

**MARKET TRENDS**

# INLAND EMPIRE *RETAIL*

 VACANCY

 RENTAL RATES

 UNEMPLOYMENT

 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 Springs	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

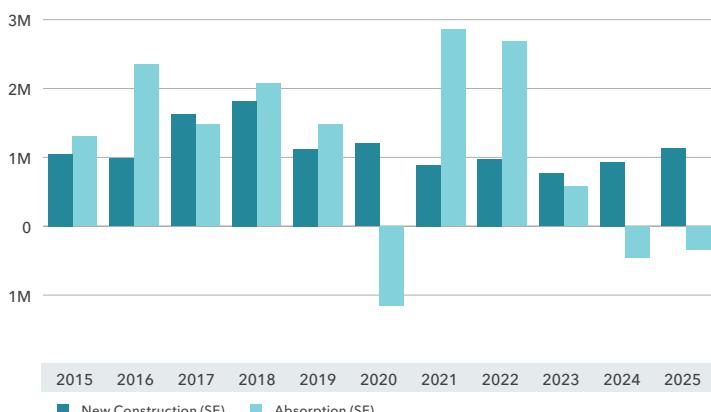
**SIGNIFICANT UNDER CONSTRUCTION**

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

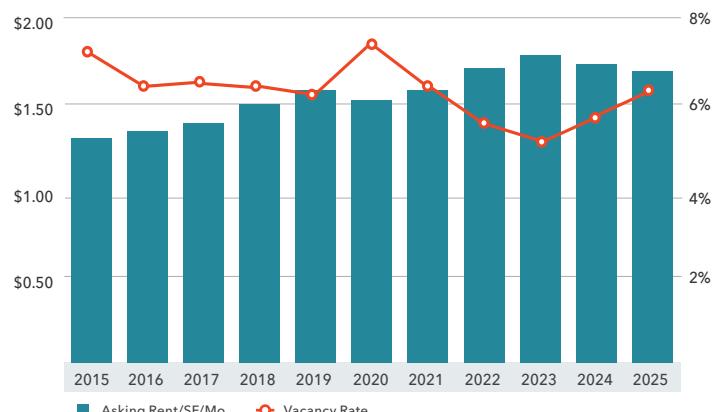
**MARKET BREAKDOWN**

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

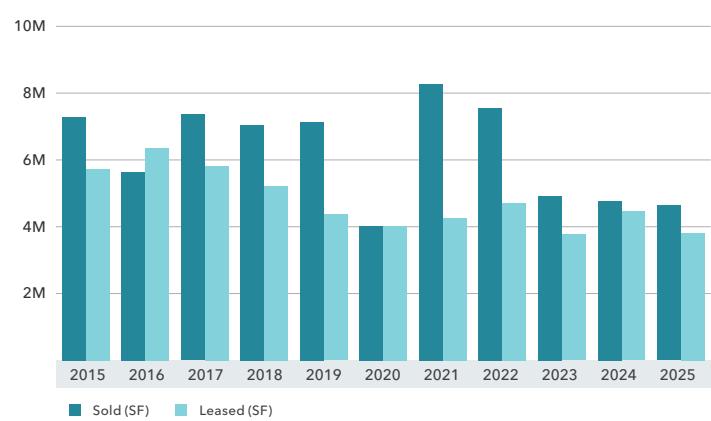
## NEW CONSTRUCTION &amp; ABSORPTION



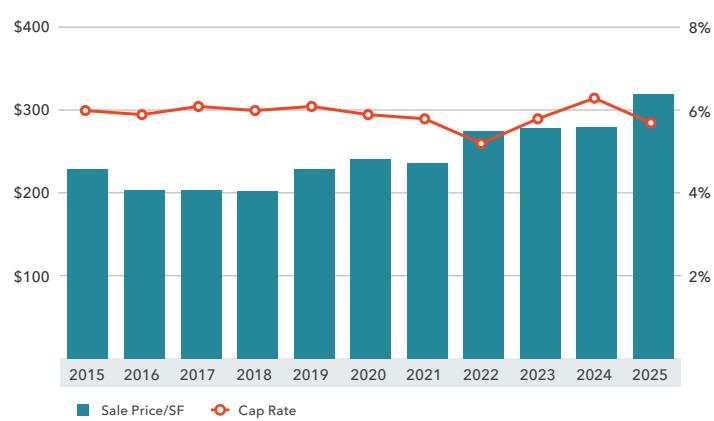
## AVERAGE ASKING RENT/SF &amp; VACANCY RATE



## SALE VOLUME &amp; LEASE VOLUME



## AVERAGE SALE PRICE/SF &amp; 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

**41**  
TOTAL APPRAISERS

**23**  
WITH MAI DESIGNATIONS