

## MARKET TRENDS

# INLAND EMPIRE RETAIL

↓ VACANCY	↑ UNEMPLOYMENT
↑ RENTAL RATES	↑ CONSTRUCTION DELIVERIES
Year-Over-Year Change	

### TOP SALE TRANSACTIONS 2Q 2023

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Meadows Village Shopping Center	South Riverside	68,404	\$27,700,000	\$405	Foothill Village Plaza LLC	CREFMA1 CA MV Owner LLC
Murrieta Automall	South Riverside	24,447	\$10,200,000	\$417	White Topi LLC	Hamid Ghadiri
South Sierra Plaza	Airport Area	17,251	\$6,000,000	\$348	EMM Property LLC	South Sierra Plaza LLC

### TOP LEASE TRANSACTIONS 2Q 2023

Property	Submarket	SF	Transaction Date	Tenant
Foothill Marketplace	Airport Area	30,700	April 2023	Sky Zone
31833 Date Palm Dr	Coachella Valley	25,000	May 2023	Jerry's Deals
The River at Rancho Mirage	Coachella Valley	22,982	May 2023	Dave & Buster's

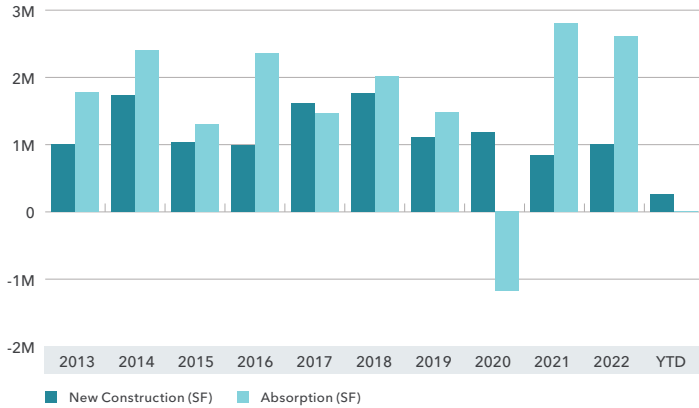
### TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Vineyard	South Riverside	175,082	1Q 2024
Krikorian Cinemas Center Pointe Menifee	South Riverside	146,880	3Q 2023
Town Center at the Preserve	Chino/Chino Hills	141,121	1Q 2024

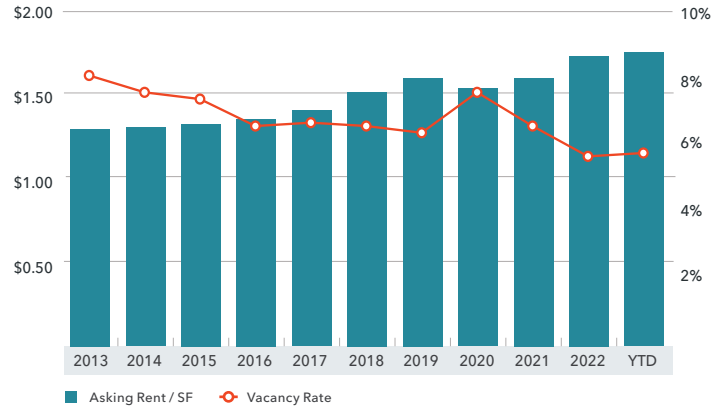
### MARKET BREAKDOWN

	2Q23	1Q23	2Q22	Annual % Change
New Construction	56,104	200,816	210,549	<b>-73.35%</b>
Under Construction	1,455,774	1,233,768	1,102,539	<b>32.04%</b>
Vacancy Rate	5.7%	5.7%	5.9%	<b>-3.39%</b>
Average Asking Rents	\$1.73	\$1.72	\$1.65	<b>5.16%</b>
Average Sales Price / SF	\$344	\$226	\$258	<b>33.48%</b>
Cap Rates	5.3%	5.7%	5.1%	<b>3.92%</b>
Net Absorption	22,775	(17,333)	672,439	<b>N/A</b>

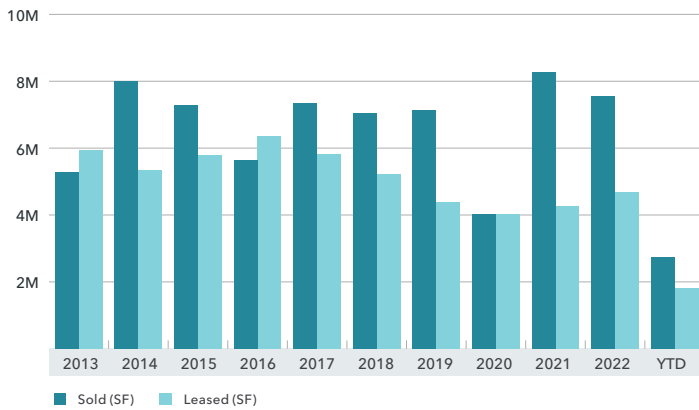
**NEW CONSTRUCTION & ABSORPTION**



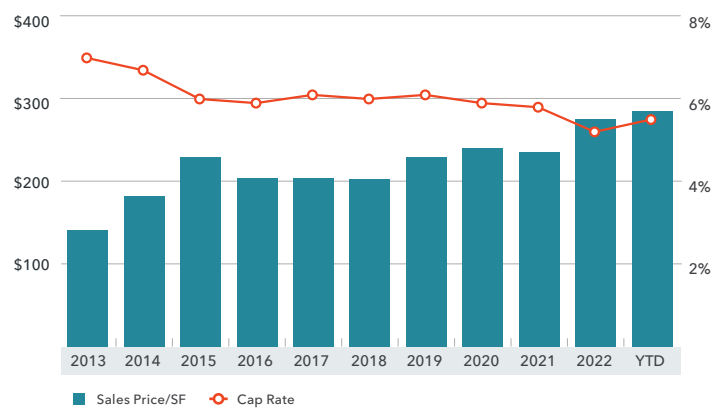
**AVERAGE ASKING RENT/SF & VACANCY RATE**



**SALE VOLUME & LEASE VOLUME**



**AVERAGE SALES PRICE/SF & CAP RATES**



Data Source: CoStar



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, 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 of Research  
415.229.8925  
gary.baragona@kidder.com

**ERIC PAULSEN**  
Regional President, Brokerage  
Southern California & Arizona  
949.557.5079  
eric.paulsen@kidder.com  
LIC N° 01001040

<b>COMMERCIAL BROKERAGE</b>	<i>\$12B</i> TRANSACTION VOLUME ANNUALLY	<i>32.1M</i> ANNUAL SALES SF	<i>41.2M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>53M</i> MANAGEMENT PORTFOLIO SF	<i>771+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> ASSET SERVICES CLIENTS
<b>VALUATION ADVISORY</b>	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>46</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.