

Real Estate Market Review

Inland Empire Retail

Top Sale Transactions for 1Q 2018

Property	Submarket	Square Feet	Sale Price	Price/SF	Cap Rate	Buyer	Seller
Albertson's Center	South Riverside	67,358	\$17,604,889	\$261.36	5.37%	N/A	CF Albert Propco Li LLC
Stonedridge Towne Center	Riverside	40,000	\$9,635,000	\$240.88	-	Boyland Properties Moreno Valley	M R Sterling LLC
6600 Magnolia Ave.	Riverside	12,804	\$9,500,000	\$741.96	5.20%	TingTing Qin	World Premier Investments, Inc.
Chino Town Square	West San Bernardino	81,282	\$8,915,500	\$109.69	-	Costanzo Investments	Continental Property Group
1820 N. Perris Blvd.	South Riverside	12,540	\$8,546,149	\$681.51	5.51%	Village Grove Plaza Partnership	Evergreen Trachman-Citrus

Top Lease Transactions for 1Q 2018

Property	Submarket	Square Feet	Date	Landlord	Tenant
27550 W. Lugonia Ave.	East San Bernardino	41,920	Feb 2018	Redlands Joint Venture LLC	N/A
121 E. Foothill Blvd.	West San Bernardino	39,469	Jan 2018	Wood Investments, Inc.	Burlington Coat Factory
72333 Highway 111	Coachella Valley	39,287	Feb 2018	Property CA SCJLW One Corp.	Bob's Discount Furniture
100 NW Temecula Parkway	South Riverside	37,000	Jan 2018	N/A	LA Fitness
4195 Inland Empire Blvd.	Airport Area	30,000	Jan 2018	Las Vegas Land & Develop. Co. Inc.	N/A
121 E. Foothill Blvd.	West San Bernardino	23,585	Jan 2018	Wood Investments, Inc.	Ross

Top Under Construction

Property	Address	Submarket	Square Feet	Owner	Delivery Date
Renaissance Marketplace	Ayala Dr. & 210 Freeway	East San Bernardino	513,000	Lewis Group of Companies	Jun 2018
6230 Mission Blvd.	6230 Mission Blvd.	Riverside	67,500	Legend International Investment LP	Feb 2018
City Center Plaza	NWC Sierra Ave & San Bernardino Ave.	Airport Area	38,000	Maywo USA Corp.	Apr 2018
Haven City	Haven & Arrow	Airport Area	30,000	N/A	Apr 2018
Town Center	27550 Base Line St.	East San Bernardino	27,524	Smart & Final Stores LLC	Apr 2018

Market Forecast Trends



Market Snapshot

	1Q 2018	4Q 2017	1Q 2017	Annual % Change
New Construction	232,734	431,298	79,923	191.20%
Under Construction	707,749	232,734	787,762	-10.16%
Vacancy Rate	6.4%	6.4%	6.4%	0.00%
Average Asking Rents	\$17.04	\$17.16	\$17.04	0.00%
Average Sales Price	\$270.80	\$157.50	\$200.98	34.74%
Cap Rate	5.04%	5.48%	5.41%	-6.84%
Net Absorption	151,034	725,311	-11,102	N/A

kiddermathews.com

Offices

Seattle
206.296.9600

Bellevue
425.454.7040

South Seattle
206.248.7300

Tacoma
253.722.1400

Olympia
360.705.2800

Portland
503.221.9900

San Francisco
415.229.8888

Redwood Shores
650.769.3600

Silicon Valley
408.970.9400

Sacramento
916.970.9700

Roseville
916.751.3600

Los Angeles
213.880.5250

Commerce
323.727.1144

El Segundo
310.807.0880

Long Beach
562.472.0071

Orange County
949.557.5000

Inland Empire
909.764.6500

San Diego
858.509.1200

Carlsbad
760.430.1000

Reno
775.301.1300

Phoenix
602.513.5200

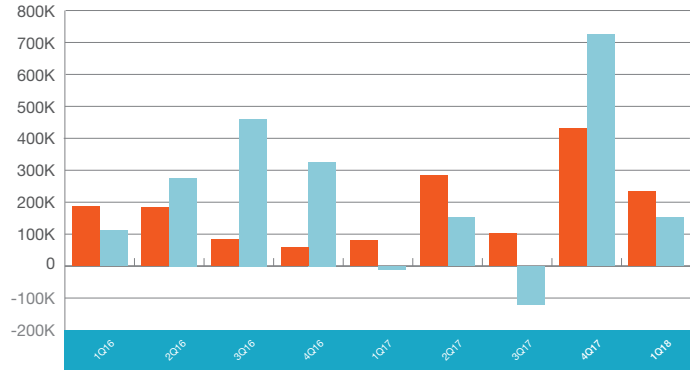
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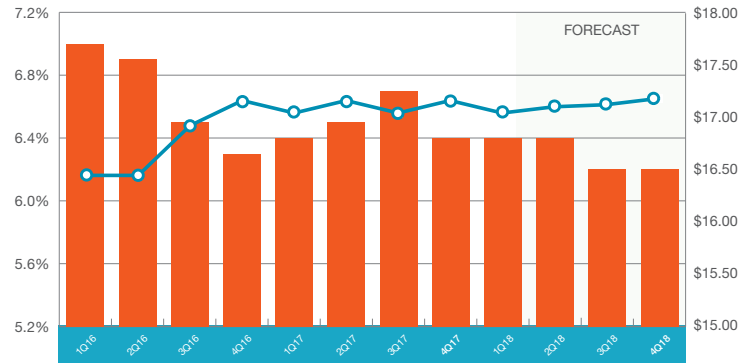
NEW RETAIL CONSTRUCTION & ABSORPTION

■ New Construction
■ Absorption



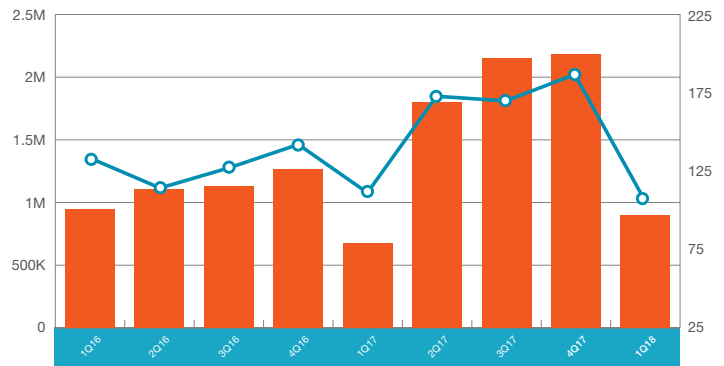
AVERAGE ASKING RENT/SF & VACANCY RATE*

■ Vacancy Rate
○ Asking Rent/SF



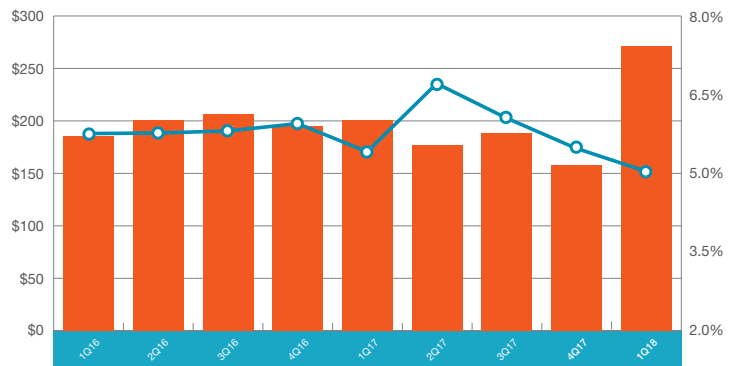
SQUARE FEET SOLD & NUMBER OF SALE TRANSACTIONS

■ SF Sold
○ # of Transactions



AVERAGE SALES PRICE/SF & CAP RATES

■ Average Sales Price/SF
○ Cap Rate



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