

Retail 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
Airport	27,366,652	214,660	5.3%	4.1%	111,524	111,524	880,005	880,005	\$2.31	\$661
High Desert	17,399,117	47,096	6.6%	7.1%	17,941	17,941	143,539	143,539	\$1.34	\$302
Riverside	38,600,553	273,259	6.8%	7.4%	174,586	174,586	103,854	103,854	\$1.91	\$518
San Bernardino	27,372,555	10,285	7.0%	6.8%	87,892	87,892	166,638	166,638	\$1.42	\$200
South	25,135,774	33,826	6.7%	6.2%	157,688	157,688	109,369	109,369	\$1.81	\$247
West	17,011,106	3,910	7.6%	7.6%	67,107	67,107	102,121	102,121	\$1.85	\$320
Inland Empire	152,885,757	583,036	6.6%	6.5%	616,738	616,738	1,505,526	1,505,526	\$1.73	\$520

*Existing rentable Sq Ft includes all building sizes. Rents reflect buildings 5,000+ SF, triple net, monthly on a direct basis. Sale price represents the market average per square foot.

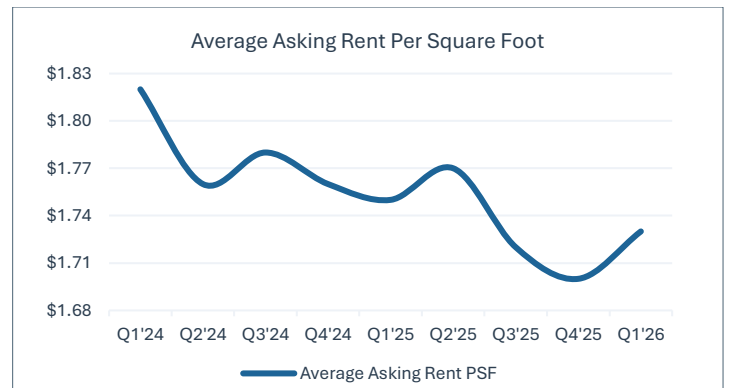
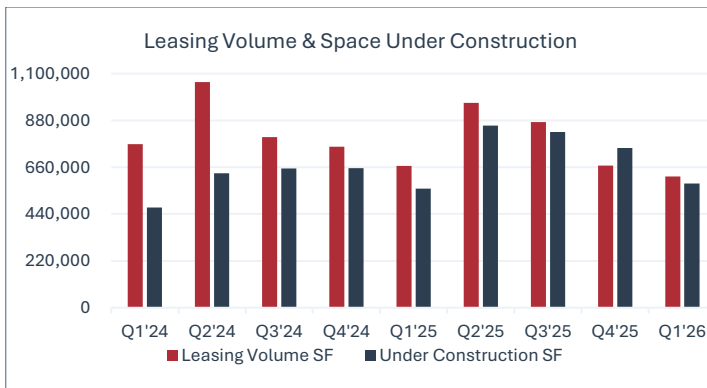
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
32241-85 Mission Trail Rd	Lake Els.	South	37,936
10920-10940 Foothill Blvd	La Mirada	R. Cucamonga	37,355
7840 Limonite Ave	Jurupa Villy	Riverside	31,632
69115-69265 Ramon Rd	Cath. City	South	27,462
5060 Montclair Plaza Ln	Montclair	West	26,859

Sales: Address	City	Submarket	Sq Ft
7777 Victoria Gardens Ln	R. Cuca.	West	185,480
1175 S Mount Vernon Ave	Colton	San Bernadino	104,231
14598 7 th St	Victorville	High Desert	47,650
42900 Jackson St	Indio	South	36,612
2369 W Florida Ave	Hemet	South	35,000

LEASING TRENDS

Leasing volume declined 7.7% QoQ and 7.4% YoY, while under construction space fell 22.3% QoQ though remains 4.2% above year-ago levels. Asking rent edged up 1.8% QoQ but slipped 1.1% YoY, suggesting modest near-term pricing pressure persists.



SALES TRENDS

Sales volume fell 25.8% QoQ but surged 73.0% YoY, while average sale price per square foot rose sharply, up 50.2% QoQ and 43.1% YoY, reflecting strong annual pricing momentum despite a slower quarter.

