

# Retail Market Outlook

## Inland Empire Q4 2024

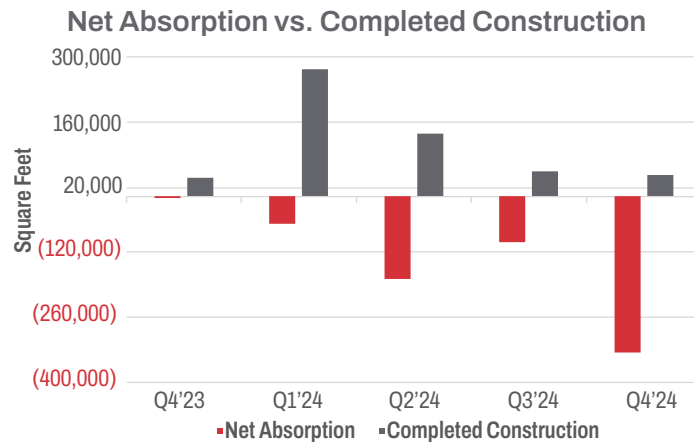
### MARKET STATISTICS\*

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	27,800,820	69,060	3.9%	3.4%	168,772	647,495	111,951	622,912	\$2.28	\$260
High Desert	17,135,920	54,448	6.7%	7.1%	42,824	397,123	134,368	362,468	\$1.19	\$360
Riverside	38,667,245	96,730	6.0%	6.2%	287,740	833,990	100,458	715,442	\$1.26	\$675
San Bernardino	27,147,255	53,285	7.3%	6.6%	111,533	588,363	71,713	1,030,964	\$1.59	\$477
South	24,842,733	173,130	6.5%	5.7%	119,956	646,566	429,075	768,420	\$1.79	\$286
West	17,180,004	26,426	9.4%	8.4%	73,485	339,027	29,241	624,890	\$2.06	\$352
<b>Inland Empire</b>	<b>152,773,977</b>	<b>473,079</b>	<b>6.4%</b>	<b>6.0%</b>	<b>804,310</b>	<b>3,452,564</b>	<b>876,806</b>	<b>4,125,096</b>	<b>\$1.78</b>	<b>\$359</b>

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

### LEASING TRENDS

Throughout 2024, the retail market experienced significant downward pressure, with a year-to-date net absorption of negative 671,910 square feet, as it adapted to 508,178 square feet of newly completed construction during the same period.



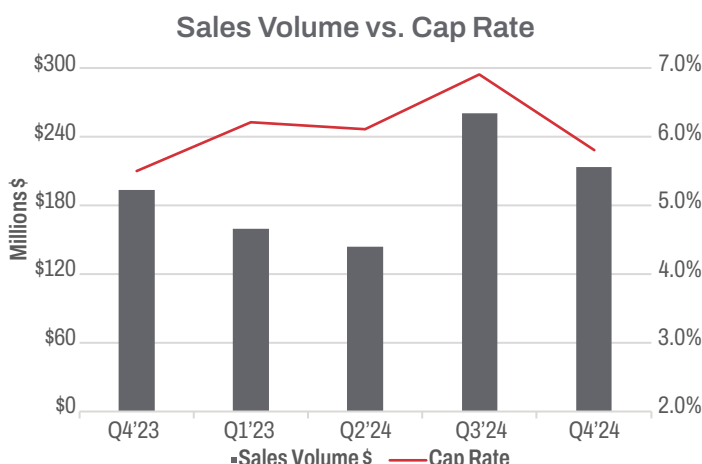
### Select Lease Transactions

Address	City	Submarket	Square Feet
11060-11080 Magnolia Ave: Superior Grocers	Riverside	Riverside	60,000
6033-6187 Magnolia Ave: Chuze Fitness	Riverside	Riverside	27,659
1702-1724 S Euclid Ave: Dollar Tree	Ontario	Airport	25,023
9596-9694 Baseline Rd: Savers	Rancho Cucamonga	Airport	23,200
2704-2744 Canyon Springs Pky: Michaels	Riverside	Riverside	21,800*

\*Renewal

### SALES TRENDS

In Q4 2024, sales volume fell by 10.0% compared to Q3. Despite this, year-to-date sales volume showed a robust 27.1% year-over-year increase from last year's total, reflecting how users and investors are seizing opportunities amid a shifting outlook for brick-and-mortar retail. The average cap rate rose to 5.8%, marking a 30-basis-point increase from the previous year.



### Select Sales Transactions

Address	City	Submarket	Square Feet
Civic Plaza: Neighborhood Center	Hemet	South	129,958
Plaza At Silverhawk: Community Center	Murrieta	South	90,755
404-426 N Euclid Ave: Storefront Retail	Ontario	South	64,002
13760 Bear Valley Rd Stater Brothers: Neighborhood Center	Victorville	High Desert	38,722
32939 Temecula Pky Smart & Final: Freestanding Retail	Temecula	South	30,038