Office Market Outlook

Inland Empire | Q2 2026

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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
Airport	14,170,188	6,450	8.9%	6.0%	78,223	176,020	220,560	313,677	$2.58	$208
High Desert	5,451,536	26,208	4.2%	2.6%	15,677	34,868	83,857	153,410	$1.49	$179
Riverside	19,240,232	127,946	6.6%	5.0%	116,488	345,217	191,091	372,053	$2.46	$261
San Bernardino	15,060,924	0	4.8%	3.5%	51,442	79,822	91,100	121,916	$2.17	$196
South	8,357,322	32,292	6.1%	4.3%	51,353	131,494	93,216	116,709	$2.46	$95
West	4,316,837	11,148	5.8%	4.5%	27,848	81,256	19,927	30,982	$2.60	$280
Inland Empire	**66,597,039**	**204,044**	**6.4%**	**4.6%**	**341,031**	**848,677**	**699,751**	**1,108,747**	**$2.42**	**$207**

**Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 20,000+ SF, full-service gross, monthly on a direct basis. Sale price represents the average per square foot sold.*

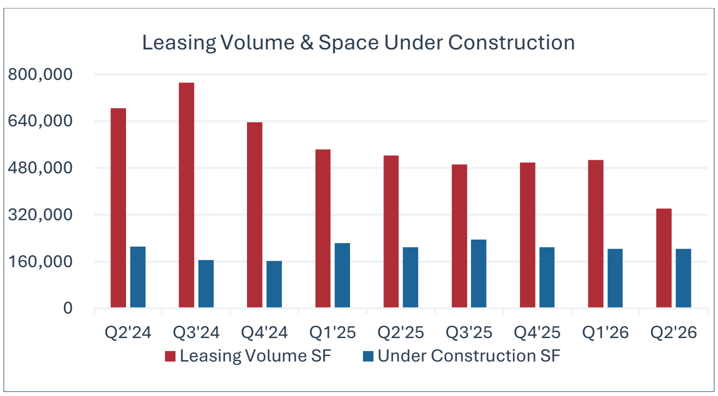
SELECT LEASE AND SALE TRANSACTIONS

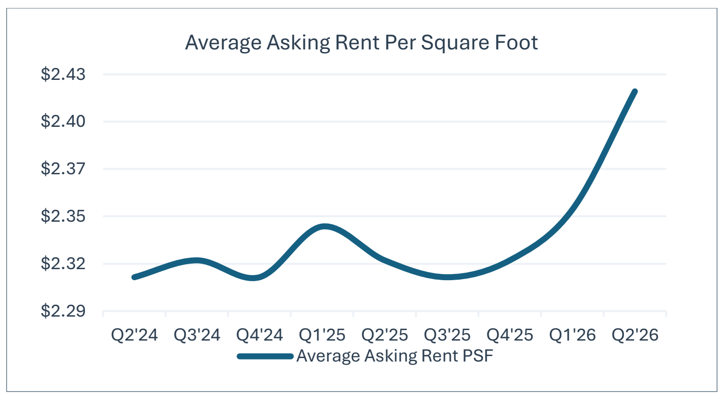
Leases: Address	City	Submarket	Sq Ft
3990 Concours	Ontario	Airport	25,692
625 E Carnegie Dr	San Bernardino	San Bernardino	18,061
10750 4th St	Rancho Cuca.	West	10,556
4150 Concours St	Ontario	Airport	9,354
10681 Foothill Blvd	Rancho Cuca.	West	9,029

Sales: Address	City	Submarket	Sq Ft
6301 Day St	Riverside	Riverside	109,947
3257 E Guasti Rd	Ontario	Airport	53,222
3237 E Guasti Rd	Ontario	Airport	53,123
24910 Las Brisas Rd	Murrieta	South	36,665
740 E Carnegie Dr	San Bernardino	San Bernardino	36,191

LEASING TRENDS

Leasing volume fell sharply, down 32.8% QoQ and 34.7% YoY, while under construction space held roughly flat QoQ but remained down 2.3% YoY, reflecting a broad contraction in leasing activity. Asking rent rose 3.0% QoQ and 4.3% YoY, suggesting pricing resilience despite softening demand.





SALES TRENDS

Sales volume rose 71.1% QoQ and 61.2% YoY, while average sale price per square foot slipped 3.1% QoQ and 0.9% YoY, suggesting strong transaction activity even as pricing held roughly steady.