

Retail Market Outlook

Inland Empire | Q3 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	27,358,946	214,543	5.2%	4.1%	103,201	304,153	74,146	1,061,199	\$2.28	\$411
High Desert	17,480,541	101,610	6.1%	6.5%	65,844	438,284	239,333	522,531	\$1.34	\$183
Riverside	38,088,855	262,018	6.1%	5.5%	155,804	804,450	563,688	1,088,351	\$1.83	\$106
San Bernardino	27,387,762	0	7.0%	6.8%	79,300	309,059	337,085	734,336	\$1.56	\$181
South	25,038,462	193,572	6.0%	5.4%	111,227	490,273	379,932	861,097	\$1.76	\$253
West	17,023,600	3,850	8.7%	8.3%	164,407	440,190	437,466	601,698	\$1.98	\$416
Inland Empire	152,378,166	775,593	6.4%	5.9%	679,783	2,786,409	2,031,650	4,869,212	\$1.75	\$314

*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.

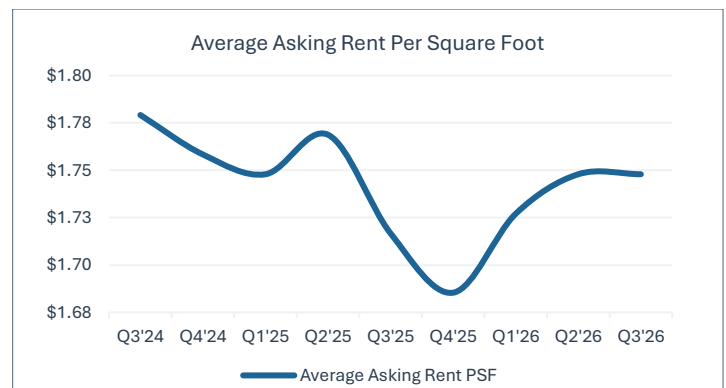
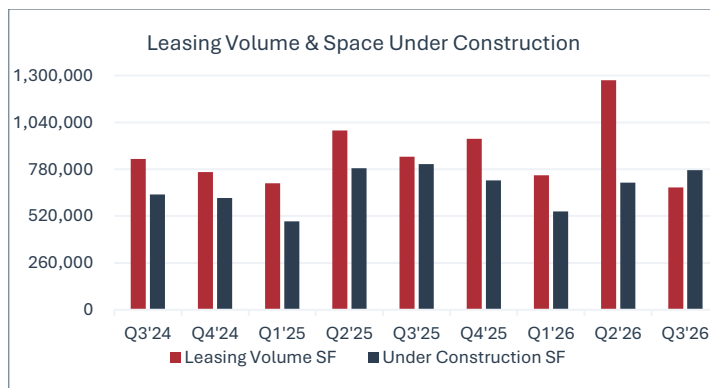
SELECT LEASE AND SALE TRANSACTIONS

Leases: Address	City	Submarket	Sq Ft
14659 Ramona Ave	Chino	West	103,525
17575 Foothill Blvd	Fontana	Airport	36,120
1200 Washington St	Colton	San Bernardino	24,948
24318 Hemlock Ave	Moreno Valley	Riverside	23,000
28995 Newport Rd	Menifee	South	17,214

Sales: Address	City	Submarket	Sq Ft
5261-5265 Arlington Ave	Riverside	Riverside	198,955
2981-3133 W Florida Ave	Hemet	South	165,316
3601 Galleria At Tyler	Riverside	Riverside	152,813
480 N McKinley St	Corona	Riverside	117,600
375 E Alessandro Blvd	Riverside	Riverside	104,490

LEASING TRENDS

Leasing volume fell 46.6% QoQ and 19.9% YoY, while space under construction rose 9.8% QoQ but remained down 4.0% YoY. Average asking rent held flat QoQ but increased 1.7% YoY, reflecting modest annual rent growth despite weaker leasing activity.



SALES TRENDS

Sales volume rose 83.8% QoQ and 152.5% YoY, while average sale price per square foot fell 15.8% QoQ down 22.1% YoY, indicating stronger transaction activity alongside lower pricing trends.

