

MARKET TRENDS

INLAND EMPIRE *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
Magnolia Tyler Center	Riverside	81,920	\$24,430,380	\$298	DRA Advisors DLC Mgmt. Corp.	Merlone Geier Mgmt., Inc.
Highland Avenue Plaza	San Bernardino	87,879	\$23,060,678	\$262	DRA Advisors DLC Mgmt. Corp.	Merlone Geier Mgmt., Inc.
Mercedes-Benz of Palm Spings	Coachella Valley	28,000	\$16,400,000	\$586	indiGO Auto Group	FDH Enterprises Inc

SIGNIFICANT LEASE TRANSACTIONS 4Q 2025

Property	Submarket	SF	Transaction Date	Tenant
99 Cents Only Stores Of Fontana	Airport Area	23,200	October 2025	Super Penny
1481 N La Cadena Dr	San Bernardino	21,413	October 2025	Absolute Dollar Store
Waterman Ave Shopping Center	San Bernardino	20,090	October 2025	Absolute Dollar Store

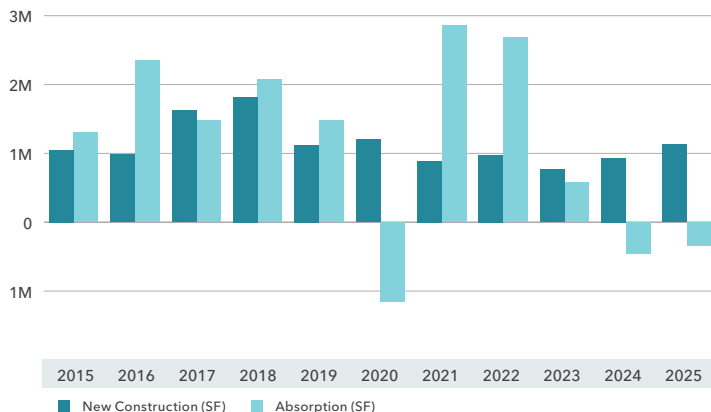
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Ranch at Model Colony	Airport Area	206,043	1Q 2026
1688 N Perris Blvd	Moreno Valley/Perris	150,521	2Q 2026
0 Van Buren Blvd	Riverside	117,300	2Q 2026

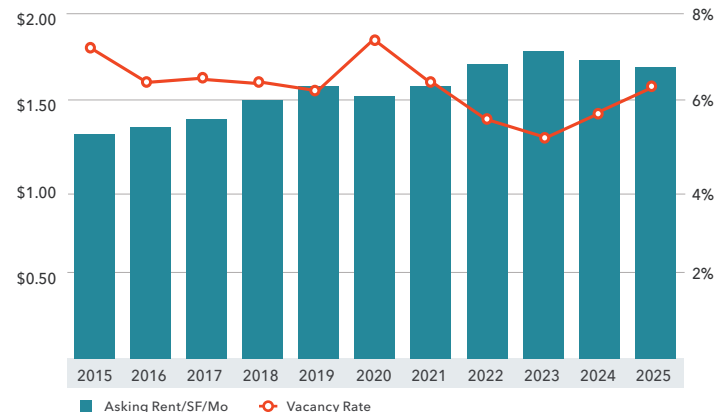
MARKET BREAKDOWN

	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	6.4%	6.3%	5.8%	60 bps
Average Asking Rents/SF/Mo	\$1.69	\$1.70	\$1.73	-2.36%
Under Construction (SF)	1,355,942	1,383,727	1,294,135	4.78%
Average Sales Price/SF	\$325	\$292	\$323	0.58%
Average Cap Rate	5.3%	5.9%	6.0%	-70 bps
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	40,185	1,129,918	934,543	20.91%
Net Absorption (SF)	-29,080	-343,831	-451,653	N/A

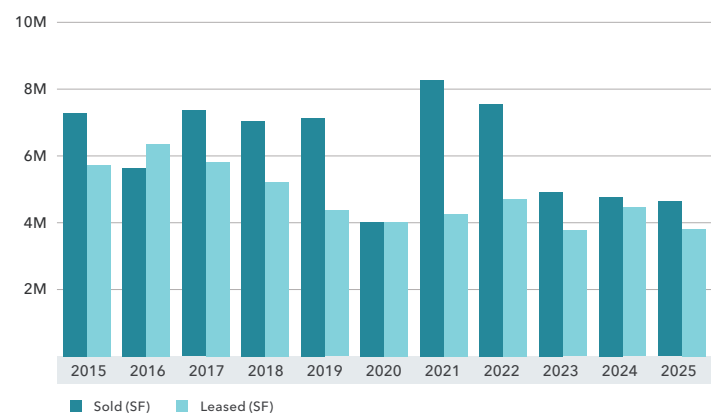
NEW CONSTRUCTION & ABSORPTION



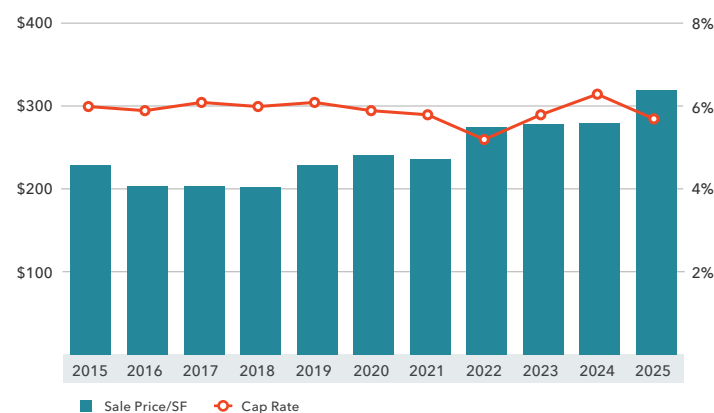
AVERAGE ASKING RENT/SF & VACANCY RATE



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, 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

DARREN TAPPEN

Regional President, Brokerage
Greater LA, SoCal & Arizona
949.557.5000
darren.tappen@kidder.com

Designated Broker

Eric Paulsen | LIC# 01001040

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

41

TOTAL
APPRAISERS

23

WITH MAI
DESIGNATIONS