	1,670,211	-35.59%
Under Construction	1,197,442	1,428,279	1,349,912	-16.16%
Vacancy Rate	6.9%	7.1%	7.4%	-2.82%
Average Asking Rents (NNN)	\$19.44	\$18.60	\$17.16	4.52%
Average Sales Price/SF	\$232.93	\$201.37	\$200.14	15.67%
Cap Rates	6.50%	6.40%	6.20%	1.56%
Net Absorption	712,893	1,945,624	1,305,715	N/A

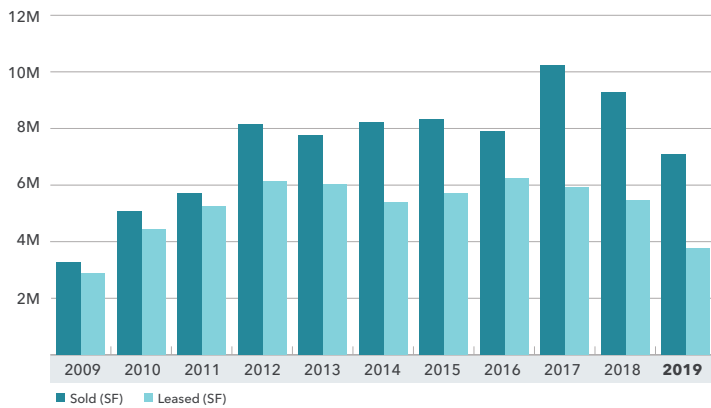
NEW RETAIL CONSTRUCTION & ABSORPTION



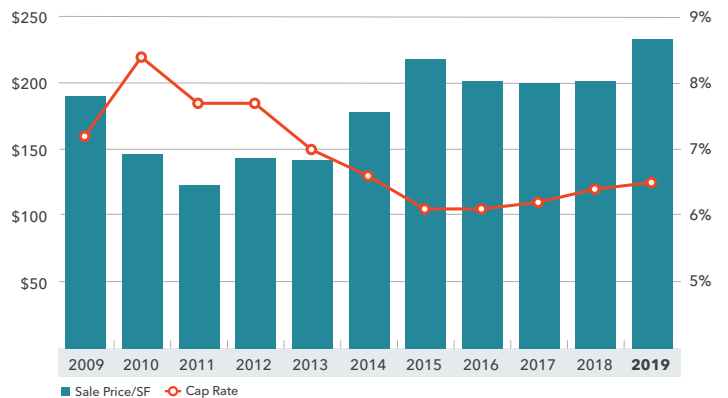
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



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

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COMMERCIAL BROKERAGE

20M ANNUAL SALES SF
420+ NO. OF BROKERS
\$9B ANNUAL TRANSACTION VOLUME
40M ANNUAL LEASING SF

VALUATION ADVISORY

1,600+ APPRAISALS ANNUALLY
39/24 TOTAL NO. APPRAISERS/MAI'S

PROPERTY MANAGEMENT

70M+ MANAGEMENT PORTFOLIO SF

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