Retail 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	27,254,610	206,043	5.3%	3.7%	69,020	180,544	115,160	1,001,064	$2.33	$564
High Desert	17,406,916	60,443	6.1%	6.5%	283,419	332,571	98,493	242,032	$1.34	$170
Riverside	38,556,343	285,621	6.4%	7.2%	311,606	486,512	217,642	519,367	$1.91	$230
San Bernardino	27,375,029	0	6.5%	6.3%	122,071	221,290	190,353	383,368	$1.43	$215
South	25,105,622	9,100	5.9%	5.4%	196,049	366,636	325,046	462,765	$1.78	$245
West	17,125,445	3,850	9.7%	8.5%	128,696	268,983	67,581	169,032	$1.95	$273
Inland Empire	**152,823,965**	**565,057**	**6.5%**	**6.2%**	**1,110,861**	**1,856,536**	**1,014,275**	**2,777,628**	**$1.74**	**$244**

**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.*

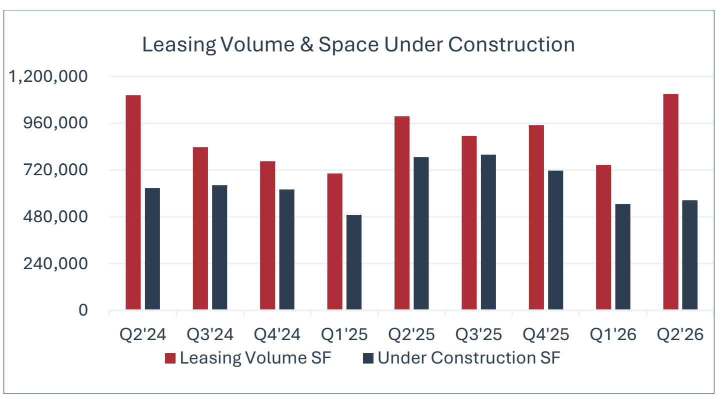
SELECT LEASE AND SALE TRANSACTIONS

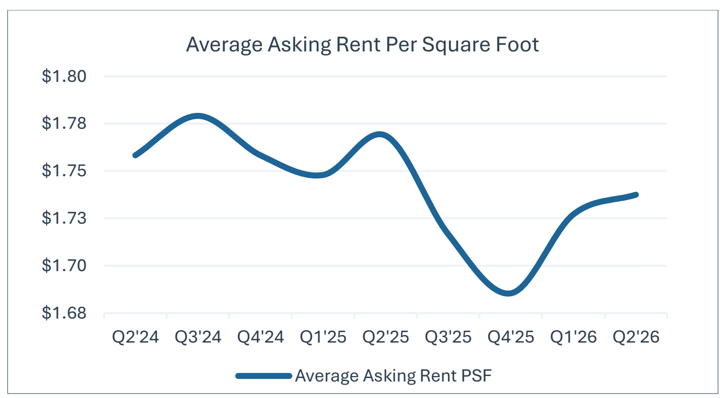
Leases: Address	City	Submarket	Sq Ft
Roy Rogers Dr	Victorville	High Desert	148,605
2550 Canyon Springs Pky	Riverside	Riverside	73,370
3615-3665 Grand Oaks	Corona	Riverside	64,163
859-869 W Florida Ave	Hemet	South	45,509
40508 Murrieta Hot Spgs. Rd	Murrieta	South	40,000

Sales: Address	City	Submarket	Sq Ft
5261-5265 Arlington Ave	Riverside	Riverside	198,955
40408-40458 Winchester Rd	Temecula	South	182,372
6100-6350 Van Buren Bl	Riverside	Riverside	107,547
40462-40470 Winchester Rd	Temecula	South	57,021
3437 Arlington Ave	Riverside	Riverside	49,661

LEASING TRENDS

Leasing volume rose 49.0% QoQ and 11.6% YoY, while under construction space edged up 3.5% QoQ but remained down 28.0% YoY. Asking rent rose 0.6% QoQ but slipped 1.7% YoY, suggesting modest annual pricing pressure despite the strong leasing rebound.





SALES TRENDS

Sales volume fell 42.5% QoQ but remained up 21.4% YoY, while average sale price per square foot dropped sharply, down 51.7% QoQ and 29.8% YoY, reflecting a steep pricing pullback despite year-over-year gains in transaction volume.