



2017 Inland Empire Retail Overview

Presented By:

Brad Umansky, President
9471 Haven Ave | Suite 110
Rancho Cucamonga, CA 91730
909.230.4500 Office

Brad@ProgressiveREP.com | ProgressiveREP.com

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Overview

- Retail Thinking in 2017
- Retail Leasing Data
- Retail Sales Data
- Summary & Outlook
- Questions

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I. E. Retail Thinking 2017

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Inland Empire Retail Thinking - 2017

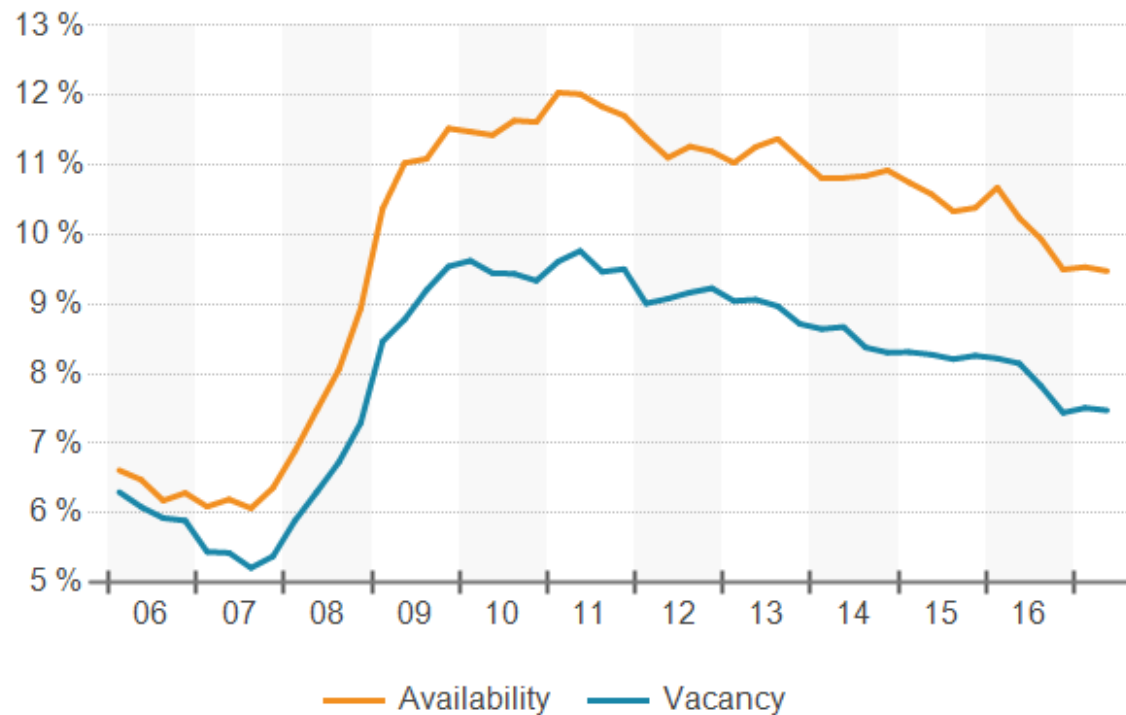
- Everyone in the Industry is Busy & Productive
- There are Retail Property Haves & Have Nots
- Internet Sales are Top of Mind
- It is Very Much About Restaurants
- There is Cautious Optimism
- A Lot of Capital – Bifurcated Market – Single Tenant, Small Multi-Tenant Retail, Large Retail, Grocery Anchored

Leasing

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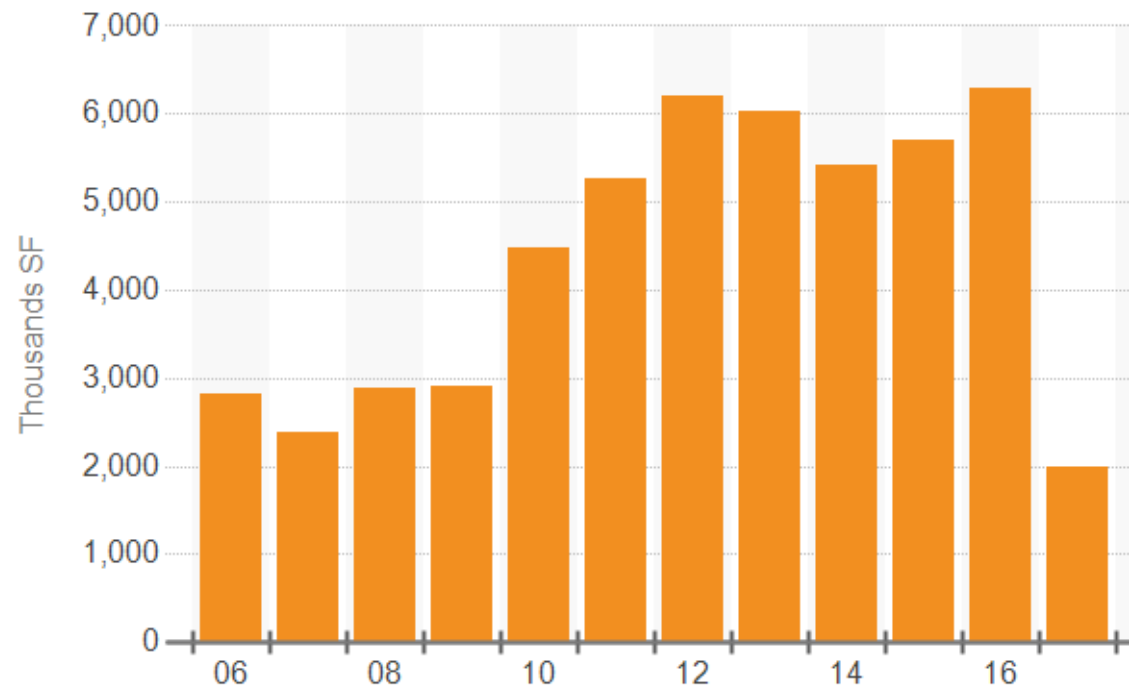
Availability & Vacancy Rate



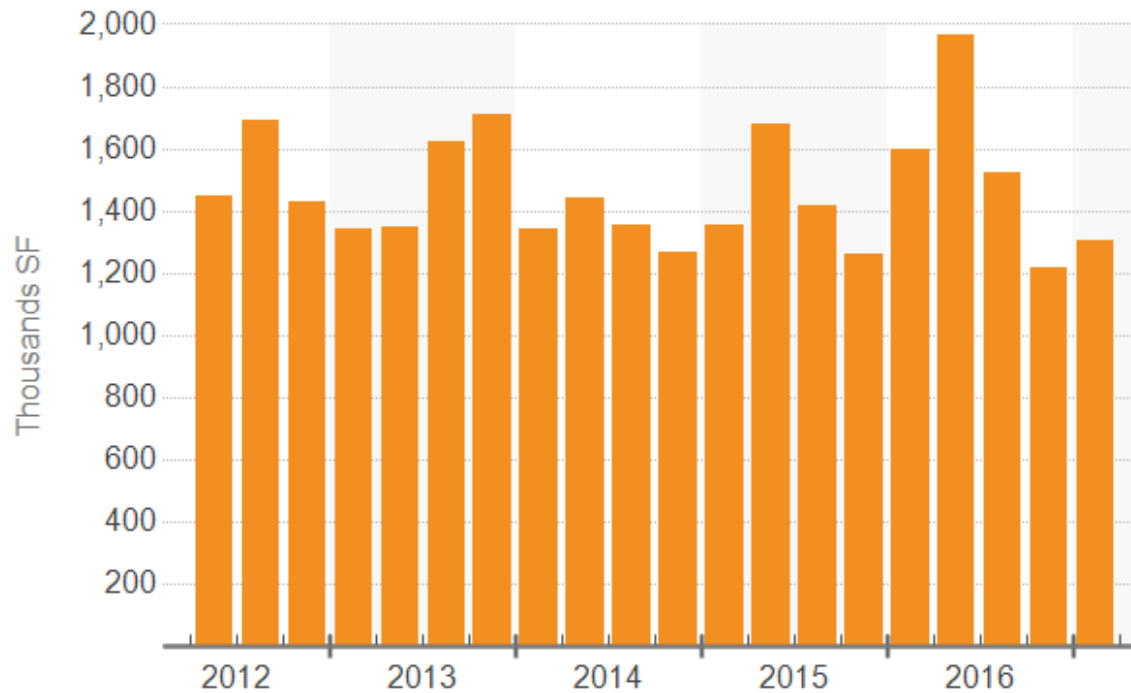
Total Vacancy

	2016	2017
• Coachella Valley	11.8%	10.7%
• High Desert	10.8%	10.9%
• East San Bernardino	9.8%	10.9%
• South Riverside	7.8%	6.9%
• Inland Empire West	6.5%	6.2%
• Greater Riverside	6.3%	6.6%

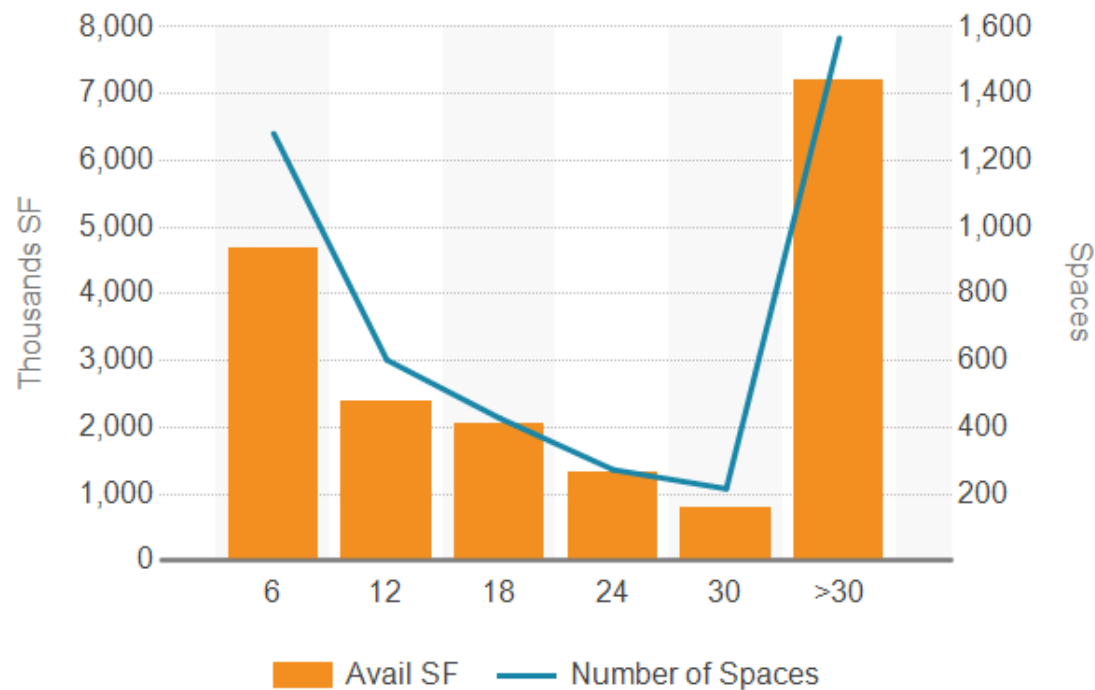
Leasing Activity – 10+ years annually



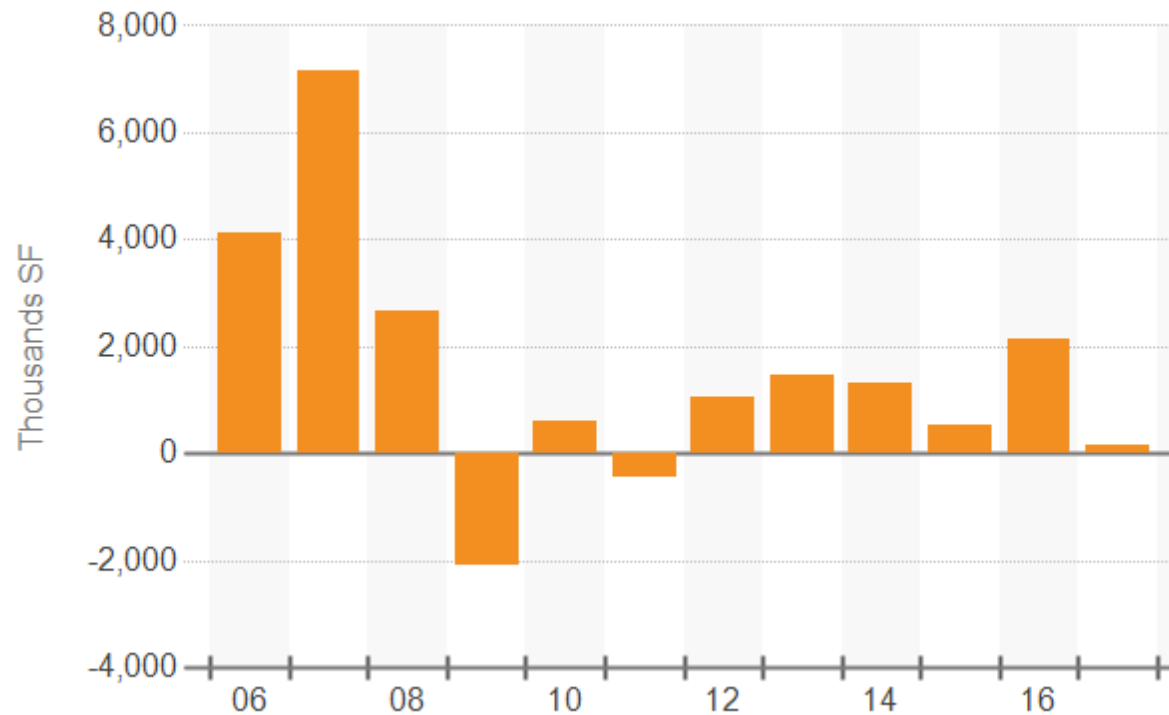
Leasing Activity – 5 years quarterly



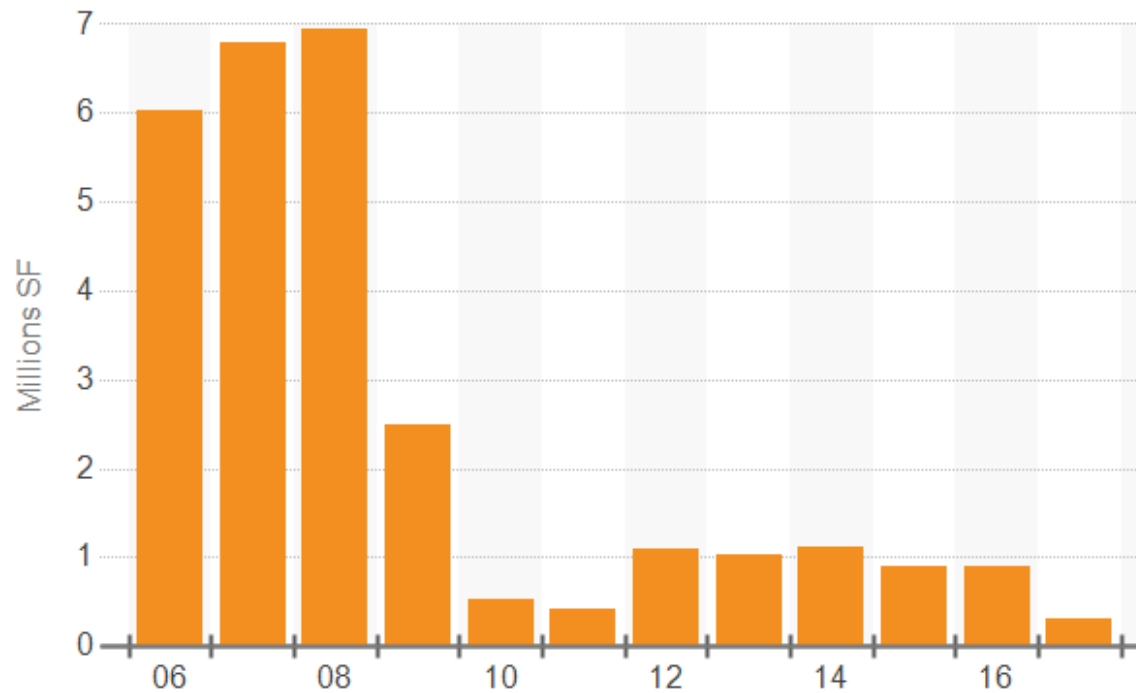
Months on the Market



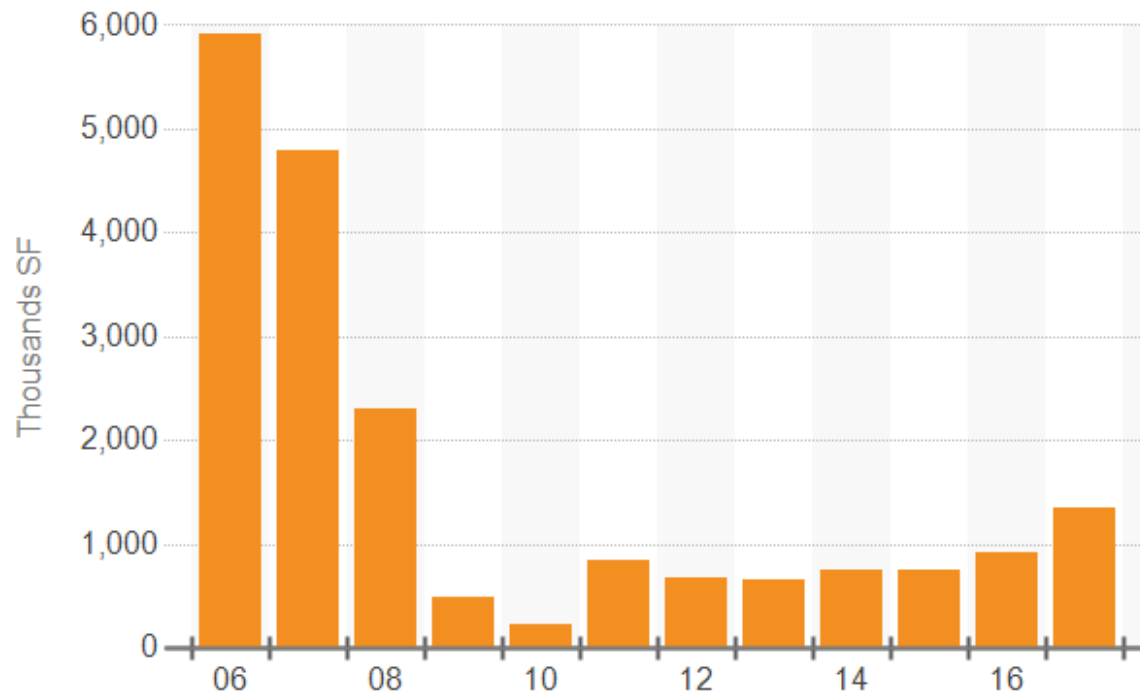
Net Absorption



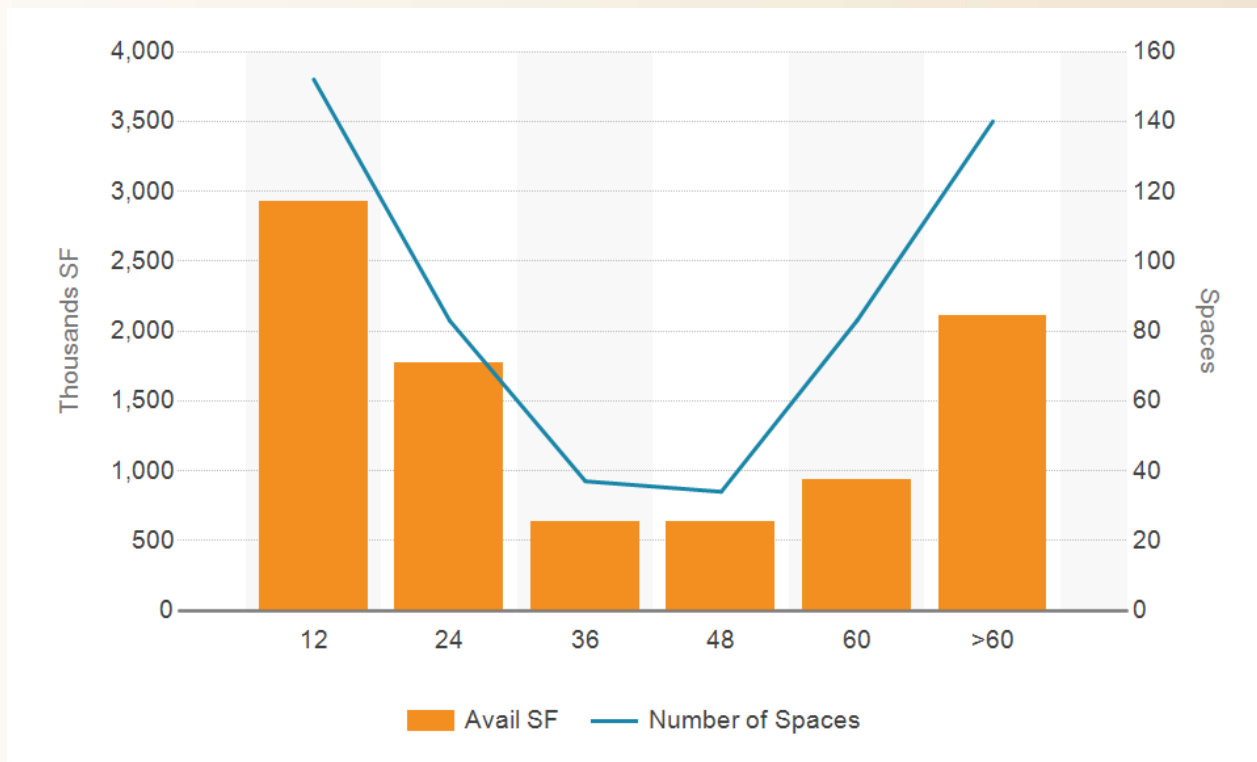
Delivery



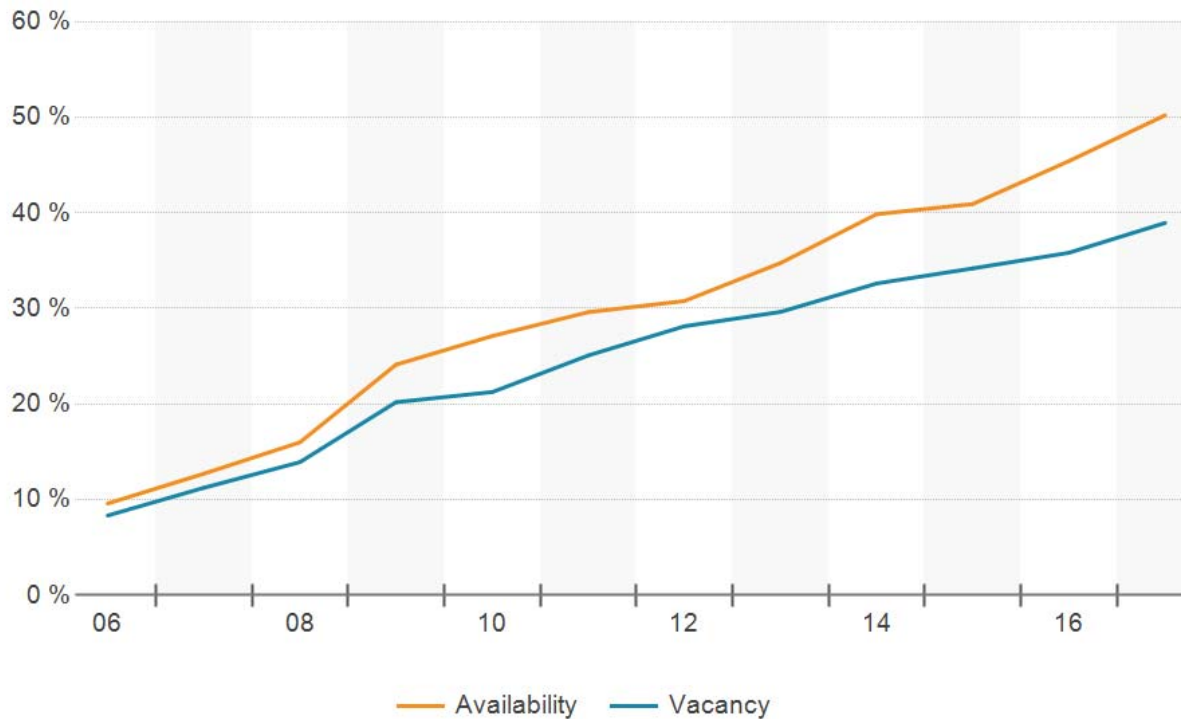
Under Construction



Available SF & # of Spaces – 15K or greater



Availability vs. Vacancy – 15K or greater



Median Months on Market – 15K or greater



Actual Deals

Inland Empire

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JUST LEASED



Tenant: Poke Restaurant

Size: 1,213 SF

City: Fontana

Rate: \$1.75 PSF

Term: 60 months

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