

MARKET TRENDS

INLAND EMPIRE *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
The Shoppes at Chino Hills	Chino/Chino Hills	358,317	\$157,000,000	\$438.16	Stockdale Capital Partners Hamilton Lane	Chino Dunhill, LLC
Village West Shopping Center	Beaumont/Hemet	198,877	\$49,500,000	\$248.90	Brixmor Village West, LLC	Granite Village West, LP
Kendall Plaza	San Bernardino	66,433	\$16,750,000	\$252.13	ASBP, LLC	Kendall Plaza, LLC

SIGNIFICANT LEASE TRANSACTIONS 3Q 2026

Property	Submarket	SF	Transaction Date	Tenant
Rancho Del Chino	Chino/Chino Hills	103,525	July 2026	Babo Pai Adventure Park
17575 Foothill Blvd	Airport Area	36,120	July 2026	Crunch Fitness
The District at Moreno Valley	Moreno Valley/Perris	23,000	July 2026	Rebirth Fitness

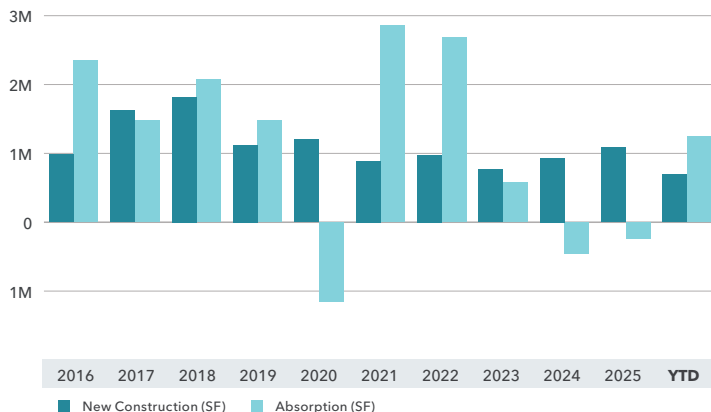
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
The Ranch at Model Colony	Airport Area	206,043	4Q 2026
Bundy Canyon Plaza	South Riverside	185,682	2Q 2027
Marketplace at The District - Jurupa Valley	Riverside	130,000	2Q 2027

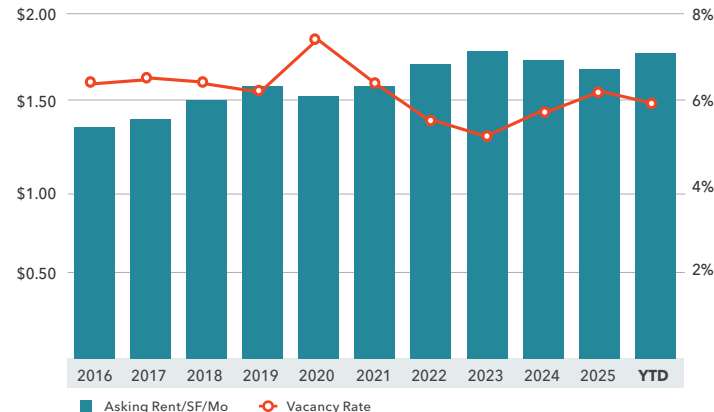
MARKET BREAKDOWN

	3Q26	2Q26	3Q25	YOY Change
Vacancy Rate	6.0%	6.2%	6.4%	-40 bps
Average Asking Rents/SF/Mo	\$1.77	\$1.72	\$1.70	4.16%
Under Construction (SF)	1,104,779	1,042,564	1,232,926	-10.39%
Average Sales Price/SF	\$300	\$246	\$298	0.78%
Average Cap Rate	7.0%	6.7%	5.9%	110 bps
	3Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (SF)	172,530	695,990	948,709	-26.64%
Net Absorption (SF)	402,499	1,245,186	-408,751	N/A

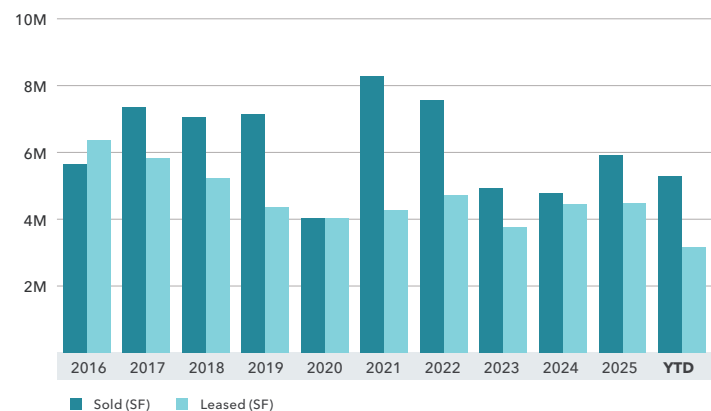
NEW CONSTRUCTION & ABSORPTION



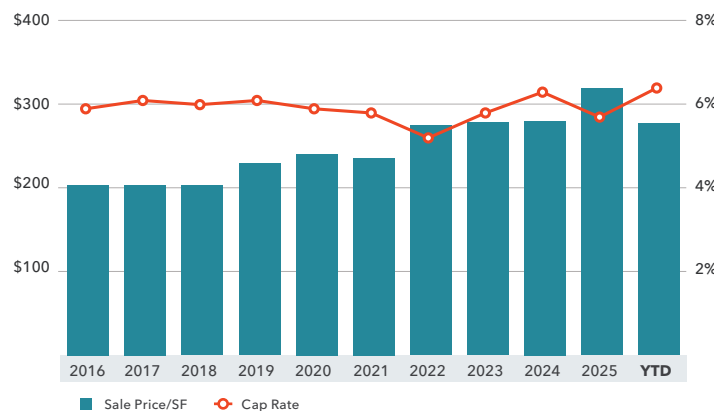
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



The information in this report was composed by the Kidder Mathews Research Group.

GARY BARAGONA

Vice President of Research
415.229.8925
gary.baragona@kidder.com

DARREN TAPPEN

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

Designated Broker

Eric Paulsen | LIC# 01001040

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 20 offices in Washington, Oregon, California, Nevada, Arizona, and Texas. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

32.4M

ANNUAL SALES SF

32.5M

ANNUAL LEASING SF

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,700+

AVERAGE ASSIGNMENTS

42

TOTAL APPRAISERS

23

WITH MAI DESIGNATIONS