

MARKET TRENDS | **INLAND EMPIRE**

# RETAIL

**1ST QUARTER  
2022**

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

Year-over-year change

**TOP SALE TRANSACTIONS FOR 1Q 2022**

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
233 S Mountain Ave	Upland/Montclair	77,625	\$17,500,000	\$225	DMP Properties	Building Blox Development
4195 Inland Empire Blvd	Airport Area	30,000	\$13,150,000	\$438	Spirit Realty Capital	Waterstone Properties Group
15709 Euclid Ave	Chino/Chino Hills	12,470	\$9,000,000	\$722	Preserves Chino Investment 1, LLC	Preserve at Chino, LLC
31400 Auto Center Dr	South Riverside	36,916	\$8,500,000	\$230	31400 AC Holdings, LLC	31201 Auto Center Drive, LLC
4915 La Sierra Ave	Riverside	9,650	\$8,250,000	\$855	Harji Harman Investment	GFI RE Investment, LLC

**TOP LEASE TRANSACTIONS FOR 1Q 2022**

Property	Submarket	Square Feet	Date	Landlord	Tenant
8363 Pine Ave	Chino Hills	46,000	January-22	Lewis Commercial	Stater Bros
12125 Day St	Moreno Valley	34,500	March-22	Peng Tan	Get Air
16824 Main St	Hesperia	31,000	January-22	Wainberg S & O Family Trust	Big Lots
8160 Day Creek Blvd	Airport Area	20,000	March-22	Milan Capital Management	Super Metro Supermarket
34078 County Line Rd	Yucaipa	18,500	March-22	Domenick Rago	Tropicana Supermarket

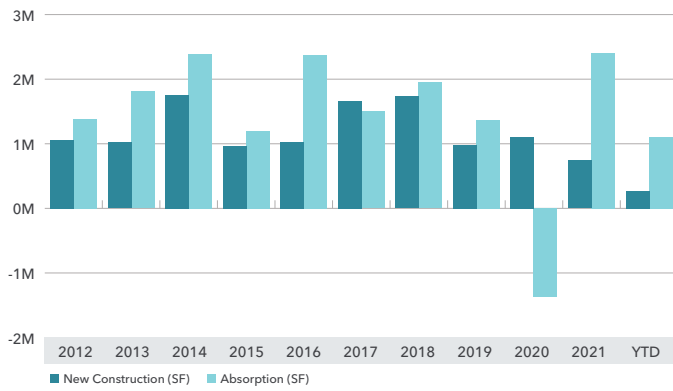
**TOP UNDER CONSTRUCTION**

Property	Submarket	Square Feet	Delivery Date
Oak Valley Town Center	Beaumont/Hemet	581,148	3Q 2022
Swc Of Ontario Ranch Road & Hamner Ave	Airport Area	206,072	4Q 2022
Bldg Q @ The Vineyard	South Riverside	151,340	2Q 2022
Newport Rd	South Riverside	120,000	3Q 2022
3945 Bedford Canyon Rd	Corona/Eastvale	88,856	2Q 2022

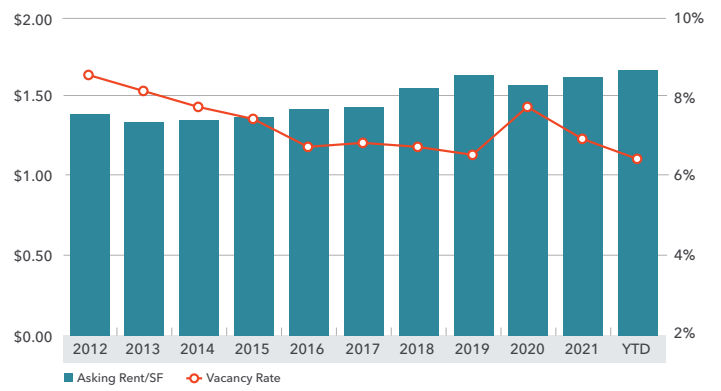
## Market Breakdown

	1Q 2022	4Q 2021	1Q 2021	Annual % Change
New Construction	272,184	175,511	277,651	-1.97%
Under Construction	1,856,047	1,865,887	650,505	185.32%
Vacancy Rate	6.4%	6.9%	7.6%	-15.79%
Average Asking Rents	\$1.65	\$1.61	\$1.56	5.77%
Average Sales Price/SF	\$283.92	\$275.28	\$241.77	17.43%
Cap Rates	5.3%	5.5%	6.2%	-14.52%
Net Absorption	1,100,066	371,144	392,280	N/A

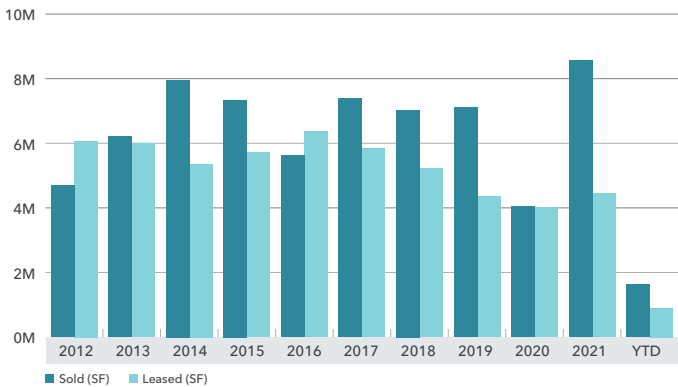
## NEW CONSTRUCTION & ABSORPTION



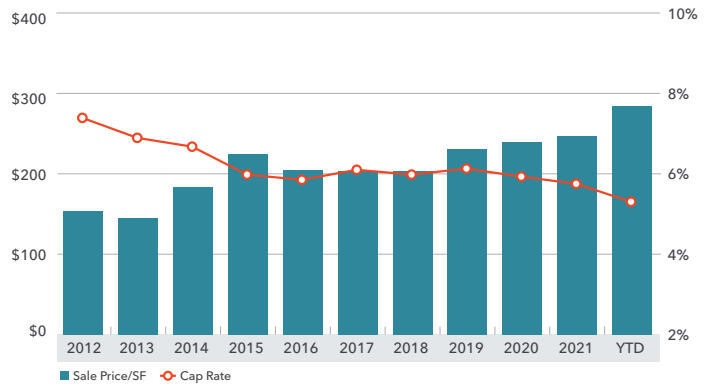
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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

**49.7M** ANNUAL SALES SF

**460+** NO. OF BROKERS

**\$10.9B** ANNUAL TRANSACTION VOLUME

**43.7M** ANNUAL LEASING SF

### VALUATION ADVISORY

**2,600+** APPRAISALS ANNUALLY

**51/24** TOTAL NO. APPRAISERS/MAI'S

### ASSET SERVICES

**62M** MANAGEMENT PORTFOLIO SF

**\$11B** IN ASSETS UNDER MANAGEMENT

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