

MARKET TRENDS

INLAND EMPIRE RETAIL

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

SIGNIFICANT SALE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Plaza At Silverhawk	South Riverside	48,305	\$27,221,500	\$564	PCR Silverhawk A LLC	Murrieta Silverhawk Retail X LLC
23261 Cajalco Expy (4 Properties)	Moreno Valley/Perris	19,403	\$19,000,000	\$979	Perris Travel Center Realty LLC	Riverside County Travel Zone Center LLC
15875 Santa Ana Ave	Airport Area	18,960	\$13,300,000	\$701	Penske Truck Leasing Company LP	Bard & Associates LLC

SIGNIFICANT LEASE TRANSACTIONS 4Q 2024

Property	Submarket	SF	Transaction Date	Tenant
Home Show Plaza	Riverside	60,000	November 2024	Superior Grocers
Cathedral City Marketplace	Coachella Valley	30,000	December 2024	Fun City
Magnolia Towne Center	Riverside	27,500	December 2024	Chuze Fitness

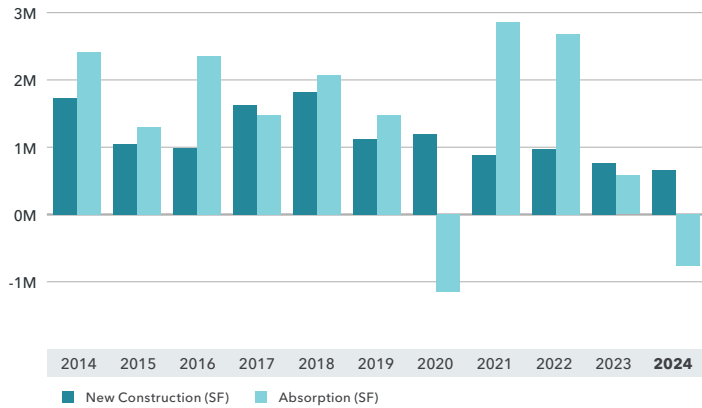
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Orchard at Stone Creek	South Riverside	107,891	1Q 2025
Center Pointe Menifee	South Riverside	74,111	3Q 2025
The Vineyard Freeway Center	South Riverside	50,239	2Q 2025

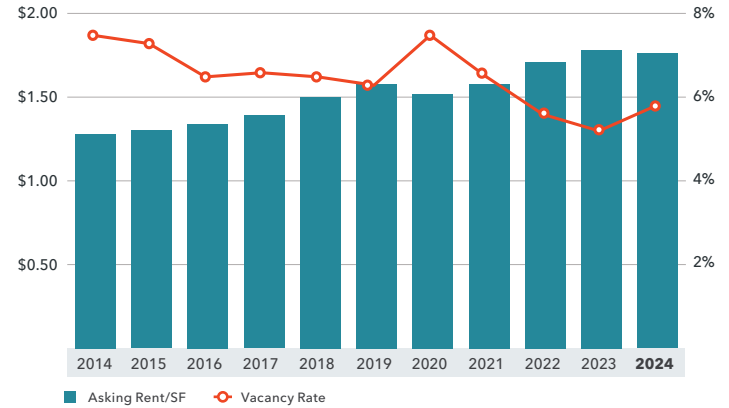
MARKET BREAKDOWN

	4Q24	3Q24	4Q23	YOY Change
Vacancy Rate	5.8%	5.7%	5.2%	60 bps
Average Asking Rents	\$1.76	\$1.80	\$1.78	-1.13%
Under Construction	683,959	670,593	1,043,519	-34.46%
Average Sales Price	\$365	\$240	\$305	19.52%
Average Cap Rate	6.1%	7.0%	5.5%	60 bps
	4Q24	2024	2023	YOY Change
Construction Deliveries	91,128	665,956	769,079	-13.41%
Net Absorption	(202,498)	(767,130)	579,578	N/A

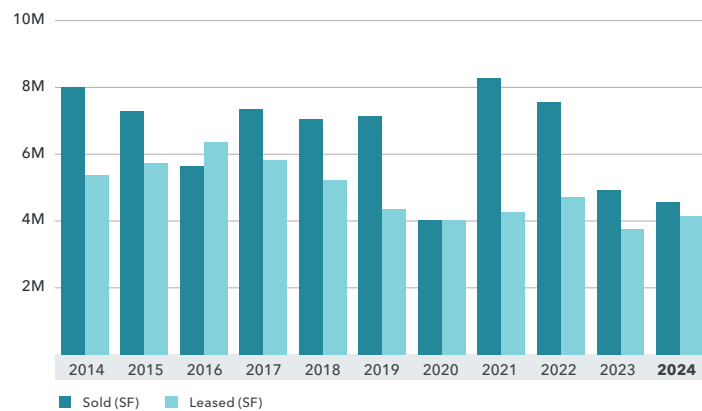
NEW CONSTRUCTION & ABSORPTION



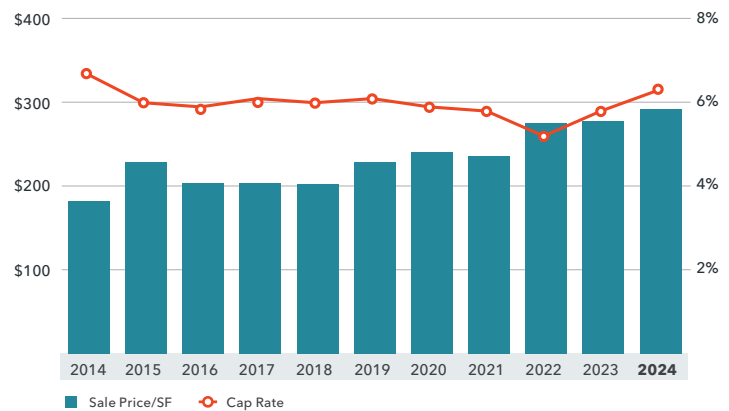
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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

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COMMERCIAL BROKERAGE	<i>\$10B</i> 3-YEAR AVERAGE TRANSACTION VOLUME	<i>31.7M</i> ANNUAL SALES SF	<i>42.4M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>57M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>260+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,600+</i> 3-YEAR AVERAGE ASSIGNMENTS	<i>43</i> TOTAL APPRAISERS	<i>27</i> WITH MAI DESIGNATIONS

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