

MARKET TRENDS

INLAND EMPIRE *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Citrus Crossroads	Airport Area	53,740	\$17,800,000	\$331.22	TZFT, LLC	Sage Citrus Fontana, LLC
4400 N Perris Blvd	Moreno Valley/Perris	6,038	\$14,600,000	\$2,418.02	Dena Oil, LLC	G & L Gas Inc
7-Eleven	Chino/Chino Hills	5,596	\$7,047,000	\$1,259.29	WG SD, LLC	Orbis Lcg Kimball, LLC

SIGNIFICANT LEASE TRANSACTIONS 2Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Midtown Square	Mojava River Valley	40,790	May 2025	Crunch Fitness
Highland Avenue Plaza	San Bernardino	30,000	April 2025	Fun & Find
Chino Hills Marketplace	Chino/Chino Hills	23,830	April 2025	Savers

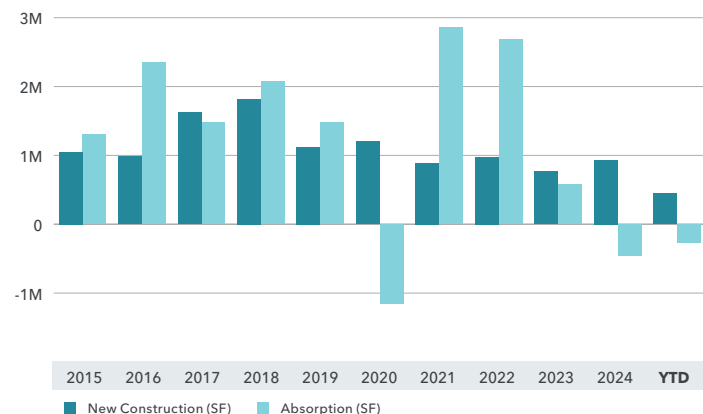
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Ranch at Model Colony	Swc Of Ontario Ranch Road & Hamner Ave	206,043	1Q 2026
The Shops at Jurupa Valley	8045 Mission Blvd	151,000	2Q 2025
6320 Mission Blvd	6320 Mission Blvd	67,500	3Q 2025

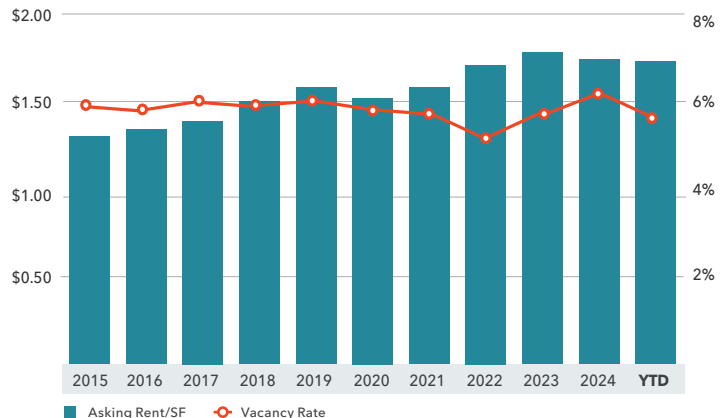
MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	6.1%	6.0%	5.6%	50 bps
Average Asking Rents	\$1.73	\$1.74	\$1.80	-3.67%
Under Construction	895,933	933,631	697,805	28.39%
Average Sales Price	\$302	\$255	\$355	-14.94%
Average Cap Rate	5.7%	5.7%	6.2%	-50 bps
	2Q25	2025 YTD	2024 YYD	YOY Change
Construction Deliveries	76,218	442,723	657,051	-32.62%
Net Absorption	26,893	-265,049	-315,223	N/A

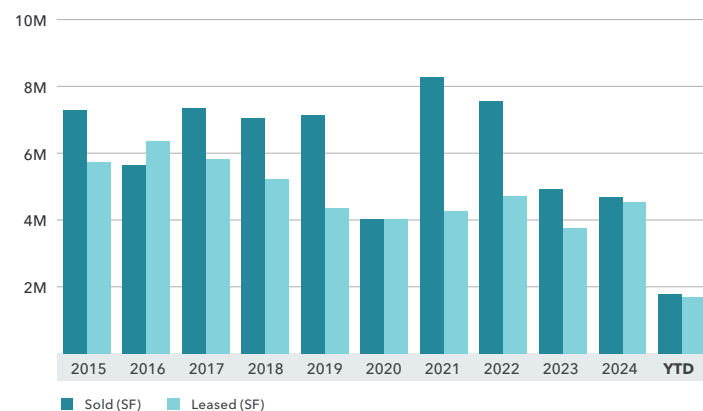
NEW CONSTRUCTION & ABSORPTION



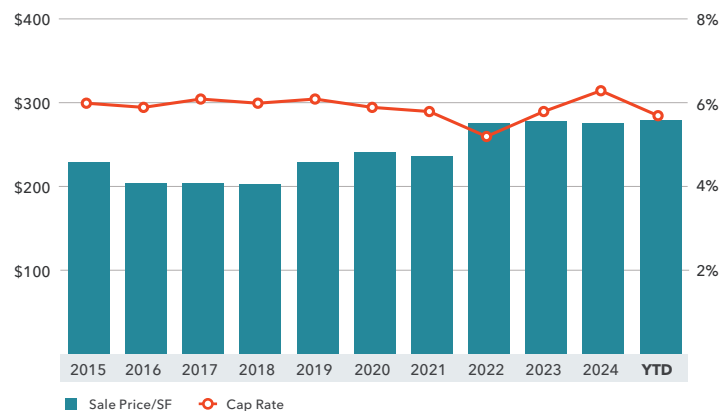
AVERAGE ASKING RENT/SF & VACANCY RATE



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

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

26.2M

ANNUAL SALES SF

36.7M

ANNUAL LEASING SF

ASSET SERVICES

58M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS

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