

Real Estate Market Review

# Inland Empire Retail

## Top Sale Transactions for 3Q18

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
29737 Antelope Road	South Riverside	38,000	\$14,600,000	\$384.21	Los Portales Associates	Muirfield Properties
20258 Highland Avenue	East San Bernardino	110,362	\$13,874,563	\$125.72	Newman International LLC	Rohhana Group
14425 Moreno Beach Drive	Moreno Valley	44,005	\$13,587,491	\$308.77	Smart Loan Capital	Phillips Edison REIT
1028 N. Mountain	Upland	49,970	\$12,425,000	\$248.65	826 Hobart LLC	Agree Realty Corporation
1499 Highland Avenue	East San Bernardino	30,484	\$11,951,000	\$392.04	Granger Associates	Gerald W. Beard Realty

## Top Lease Transactions for 3Q18

Property	Submarket	Square Feet	Date	Landlord	Tenant
27220 Eucalyptus Avenue	Moreno Valley	45,662	August 2018	Weingarten Realty	Best Buy
9040 San Bernardino Road	Rancho Cucamonga	39,324	July 2018	C-III Asset management	Empower Youth Sports
27220 Eucalyptus Avenue	Moreno Valley	18,000	August 2018	Weingarten Realty	West Elm
12125 Day Street	Moreno Valley	7,125	August 2018	ICO Investment Group	Hope CDC
14910 Summit Avenue	Fontana	7,000	August 2018	USAA Real Estate Company	Sola Salon Studios

## Top Under Construction

Property	Address	Submarket	Square Feet	Owner	Delivery Date
Renaissance Marketplace	Ayala Drive & 210 Freeway	East San Bernardino	260,883	Lewis Group of Companies	December 2018
1605 E. 2nd Street	1605 E. 2nd Street	Riverside	75,000	Strategic Retail Advisors	March 2019
6230 Mission Boulevard	6230 Mission Boulevard	Riverside	67,500	Legend Intl. Investments LP	August 2019
Cinemark	Ayala Drive & 210 Freeway	East San Bernardino	56,561	Lewis Group of Companies	April 2019
City Center Plaza	NWC Sierra Avenue & San Bernardino Avenue	Airport Area	49,000	Maywo USA Corp.	February 2019

### Market Forecast Trends

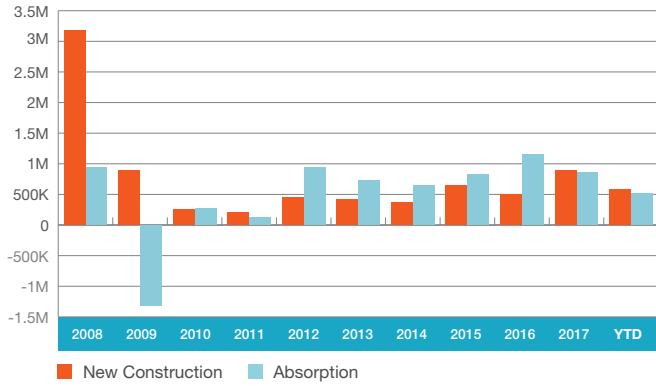


YEAR-TO-YEAR BASIS

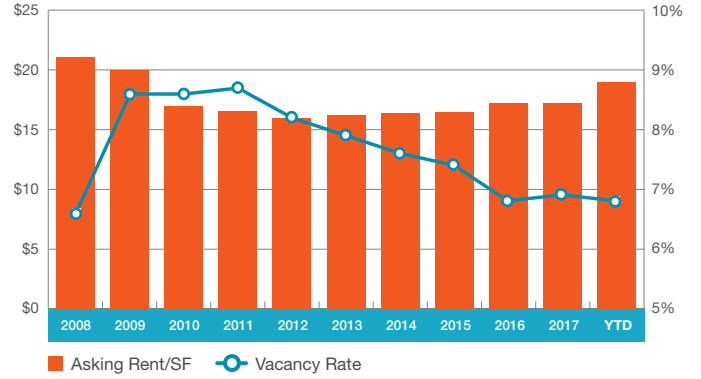
### Market Snapshot

	3Q 2018	2Q 2018	3Q 2017	Annual % Change
New Construction	230,617	48,846	81,225	183.92%
Under Construction	999,692	1,173,742	1,311,792	-23.79%
Vacancy Rate	6.7%	6.6%	7.0%	-4.29%
Average Asking Rents (NNN)	\$19.68	\$19.56	\$17.04	15.49%
Average Sales Price / SF	\$205.65	\$163.65	\$193.54	6.26%
Cap Rates	6.06%	5.98%	6.34%	-4.42%
Net Absorption	102,880	87,927	-173,255	N/A

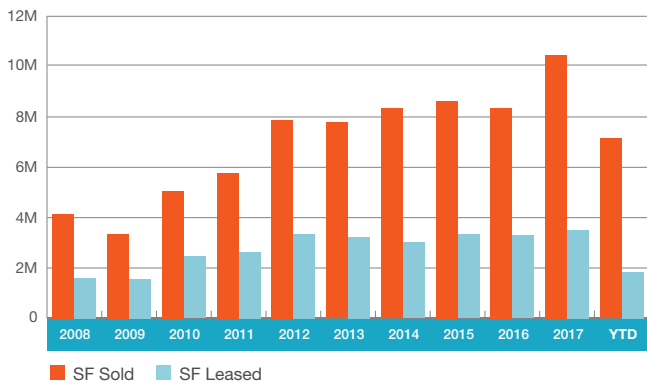
### NEW RETAIL CONSTRUCTION & NET ABSORPTION



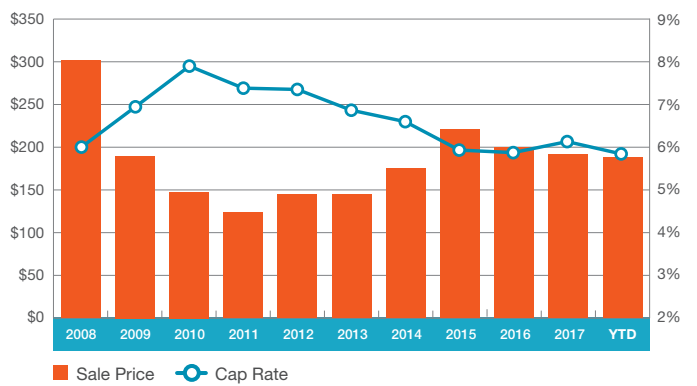
### AVERAGE ASKING RENT/SF & VACANCY RATE



### SALE & LEASE VOLUME



### AVERAGE SALES PRICE/SF & CAP RATES

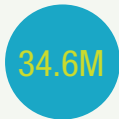


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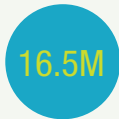
#### COMMERCIAL BROKERAGE



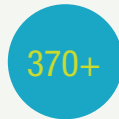
ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



# BROKERS

#### PROPERTY MANAGEMENT

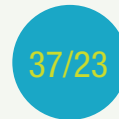


MANAGEMENT PORTFOLIO

#### VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S

#### Contact

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