

## MARKET TRENDS

# INLAND EMPIRE RETAIL

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

### SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
424 Orange Show Rd	San Bernardino	30,014	\$18,950,000	\$631.37	Realty Income Corporation	ViaWest Group
Arlington Retail Center	Riverside	49,661	\$16,550,000	\$333.26	DP & DK Investments, Inc.	Stafford, LLC
5261-5265 Arlington Ave	Riverside	198,955	\$11,000,000	\$55.29	Bridge Housing Riverside, LLC	Riverside Property Owner, LLC

### SIGNIFICANT LEASE TRANSACTIONS 2Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Desert Sky Plaza Phase II	Mojave River Valley	148,605	April 2026	Target
Crossings At Corona	Corona/Eastvale	64,163	April 2026	Dick's Sporting Goods
Palm Plaza	Beaumont/Hemet	45,509	April 2026	Crunch

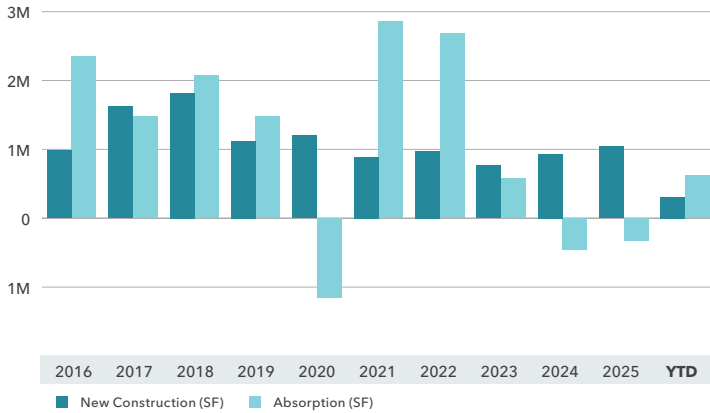
### SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Ranch at Model Colony	Airport Area	206,043	3Q 2026
22446 Bundy Canyon Rd	South Riverside	185,682	1Q 2027
1688 N Perris Blvd	Moreno Valley/Perris	150,521	4Q 2026

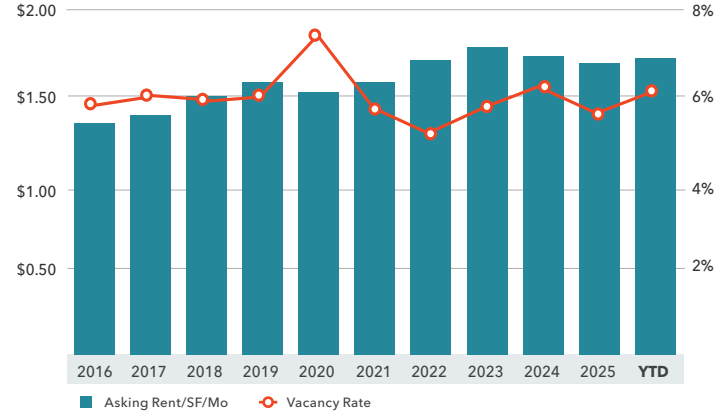
### MARKET BREAKDOWN

	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	6.2%	6.3%	6.1%	<b>10 bps</b>
Average Asking Rents/SF/Mo	\$1.72	\$1.71	\$1.73	<b>-0.53%</b>
Under Construction (SF)	1,115,791	1,111,138	1,285,697	<b>-13.22%</b>
Average Sales Price/SF	\$249	\$285	\$333	<b>-25.24%</b>
Average Cap Rate	6.7%	5.6%	5.8%	<b>90 bps</b>
	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	11,115	308,383	689,969	<b>-55.30%</b>
Net Absorption (SF)	158,880	620,628	-132,236	<b>N/A</b>

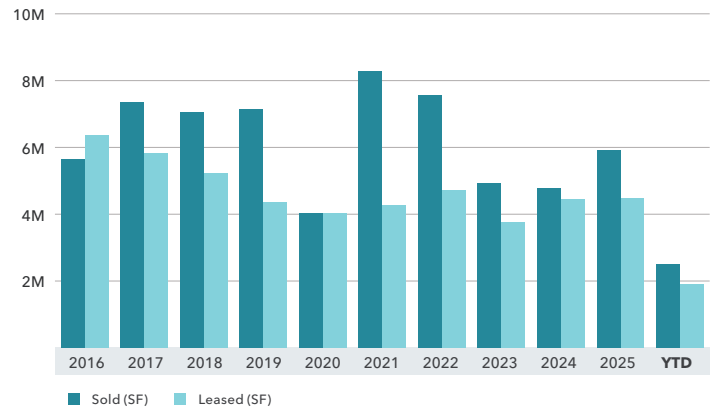
NEW CONSTRUCTION & ABSORPTION



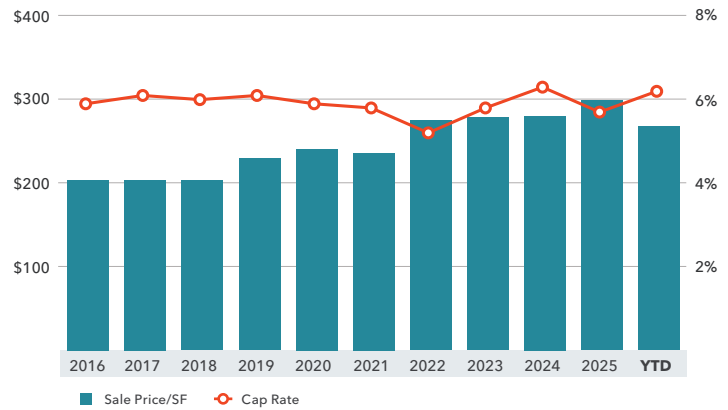
AVERAGE ASKING RENT/SF & VACANCY RATE



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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<b>COMMERCIAL BROKERAGE</b>	<i>\$9B</i> AVERAGE ANNUAL TRANSACTION VOLUME	<i>32.4M</i> ANNUAL SALES SF	<i>32.5M</i> ANNUAL LEASING SF
<b>ASSET SERVICES</b>	<i>54M SF</i> MANAGEMENT PORTFOLIO SIZE	<i>800+</i> ASSETS UNDER MANAGEMENT	<i>250+</i> CLIENTS SERVED
<b>VALUATION ADVISORY</b>	<i>2,700+</i> AVERAGE ASSIGNMENTS	<i>42</i> TOTAL APPRAISERS	<i>23</i> WITH MAI DESIGNATIONS