

MARKET TRENDS

INLAND EMPIRE *RETAIL*

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

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
73670-73680 El Paseo	Coachella Valley	9,980	\$8,400,000	\$842	EPPD, LLC	WBS Holdings
The Orchard at Stone Creek	South Riverside	25,000	\$8,333,500	\$333	14272 Commerce, LLC	Carlta Development
79050 Varner Road	Coachella Valley	20,000	\$7,500,000	\$375	79050 Varner Road, LLC	Livleri Peter Trust

SIGNIFICANT LEASE TRANSACTIONS 1Q 2025

Property	Submarket	SF	Transaction Date	Tenant
Grove Plaza	Ontario	45,000	January 2025	Vallarta Supermarkets
Marketplace at Fifth	Yucaipa	34,000	January 2025	Grocery Outlet
Crossroads Marketplace	Chino Hills	31,000	January 2025	T&T Supermarket

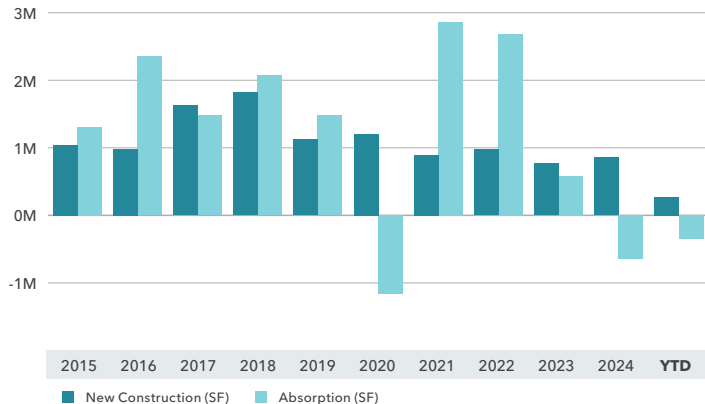
SIGNIFICANT UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Mission Village	Riverside	67,500	3Q 2025
Citrus Crossroads	Airport Area	53,740	2Q 2025
The Vineyard Freeway Center	South Riverside	50,239	2Q 2025

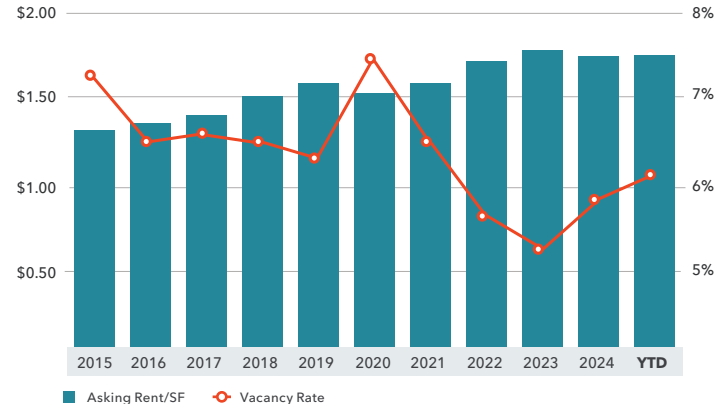
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	6.1%	5.8%	5.3%	80 bps
Average Asking Rents	\$1.75	\$1.74	\$1.81	-3.36%
Under Construction	520,138	646,973	631,965	-17.70%
Average Sales Price	\$408	\$335	\$211	93.45%
Average Cap Rate	5.6%	5.9%	5.9%	-30 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	275,868	111,255	499,414	-44.76%
Net Absorption	-350,132	-288,842	36,078	N/A

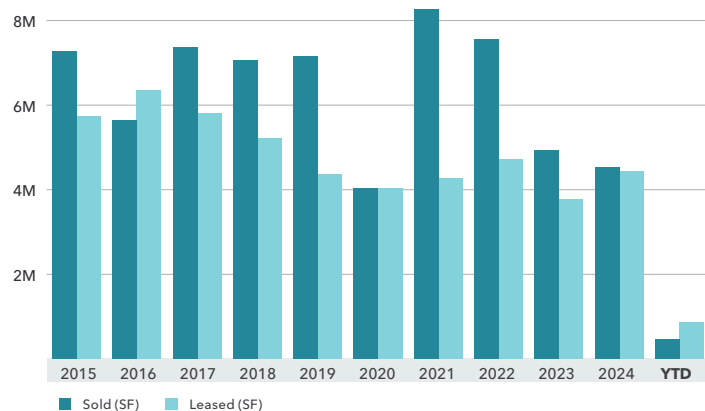
NEW CONSTRUCTION & ABSORPTION



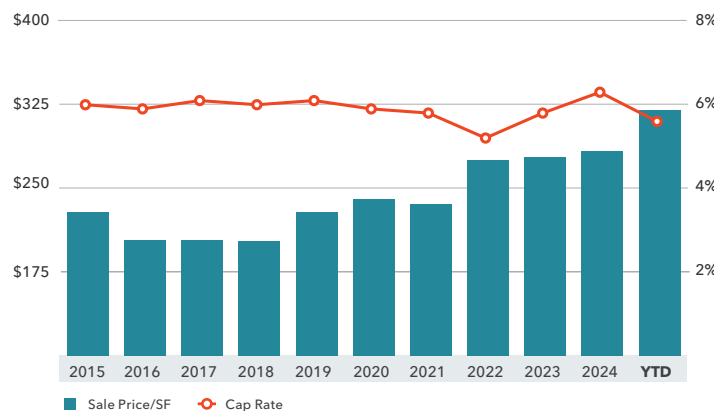
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALE PRICE/SF & CAP RATES



Data Source: CoStar



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

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COMMERCIAL BROKERAGE

\$9B

AVERAGE TRANSACTION VOLUME

26.2M

ANNUAL SALES SF

36.7M

ANNUAL LEASING SF

ASSET SERVICES

58M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS

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