

Retail Market Outlook

Inland Empire Q3 2025

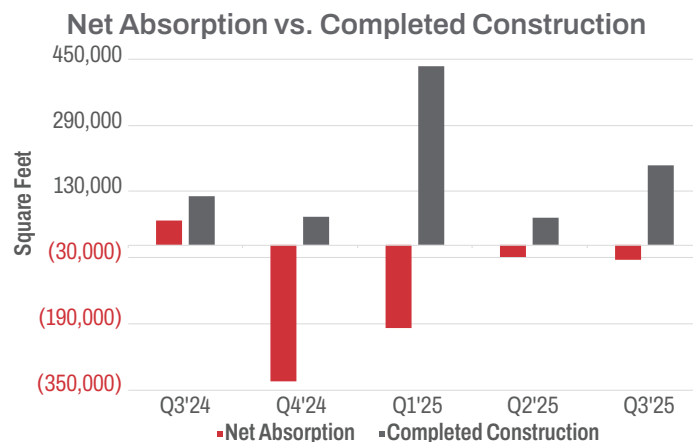
MARKET STATISTICS*

Submarket	Existing Total RBA (SF)	Under Construction (SF)	Total Available (%)	Total Vacancy (%)	Leasing Volume (SF)	YTD Leasing Volume (SF)	Sales Volume (SF)	YTD Sales Volume (SF)	Average Asking Rent (\$/SF NNN)	Average Sale Price (\$/SF)
Airport	28,123,230	209,260	4.8%	4.2%	111,864	73,431	48,138	340,284	\$2.31	\$640
High Desert	17,081,040	161,398	7.1%	7.2%	105,940	51,011	79,472	286,727	\$1.22	\$210
Riverside	38,815,805	231,619	5.9%	6.4%	152,230	206,090	346,323	700,832	\$1.81	\$275
San Bernardino	27,341,154	10,285	7.9%	7.2%	98,656	134,502	215,216	480,260	\$1.45	\$277
South	24,889,452	148,508	7.0%	6.0%	179,419	175,670	53,634	441,960	\$1.96	\$362
West	17,366,635	0	9.1%	9.8%	52,211	108,015	21,057	242,852	\$1.89	\$580
Inland Empire	153,617,316	761,070	6.7%	6.5%	700,320	748,719	763,840	2,492,915	\$1.72	\$314

*RBA includes retail buildings of all sizes. Rents reflect buildings of 5,000 square feet or greater.

LEASING TRENDS

Throughout 2025, the retail market continued to lose traction, with negative net absorption of 263,997 square feet year-to-date, reflecting the impact of 692,534 square feet of newly completed construction entering the market during the same period.

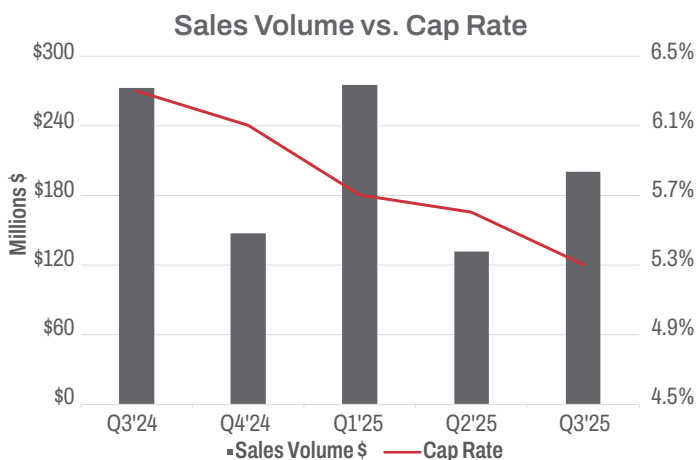


Select Lease Transactions

Address	City	Submarket	Square Feet
2550 Canyon Springs Pky: Rancho Belago Childcare	Riverside	Riverside	73,370
4010 Highland Ave: Airtopia	Highland	San Bernardino	50,000
27520 Ynez R: Launch Family Entertainment	Temcula	South	35,292
8032 Limonite Ave: Sprouts	Jurupa Valley	Riverside	31,000
1262-1284 Foothill Blvd: HomeGoods	Upland	West	22,378

SALES TRENDS

In Q3 2025, total sales volume surged by 52.2% compared to Q2. Year-to-date sales volume posted a modest 3.3% year-over-year increase, reflecting users and investors seeking opportunities as the outlook for brick-and-mortar retail continues to shift. The average cap rate registered at 5.3%, marking a 160-basis-point adjustment from the previous year.



Select Sales Transactions

Address	City	Submarket	Square Feet
Home Show Plaza: Community Center	Riverside	Riverside	146,759
Rialto Village: Neighborhood Center	Rialto	San Bernardino	112,451
Westgate Plaza: Neighborhood Center	Riverside	Riverside	63,409
Butterfield Station Shopping Center: Neighborhood Center	Temcula	South	30,041
25072 Redlands Blvd: Freestanding Retail	Loma Linda	San Bernardino	27,538