

2026

2ND QUARTER

MARKET INSIGHT

Inland Empire West

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LeePR

OVERALL VACANCY RATE

7.4%

YOY ▲ 17.5%
QOQ ▼ -2.6%

OVERALL ASKING LEASE RATES (NNN)

\$1.05

YOY ▲ 1.0%
QOQ ▲ 2.9%

OVERALL LEASING ACTIVITY

9.9M_{SF}

YOY ▲ 40.9%
QOQ ▲ 19.8%

UNDER CONSTRUCTION (PSF)

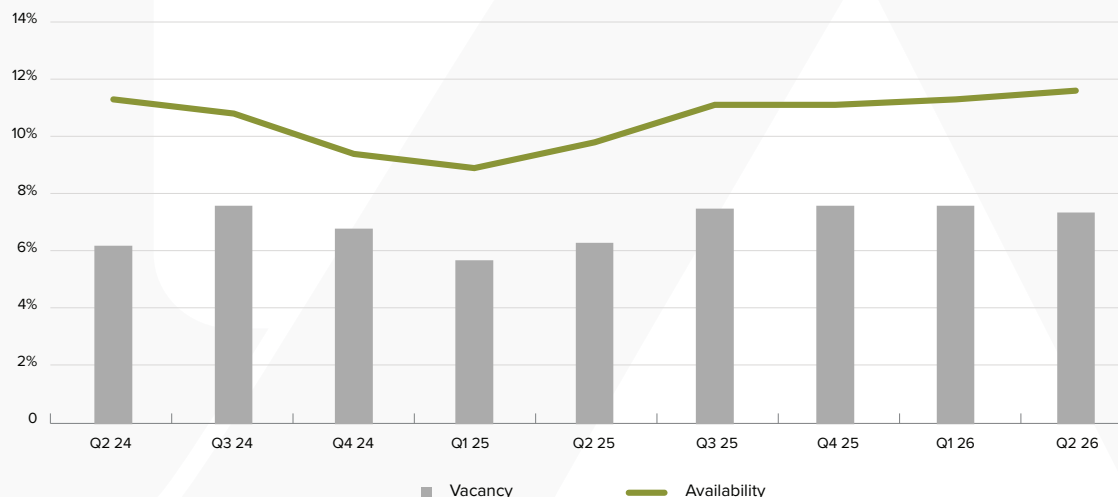
1.8M_{SF}

YOY ▼ -68.1%
QOQ ▲ 33.9%

MARKET TRENDS

- ▶ Vacancy eased to 7.4% (-2.6% QoQ) but remained well above last year's level (+17.5% YoY), a mixed picture for the submarket's occupancy fundamentals.
- ▶ Availability climbed to 11.6% (+2.7% QoQ, +18.4% YoY), pointing to a growing pool of space being marketed for lease.
- ▶ Net absorption strengthened to 2.72M SF, building on last quarter's positive reading and marking a sharp turnaround from the negative figure a year ago.
- ▶ Leasing activity rose (+19.8% QoQ) and jumped substantially (+40.9% YoY), while sales volume surged sharply (+78.6% QoQ, +283.3% YoY) year-over-year.
- ▶ Construction activity rebounded (+33.9% QoQ) but remained well below last year's level (-68.1% YoY), while asking rents edged up to \$1.05 NNN (+2.9% QoQ, +1.0% YoY).

VACANCY VS AVAILABILITY



ECONOMIC INDICATORS



US Unemployment Rate



GDP - Quarter 1*



US 10-Year Treasury Note

HISTORIC COMPARISON

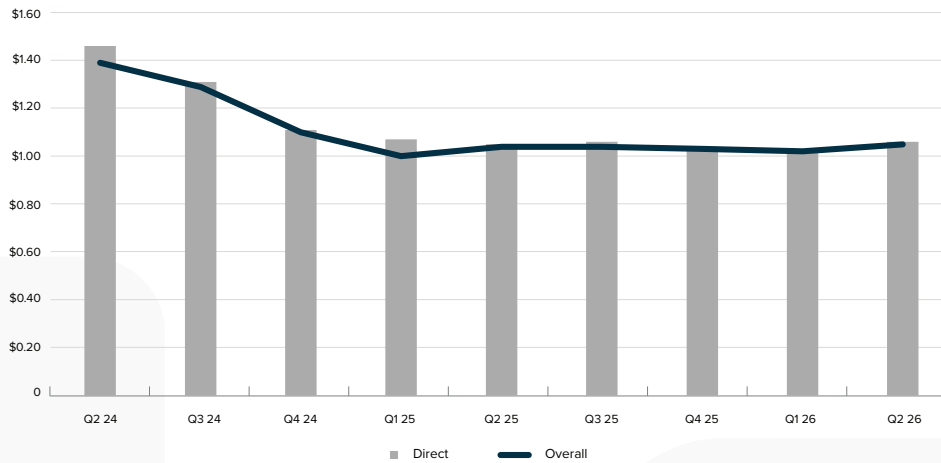
	Q2 2025	Q1 2026	Q2 2026	QoQ % Change	YoY % Change
Total Inventory (SF)	368,594,221	373,371,159	373,741,380	0.1%	1.4%
Overall Vacancy	6.3%	7.6%	7.4%	-2.6%	17.5%
Overall Availability	9.8%	11.3%	11.6%	2.7%	18.4%
Under Construction (SF)	5,726,546	1,363,926	1,826,125	33.9%	-68.1%
Net Absorption (SF)	(1,847,188)	672,723	2,718,186	N/A	N/A
Leasing Activity (SF)	7,083,318	8,333,289	9,979,969	19.8%	40.9%
Sales Activity (SF)	1,200,146	2,576,144	4,600,420	78.6%	283.3%
Overall Asking Lease Rate (NNN)	\$1.04	\$1.02	\$1.05	2.9%	1.0%

*Q2 will be published July 30, 2026, by BEA

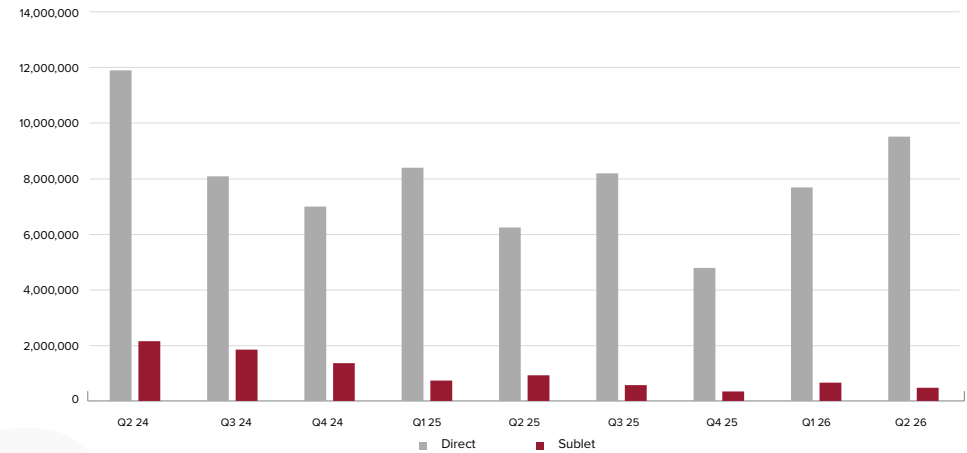
MARKET INSIGHT

Inland Empire West

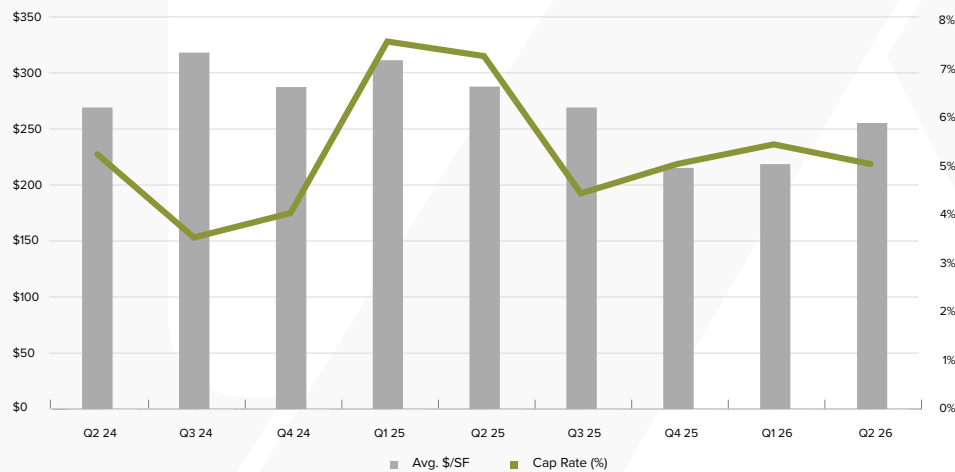
LEASE RATES



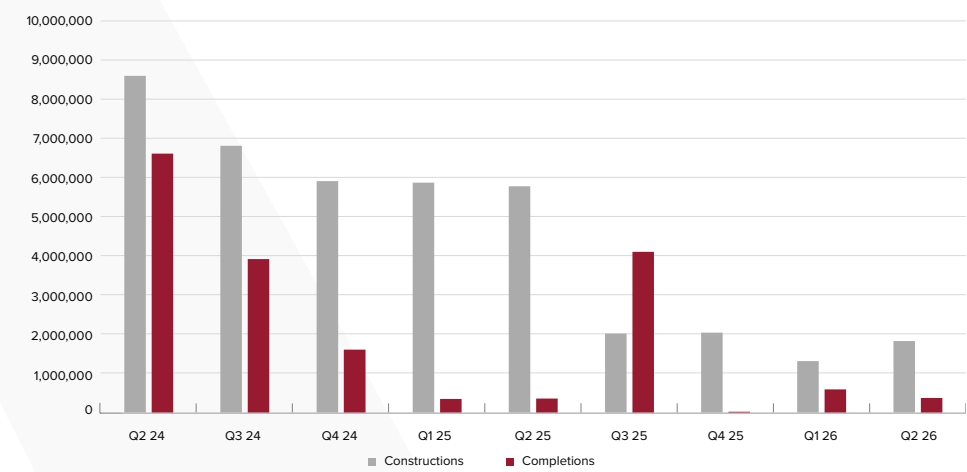
LEASING ACTIVITY



SALE TRENDS



CONSTRUCTION



MAJOR CONSTRUCTIONS / DEVELOPMENT PROJECTS

Address / Submarket / Owner or Developer	Estimated Completion	Size (SF)
SEC Eucalyptus Avenue & Bon View Avenue Ontario Ontario • Carl Goltermann	2027	1,181,607
10670 6th Street Rancho Cucamonga • The Coca-Cola Company	2027	620,000
3560 E Airport Drive Ontario • Ontario International Airport Authority	2026	359,960
10221 Redwood Avenue Fontana • Alere Property Group LLC	2026	245,029
11250 Juniper Avenue Fontana • Juniper, LLC	2027	212,420

TOP 5 SALES

Address / Submarket / Seller(s)	Size (SF)	Buyer	\$/SF	Price
10740 Banana Avenue Fontana • LBA Logistics Blackstone Real Estate Income Trust, Inc.	133,115	Bridge Logistics Properties	\$226.12	\$30.1M
9400 7th Street (Part of a Multi-Property Portfolio) Rancho Cucamonga • Link Logistics Real Estate	70,000	BKM Capital Partners	\$202.79	\$1.8B
1095 E California Street Ontario • Patton's Steel	60,925	Faropoint	\$200.49	\$12.2M
5651 E Francis Street Ontario • Thor Equities	58,929	Bradley Shames	\$248.13	\$14.6M
1050 E Holt Boulevard Ontario • America Ke Qi International Inc.	45,000	Damon Lao	\$335.00	\$15M

TOP 5 LEASES

Address / Submarket / Landlord / Lease Type	Tenant	Size (SF)
9253 Dreamland Drive, Bldg 1 Fontana • Hillwood	CEVA Logistics Inc.	1,286,569
5400 Shea Center Drive Ontario • Shea Properties	Creative Innovations	748,023
11850 Riverside Drive Jurupa Valley • Alere Property Group LLC	WalMart Stores East LLC	656,661
6101 Sierra Avenue Fontana • Clarion Partners (Renewal)	Williams Sonoma Direct Inc.	597,818
751-851 Vintage Avenue Ontario, • Prologis	Dunlop Tires	526,408

MARKET INSIGHT

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CITY-LEVEL BREAKDOWN

City	# of Bldgs	Inventory (SF)	Vacancy (%)	Availability (%)	Net Absorption (SF)	Gross Absorption (SF)	Direct Asking Rate (NNN)	Asking Sale Price (\$/SF)
Chino	945	56,316,286	5.1	7.3	(728,470)	508,182	\$1.07	\$283
Eastvale	73	14,624,545	9.8	13.4	432,319	168,900	\$1.24	\$292
Fontana	817	79,228,221	11.7	11.5	789,130	650,222	\$0.97	\$283
Jurupa Valley	330	38,426,855	8.4	16.1	99,681	809,601	\$1.08	\$272
Mira Loma	18	946,510	0	0	7,424	7,424	\$1.05	\$364
Montclair	217	4,628,166	11.4	13.2	(108,569)	54,137	\$1.04	\$332
Ontario	1548	131,576,272	7.3	11.4	1,481,393	2,546,813	\$1.08	\$276
Rancho Cucamonga	753	43,857,886	6.5	14.1	744,357	1,320,457	\$1.04	\$279
Upland	264	4,136,639	3.1	3.7	921	52,968	\$0.96	\$279