

Industrial Market Outlook

Inland Empire | Q1 2026



MARKET STATISTICS

Submarket	Existing Rentable Sq Ft	Under Construction Sq Ft	Availability Rate	Vacancy Rate	Qtr. Leasing Volume Sq Ft	YTD Leasing Volume Sq Ft	Qtr. Sales Volume Sq Ft	YTD Sales Volume Sq Ft	Average Asking Rent	Average Sale Price
East	327,598,472	1,737,273	14.6%	10.6%	5,425,276	5,425,276	956,803	956,803	\$0.88	\$216
High Desert	30,640,340	4,351,105	14.1%	11.4%	87,675	87,675	176,843	176,843	\$1.07	\$131
South	24,069,450	3,059,893	20.7%	5.7%	122,214	122,214	1,765,035	1,765,035	\$1.12	\$159
West	374,547,103	1,069,236	10.3%	7.3%	6,989,779	6,989,779	674,459	674,459	\$1.01	\$274
Inland Empire	756,855,365	10,217,507	12.7%	8.8%	12,624,944	12,624,944	3,573,140	3,573,140	\$0.95	\$195

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 10,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

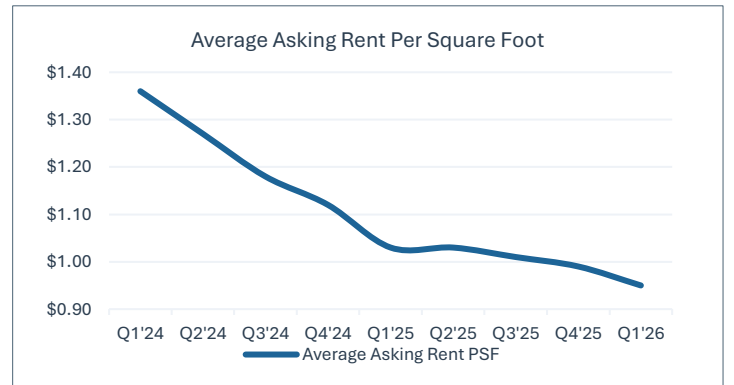
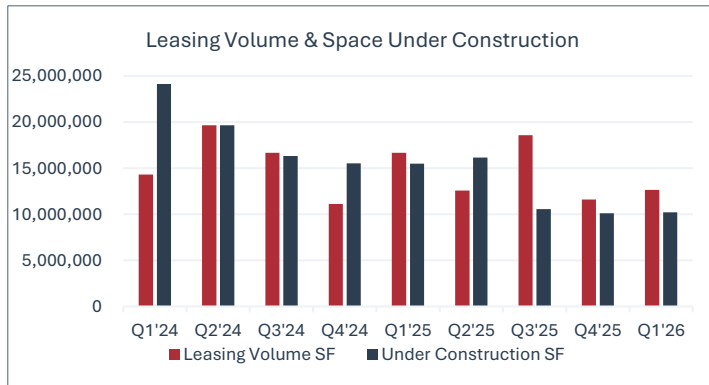
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
10545 Production Ave	Fontana	West	1,101,400
815 S Redlands Ave	Perris	East	1,020,657
16850 Heacock St	Moreno Vly	East	756,340
5331 S Carpenter Ave	Ontario	West	589,012
15710 San Antonio Ave	Chino	West	549,195

Sales: Address	City	Submarket	Sq Ft
20901 Krameria Ave	Riverside	East	1,001,789
609 S Kirby St	Hemet	South	850,640
14600 Innovation Dr	Riverside	East	601,246
1001 Columbia Ave	Riverside	East	507,000
13880 Monte Vista Ave	Chino	West	409,930

LEASING TRENDS

Leasing rebounded 8.7% QoQ in Q1'26, though remained 24.3% below Q1'25 levels. Rent continued its slide, falling 4.0% QoQ and 7.8% YoY as construction recedes. Persistent rent softening points to a market still working through oversupply, with leasing demand offering signs of stabilization.



SALES TRENDS

Sales volume fell 11.6% QoQ in Q1'26, while more than doubling Q1'25 levels at 102.5% YoY. Average sale pricing surged 34.4% QoQ and 4.1% YoY. Declining quarterly volume alongside a sharp pricing jump suggests a flight to quality, with higher-value assets driving sales activity heading into 2026.

