

MARKET TRENDS

INLAND EMPIRE RETAIL

↑ VACANCY	↑ UNEMPLOYMENT
↓ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
73670-73680 El Paseo	Coachella Valley	9,980	\$8,400,000	\$842	EPPD, LLC	WBS Holdings
The Orchard at Stone Creek	South Riverside	25,000	\$8,333,500	\$333	14272 Commerce, LLC	Carlta Development
79050 Varner Road	Coachella Valley	20,000	\$7,500,000	\$375	79050 Varner Road, LLC	Livrieri Peter Trust

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Grove Plaza	Ontario	45,000	January 2025	Vallarta Supermarkets
Marketplace at Fifth	Yucaipa	34,000	January 2025	Grocery Outlet
Crossroads Marketplace	Chino Hills	31,000	January 2025	T&T Supermarket

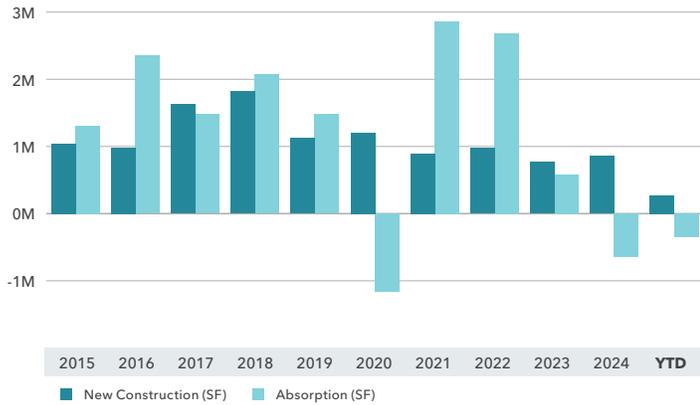
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Mission Village	Riverside	67,500	3Q 2025
Citrus Crossroads	Airport Area	53,740	2Q 2025
The Vineyard Freeway Center	South Riverside	50,239	2Q 2025

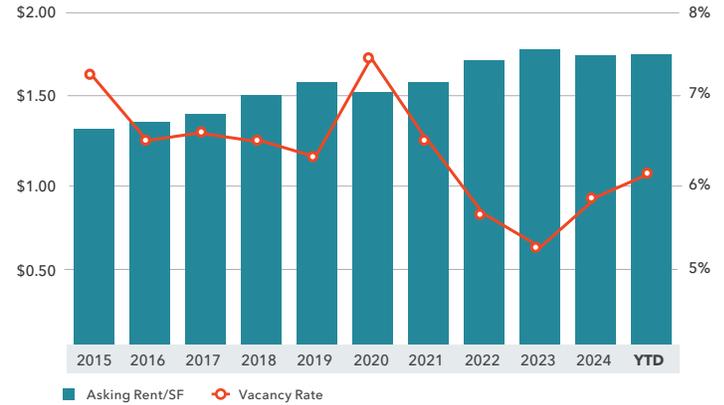
MARKET
BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	6.1%	5.8%	5.3%	80 bps
Average Asking Rents	\$1.75	\$1.74	\$1.81	-3.36%
Under Construction	520,138	646,973	631,965	-17.70%
Average Sales Price	\$408	\$335	\$211	93.45%
Average Cap Rate	5.6%	5.9%	5.9%	-30 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	275,868	111,255	499,414	-44.76%
Net Absorption	-350,132	-288,842	36,078	N/A

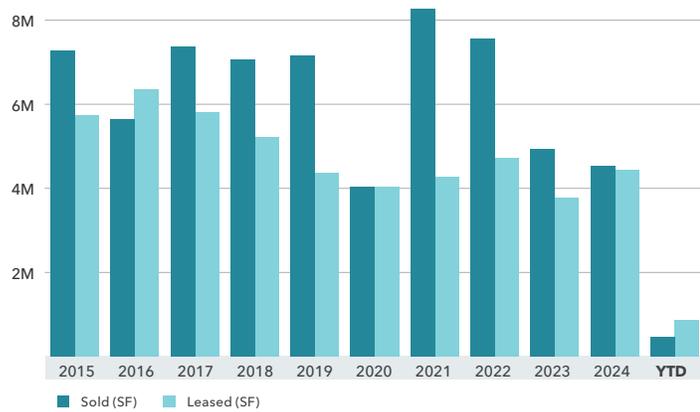
NEW CONSTRUCTION & ABSORPTION



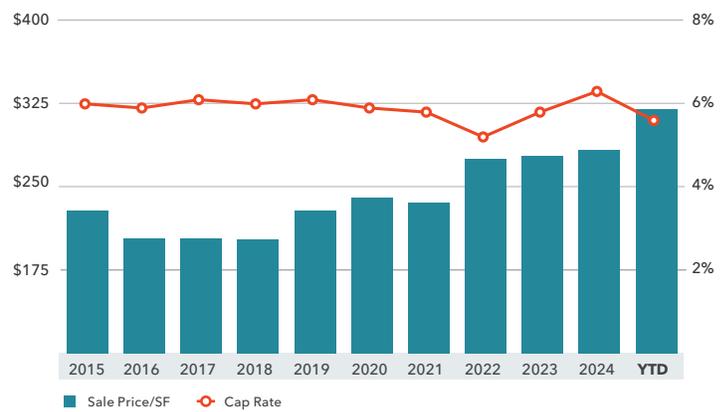
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

GARY BARAGONA
 Director of Research
 415.229.8925
 gary.baragona@kidder.com

ERIC PAULSEN
 Chief Operating Officer
 949.557.5000
 eric.paulsen@kidder.com
 LIC N° 01001040

COMMERCIAL BROKERAGE	<i>\$9B</i> AVERAGE TRANSACTION VOLUME	<i>26.2M</i> ANNUAL SALES SF	<i>36.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>58M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>850+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
VALUATION ADVISORY	<i>2,400+</i> AVERAGE ASSIGNMENTS	<i>39</i> TOTAL APPRAISERS	<i>24</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.