

MARKET TRENDS | **INLAND EMPIRE**

RETAIL

**2ND QUARTER
2022**

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

Year-over-year change

TOP SALE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Country Fair Shopping Center	Chino/Chino Hills	168,214	\$42,250,000	\$251	Red Mountain Retail Group	Kimco Realty Corporation
Moreno Beach Plaza II	Moreno Valley/Perris	82,340	\$21,000,000	\$255	Shooshani Developers	Merlone Geier Management
3437 Arlington Ave	Riverside	49,661	\$16,300,000	\$328	Stafford, LLC	CIM Group
27510-27512 Eucalyptus Ave	Moreno Valley/Perris	22,466	\$11,711,500	\$521	M.R. Sterling, LLC	Fariborz David Massoudi
35900 Date Palm Dr	Coachella Valley	80,633	\$9,200,000	\$114	Richard Cristina	Massco Investments, LLC

TOP LEASE TRANSACTIONS FOR 2Q 2022

Property	Submarket	Square Feet	Date	Tenant
0 Van Buren Blvd	Riverside	50,000	May 2022	Vallarta Supermarkets
39413-39621 Los Alamos Rd	Murrieta	23,000	April 2022	Grocery Outlet
14940-15160 Summit Ave	Fontana	20,000	June 2022	Burlington
25540-25698 Barton Rd	Loma Linda	20,000	April 2022	Fitness 19
12155-12235 Central Ave	Chino	19,000	June 2022	All Buy Low

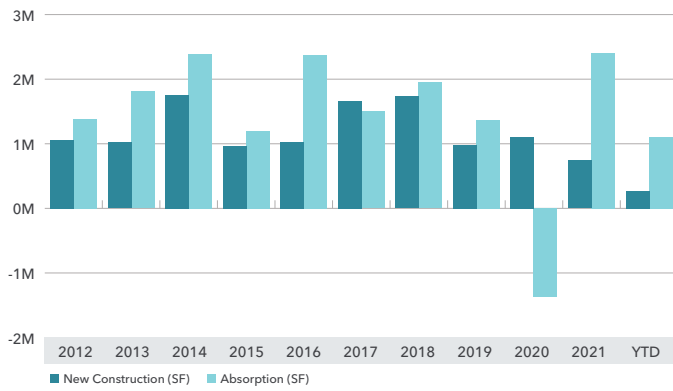
TOP UNDER CONSTRUCTION

Property	Submarket	Square Feet	Delivery Date
Oak Valley Town Center	Beaumont/Hemet	595,314	3Q 2022
Ontario Gateway Plaza	Airport Area	206,072	3Q 2022
Bldg Q @ The Vineyard	South Riverside	151,340	2Q 2023
Krikorian Cinemas Center Pointe Meniffee	South Riverside	139,880	4Q 2023
Summerwind Commons	Beaumont/Hemet	75,200	4Q 2022

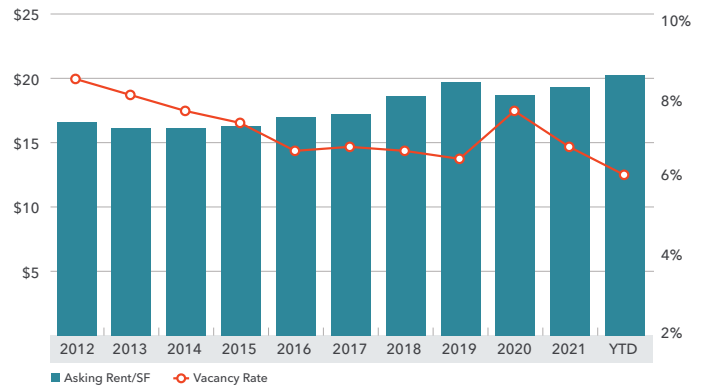
Market Breakdown

	2Q 2022	1Q 2022	2Q 2021	Annual % Change
New Construction	197,669	271,907	209,331	-5.57%
Under Construction	1,797,801	1,971,537	998,005	80.14%
Vacancy Rate	6.0%	6.3%	7.2%	-16.67%
Average Asking Rents	\$20.23	\$19.81	\$18.83	7.43%
Average Sales Price/SF	\$256.84	\$259.44	\$231.91	10.75%
Cap Rates	5.2%	5.2%	5.7%	-8.77%
Net Absorption	699,644	1,019,591	889,624	N/A

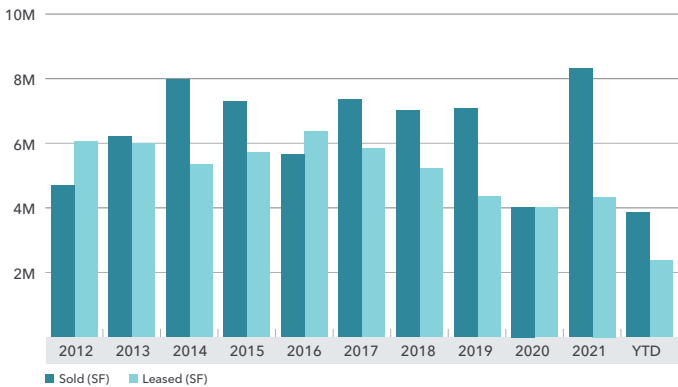
NEW CONSTRUCTION & ABSORPTION



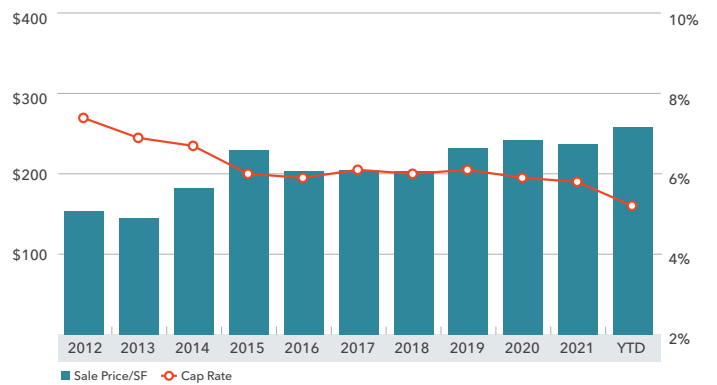
AVERAGE ASKING RENT/SF & VACANCY RATE



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

470+ NO. OF BROKERS

\$10.9B ANNUAL TRANSACTION VOLUME

43.7M ANNUAL LEASING SF

VALUATION ADVISORY

2,600+ APPRAISALS ANNUALLY

50/25 TOTAL NO. APPRAISERS/MAI'S

ASSET SERVICES

62M MANAGEMENT PORTFOLIO SF

\$11B IN ASSETS UNDER MANAGEMENT

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