



INDUSTRIAL MARKET OVERVIEW

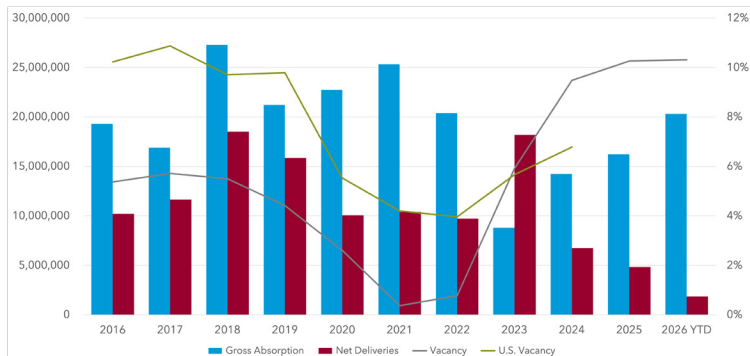
JENNIFER YINGST, *Research and Marketing Manager*

East Valley's industrial market recorded 5,519,711 SF of 12-month gross absorption in Q3 2026. Vacancy declined to 9.2%, from 9.86% in Q2, while average annual NNN asking rent rose to \$11.22/SF. Inventory increased to 292.96 million SF, and 1.33 million SF was under construction, down from 1.72 million SF last quarter. The largest leases were in Moreno Valley and Perris, led by Deckers Outdoor at 1.53 million SF, followed by Amazon and Wayfair. The largest sale was 1.01 million SF at 4565 Redlands Ave. in Perris for \$193.2 million (\$191.62/SF); average sale pricing was \$246.69/SF.

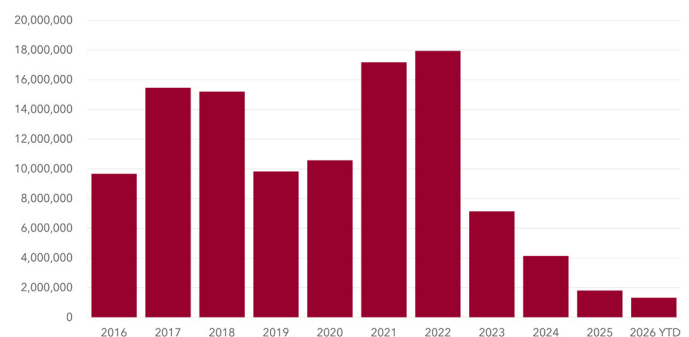
MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▼ 12 Mo Gross Absorption SF	5,519,711	6,944,301	7,845,657	4,102,197	4,307,405
▼ Vacancy Rate	9.20%	9.86%	10.31%	10.26%	10.20%
▲ Avg NNN Asking Rate PSF	\$11.22	\$11.04	\$11.40	\$12.16	\$11.87
▼ Sale Price PSF	\$246.69	\$256.02	\$253.72	\$226.33	\$267.07
◀▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	1,331,407	1,720,054	1,720,054	1,811,818	2,186,618
▲ Inventory SF	292,960,014	291,733,529	291,747,884	289,376,312	289,223,567

*Please contact Lee & Associates Riverside for Cap Rate Information

GROSS ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4565 Redlands Ave Perris, CA	1,008,000 SF	\$193,152,500 \$191.62 PSF	Prologis Exch 4565 Redlands Ave, LLC Stratford Ranch 1, LLC	Class A
4555 Redlands Ave Perris, CA	599,113 SF	\$104,693,000 \$174.75 PSF	Prologis Exch 4555 Redlands Ave, LLC Stratford Ranch 1, LLC	Class A
1101 California St Redlands, CA	356,791 SF	\$63,300,000 \$177.41 PSF	Cape Ann Properties, LLC N Palisade Partners, LLC LKM Capital Inv, LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
17700 Indian St & 17791 Perris Blvd Moreno Valley, CA	1,530,944 SF	Duke Realty Corpora- tion	Deckers Outdoor	Apparel, Accessories & Footwear
24405 Krameria Ave. Moreno Valley, CA	1,331,763 SF	ProLogis Trust	Amazon	Distribution of goods
3300 Indian Ave. Perris, CA	1,224,874 SF	Prologis, Inc.	Wayfair, Inc.	Distribution of goods

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