

# Retail Market Outlook

## Inland Empire Q4 2025

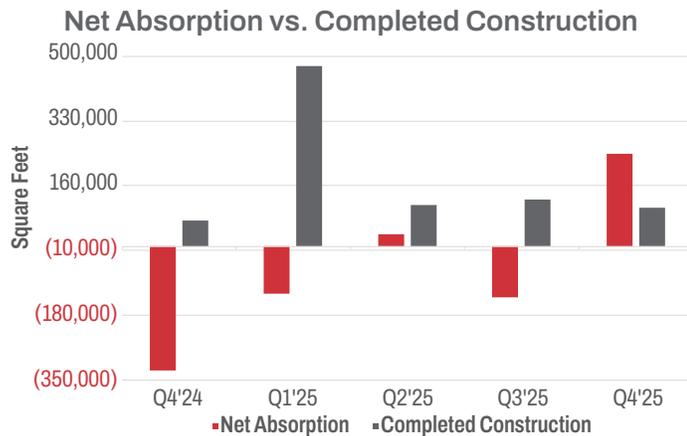
### MARKET STATISTICS\*

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	28,184,394	214,660	5.1%	3.9%	91,391	397,973	62,382	409,618	\$2.29	\$535
High Desert	17,166,029	138,142	6.6%	6.5%	25,383	363,140	210,825	501,552	\$1.21	\$147
Riverside	38,832,677	326,489	6.7%	7.1%	155,905	992,540	413,160	1,252,673	\$1.78	\$404
San Bernardino	27,351,114	11,923	7.2%	6.5%	139,946	467,227	348,136	842,246	\$1.43	\$381
South	25,125,746	85,465	7.0%	6.1%	83,466	410,531	492,390	941,122	\$1.89	\$282
West	17,312,478	0	8.8%	9.1%	62,287	434,183	39,789	282,641	\$1.92	\$409
<b>Inland Empire</b>	<b>153,972,438</b>	<b>776,679</b>	<b>6.8%</b>	<b>6.4%</b>	<b>558,378</b>	<b>3,065,594</b>	<b>1,566,682</b>	<b>4,229,852</b>	<b>\$1.70</b>	<b>\$342</b>

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

### LEASING TRENDS

Throughout 2025, the retail market oscillated as supply and demand pulled in opposite directions. Year-to-date net absorption narrowly remained positive at 16,948 square feet, while 810,737 square feet of new retail space was completed during the year, adding pressure to overall market fundamentals.

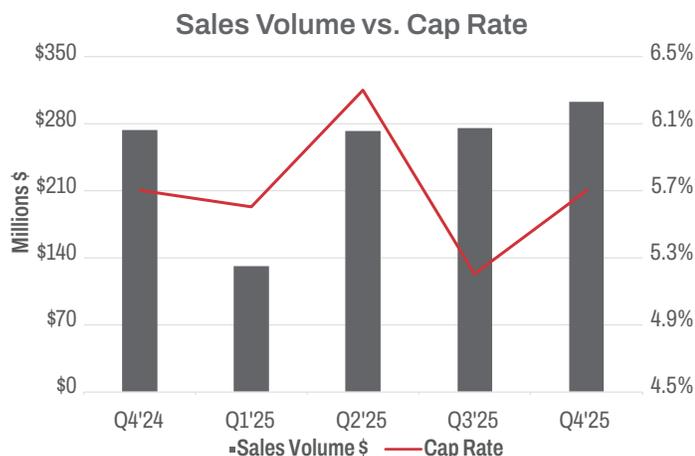


### Select Lease Transactions

Address	City	Submarket	Square Feet
40462-40470 Winchester Rd: EoS Fitness	Temecula	South	35,150
24899 Alessandro Blvd: Burlington	Moreno Valley	Riverside	31,200
9251-9255 Sierra Ave: Super Penny	Fontana	Airport	23,200
1481 N La Cadena Dr: Absolute Dollar Store	Colton	San Bernardino	21,413
1003 N Waterman Ave: Absolute Dollar Store	San Bernardino	San Bernardino	20,090

### SALES TRENDS

In 2025, sales volume followed a steady upward trajectory, with Q4 increasing 9.8% quarter over quarter. Year-to-date sales volume rose 13.3% year over year, reflecting both user and investor activity as they capitalized on a shifting outlook for brick-and-mortar retail. The average cap rate increased to 5.7%, a 10-basis-point rise from the prior year.



### Select Sales Transactions

Address	City	Submarket	Square Feet
3801-4097 Grand Ave: Shopping Center	Chino	West	461,269
39837 Alta Murrieta Dr: Community Center	Murrieta	South	372,969
100-101 Redlands: Mall	Redlands	San Bernardino	201,586
4020-4160 Highland Ave: Community Center	Highland	San Bernardino	87,879
3700 Tyler St: Shopping Center	Riverside	Riverside	81,920