

## MARKET TRENDS

# INLAND EMPIRE *RETAIL*

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

### SIGNIFICANT SALE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Home Show Plaza	Riverside	146,759	\$23,000,000	\$156.72	K & G / Marketplace Subsidiary	Grae La Sierra, LLC
101 N Vineyard Ave	Airport Area	3,814	\$7,000,000	\$1,835.34	G & M Gapco, LLC	Ds Rani Talwar Inc
Westgate Plaza - Bldgs A-D	Riverside	43,709	\$6,574,809	\$150.42	Inland Pacific Petroleum Inc	La Sierra Investors

### SIGNIFICANT LEASE TRANSACTIONS 3Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Canyon Crossings	Moreno Valley/Perris	73,370	August 2025	Rancho Belago Childcare
Highland Avenue Plaza	San Bernardino	50,000	August 2025	Airtopia
Temecula Town Center	South Riverside	35,292	August 2025	Launch Family Entertainment

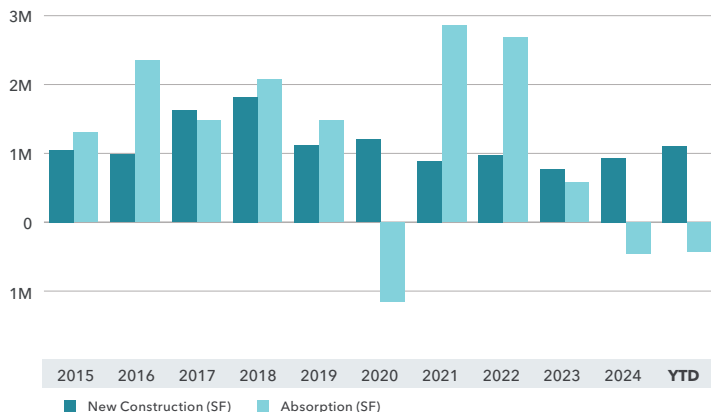
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Ranch at Model Colony	Airport Area	206,043	1Q 2026
1688 N Perris Blvd	Moreno Valley/Perris	150,521	4Q 2025
0 Van Buren Blvd	Riverside	117,300	1Q 2026

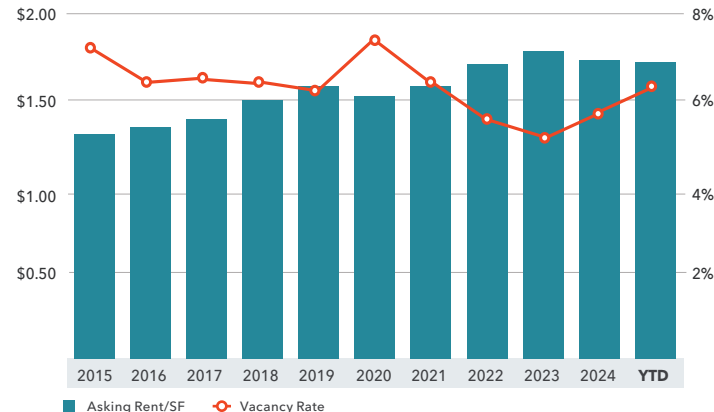
### MARKET BREAKDOWN

	3Q25	2Q25	3Q24	YOY Change
Vacancy Rate	6.4%	6.1%	5.6%	<b>80 bps</b>
Average Asking Rents	\$1.72	\$1.74	\$1.78	<b>-3.33%</b>
Under Construction (SF)	1,134,995	1,295,659	974,124	<b>16.51%</b>
Average Sales Price/SF	\$290	\$329	\$229	<b>26.77%</b>
Average Cap Rate	5.6%	5.9%	7.0%	<b>-140 bps</b>
	3Q25	2025 YTD	2024 YYD	YOY Change
Construction Deliveries (SF)	374,370	1,107,164	806,834	<b>37.22%</b>
Net Absorption	-226,525	-431,883	-190,503	<b>N/A</b>

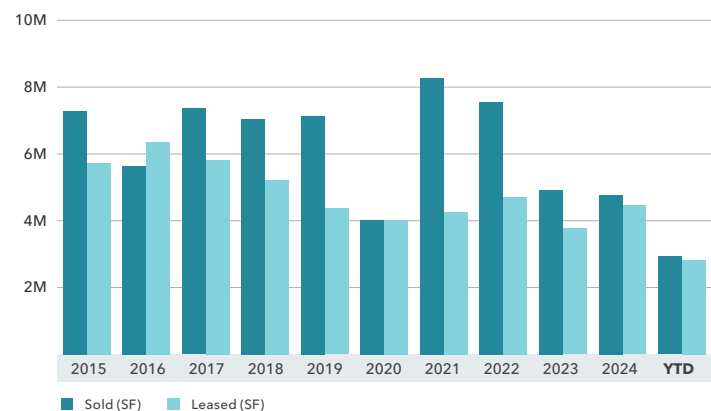
## NEW CONSTRUCTION & ABSORPTION



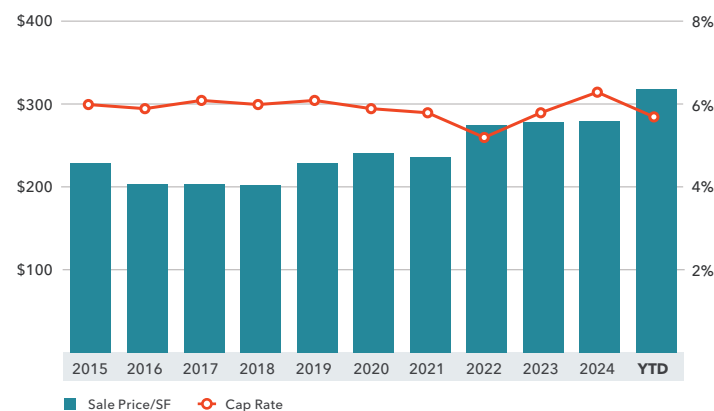
## AVERAGE ASKING RENT/SF & VACANCY RATE



## 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, 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.

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### COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**26.2M**

ANNUAL SALES SF

**36.7M**

ANNUAL LEASING SF

### ASSET SERVICES

**53M SF**

MANAGEMENT PORTFOLIO SIZE

**800+**

ASSETS UNDER MANAGEMENT

**250+**

CLIENTS SERVED

### VALUATION ADVISORY

**2,400+**

AVERAGE ASSIGNMENTS

**39**

TOTAL APPRAISERS

**24**

WITH MAI DESIGNATIONS