



Office Submarket Report

Corona/Eastvale

Inland Empire - CA USA

PREPARED BY



Kimberly Wright
Economic Development Manager



OFFICE SUBMARKET REPORT

Submarket Key Statistics	1
Leasing	2
Rent	5
Construction	6
Sales	9
Sales Past 12 Months	11
Supply & Demand Trends	13
Rent & Vacancy	15
Sale Trends	17



12 Mo Deliveries in SF

0

12 Mo Net Absorption in SF

115K

Vacancy Rate

6.3%

Market Asking Rent Growth

1.4%

The Corona/Eastvale office submarket has a vacancy rate of 6.3% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -2.5%, a result of no net delivered space and 120,000 SF of net absorption.

Corona/Eastvale's vacancy rate of 6.3% compares to the submarket's five-year average of 8.2% and the 10-year average of 7.6%.

The Corona/Eastvale office submarket has roughly 410,000 SF of space listed as available, for an availability rate of 8.7%. As of the fourth quarter of 2025, there is 23,000 SF of office space under construction in Corona/Eastvale. In comparison, the submarket has

averaged 18,000 SF of under construction inventory over the past 10 years.

Corona/Eastvale contains 4.7 million SF of inventory, compared to 78.8 million SF of inventory metro wide.

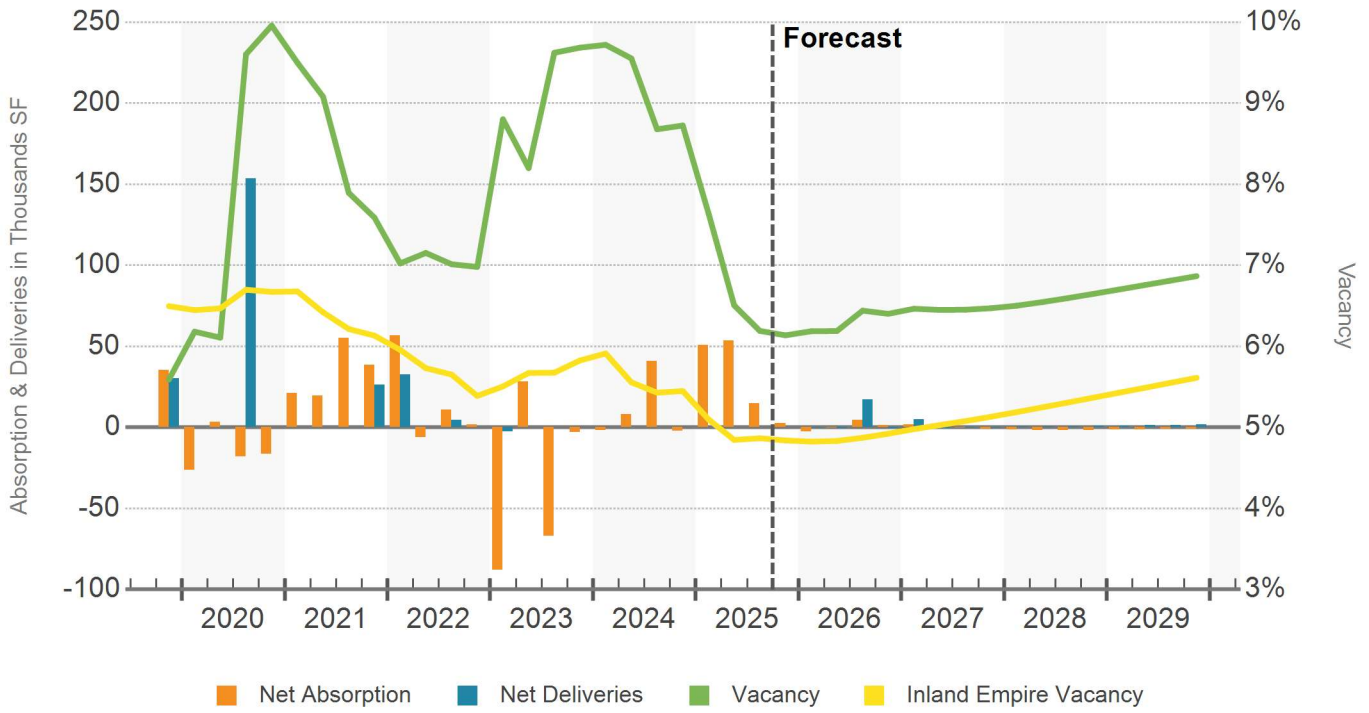
Average rents in Corona/Eastvale are roughly \$31.00/SF, compared to the wider Inland Empire market average of \$30.00/SF.

Rents have changed by 1.4% year over year in Corona/Eastvale, compared to a change of 1.0% metro wide. Annual rent growth of 1.4% in Corona/Eastvale compares to the submarket's five-year average of 3.5% and its 10-year average of 3.5%.

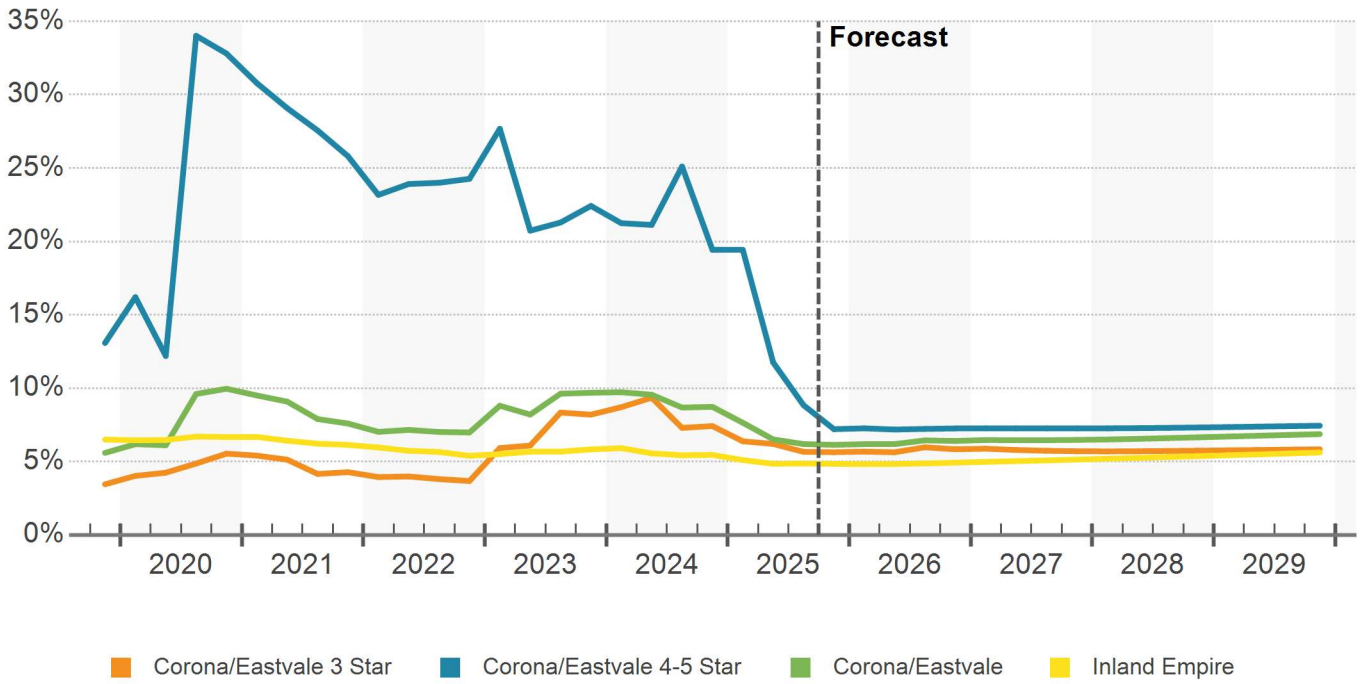
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	598,058	9.0%	\$2.80	14.1%	(1,031)	0	0
3 Star	2,866,149	5.5%	\$2.54	8.3%	4,411	0	23,009
1 & 2 Star	1,231,789	6.7%	\$2.44	6.8%	(6,777)	0	0
Submarket	4,695,996	6.3%	\$2.55	8.7%	(3,397)	0	23,009
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-2.5% (YOY)	10.5%	6.6%	27.2%	2009 Q4	1.5%	2004 Q4
Net Absorption SF	115K	99,906	8,882	332,460	2014 Q1	(129,425)	2023 Q4
Deliveries SF	0	111,496	7,766	572,468	2009 Q1	0	2025 Q3
Market Asking Rent Growth	1.4%	2.1%	1.6%	9.2%	2001 Q1	-10.2%	2009 Q2
Sales Volume	\$23.3M	\$25.2M	N/A	\$92.9M	2023 Q1	\$725K	2001 Q2

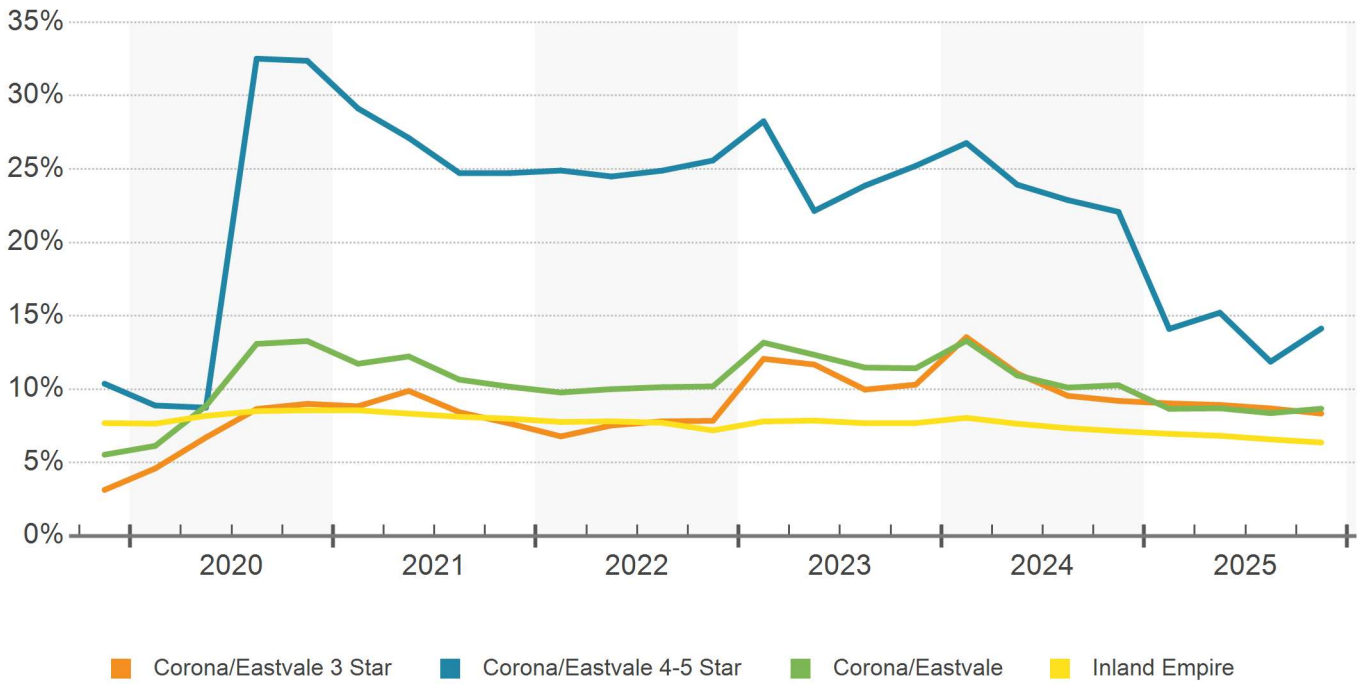
NET ABSORPTION, NET DELIVERIES & VACANCY



VACANCY RATE



AVAILABILITY RATE



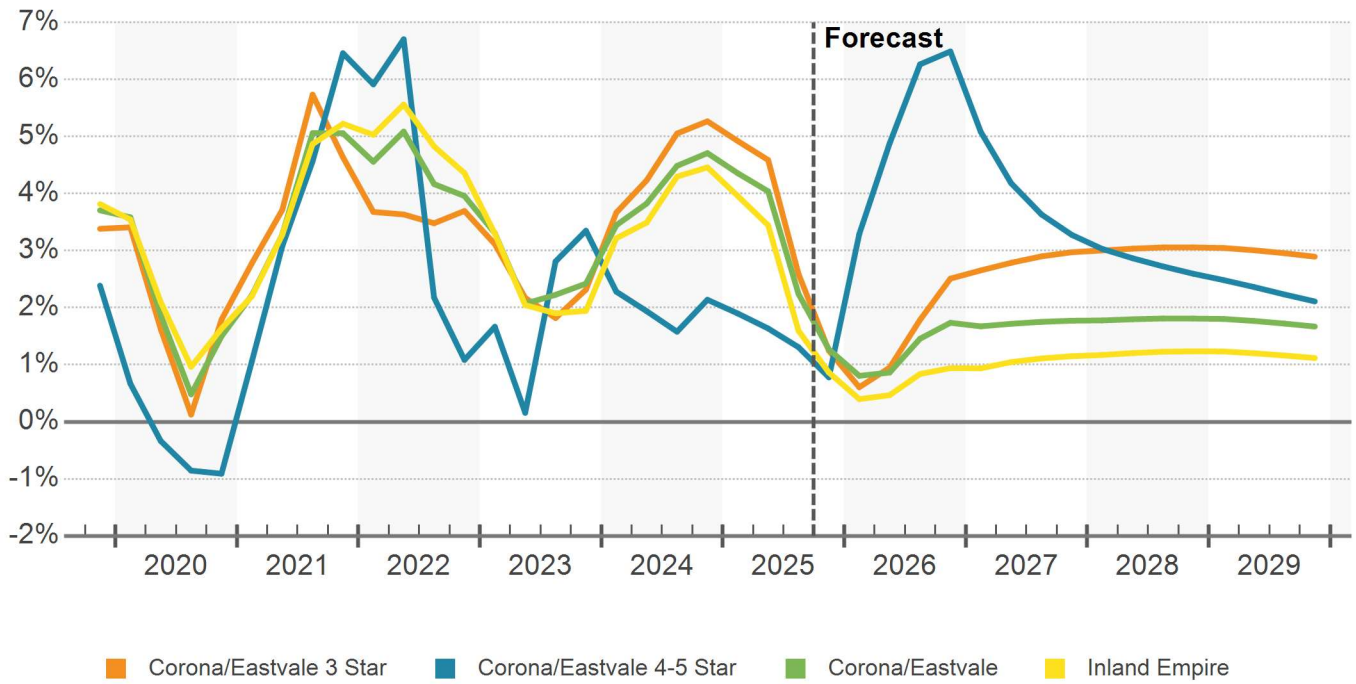
4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
Lakeshore Plaza Building A 4140 Temescal Canyon Rd	★★★★☆	153,541	1	10,274	37.4%	52,476
1250 Corona Pointe Ct	★★★★☆	113,811	6	33,747	15.6%	21,127
Lakeshore Plaza Building B 4160 Temescal Canyon Rd	★★★★☆	151,672	4	8,007	4.4%	(6,592)

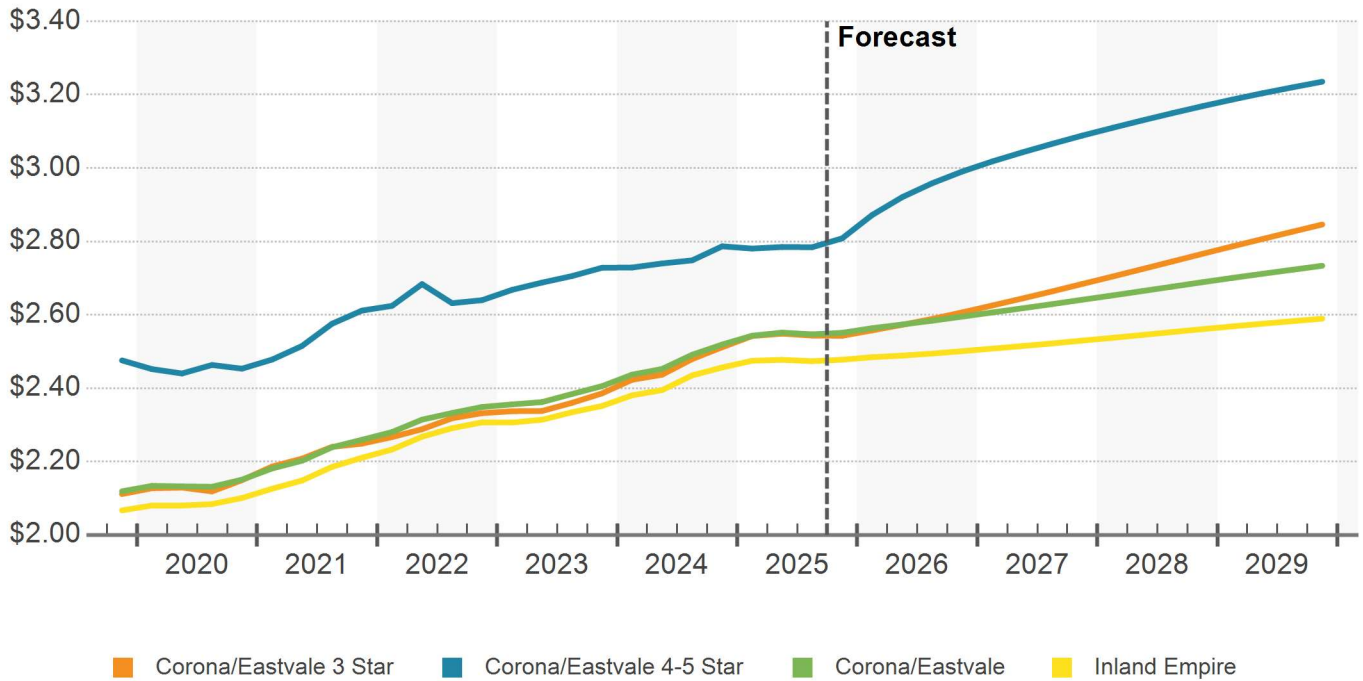
3 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
1181 California Ave	★ ★ ★ ★ ★	86,328	1	2,328	49.7%	37,255
Rincon Corporate Plaza 355 E Rincon St	★ ★ ★ ★ ★	58,850	4	8,444	26.4%	6,349
Corona Corporate Plaza II 255 E Rincon St	★ ★ ★ ★ ★	59,096	4	9,238	7.4%	5,147
Corona Westgate Center 2280 Wardlow Cir	★ ★ ★ ★ ★	62,228	4	9,287	22.0%	4,229
Vista Medical Plaza 14252 Schleisman Rd	★ ★ ★ ★ ★	30,000	2	6,561	7.8%	2,933
1285 Corona Pointe Ct	★ ★ ★ ★ ★	5,118	1	2,402	18.8%	2,402
341 Corporate Terrace Cir	★ ★ ★ ★ ★	31,351	2	7,993	5.0%	1,972
1265 Corona Pointe Ct	★ ★ ★ ★ ★	57,706	1	4,462	6.4%	1,302
Main Street Plaza 391 N Main St	★ ★ ★ ★ ★	68,244	2	4,956	4.3%	1,216
Sterling Pacific Corp 370 W Grand Blvd	★ ★ ★ ★ ★	6,250	4	1,255	6.6%	182
Bldg K 1875 California Ave	★ ★ ★ ★ ★	5,180	1	5,180	0%	0
Bldg 14 518 queensland Cir	★ ★ ★ ★ ★	4,003	1	750	0%	0
Bldg F 1385 Old Temescal Rd	★ ★ ★ ★ ★	14,253	1	3,385	0%	0
Bldg L 1871 California Ave	★ ★ ★ ★ ★	4,303	1	4,303	40.0%	0
Building A1 290 Corporate Terrace Cir	★ ★ ★ ★ ★	27,489	1	1,972	0%	0
Corona Airport Business Cen... 423 Jenks Cir	★ ★ ★ ★ ★	19,578	1	1,000	1.0%	(922)
Corona Corporate Center 495 E Rincon St	★ ★ ★ ★ ★	47,740	6	12,137	3.7%	(1,050)
250 E Rincon St	★ ★ ★ ★ ★	20,328	1	1,406	5.5%	(1,406)
Corona Gateway 4740 Green River Rd	★ ★ ★ ★ ★	67,949	10	9,900	5.2%	(2,873)
Global Corporate Center 200 S Main St	★ ★ ★ ★ ★	67,590	1	2,211	17.3%	(3,047)

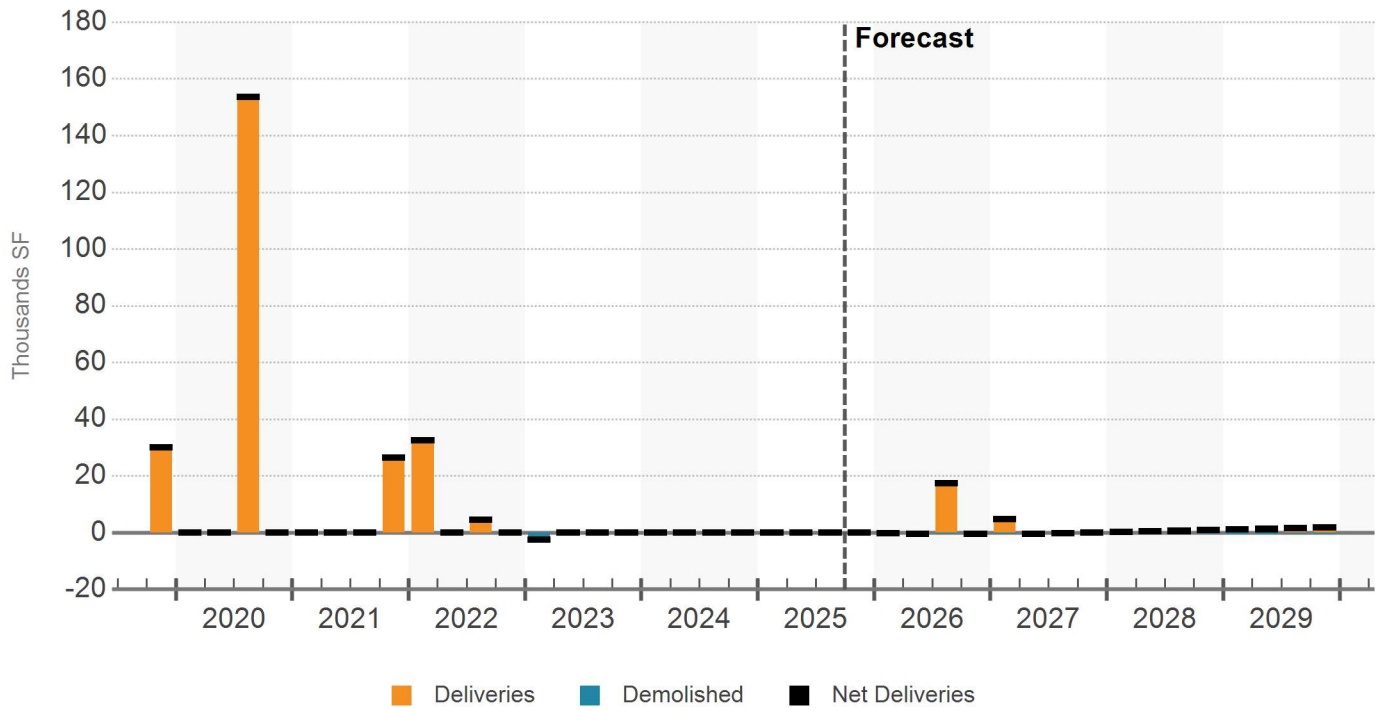
MARKET ASKING RENT GROWTH (YOY)



MARKET ASKING RENT PER SQUARE FEET



DELIVERIES & DEMOLITIONS



Construction

Corona/Eastvale Office

All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

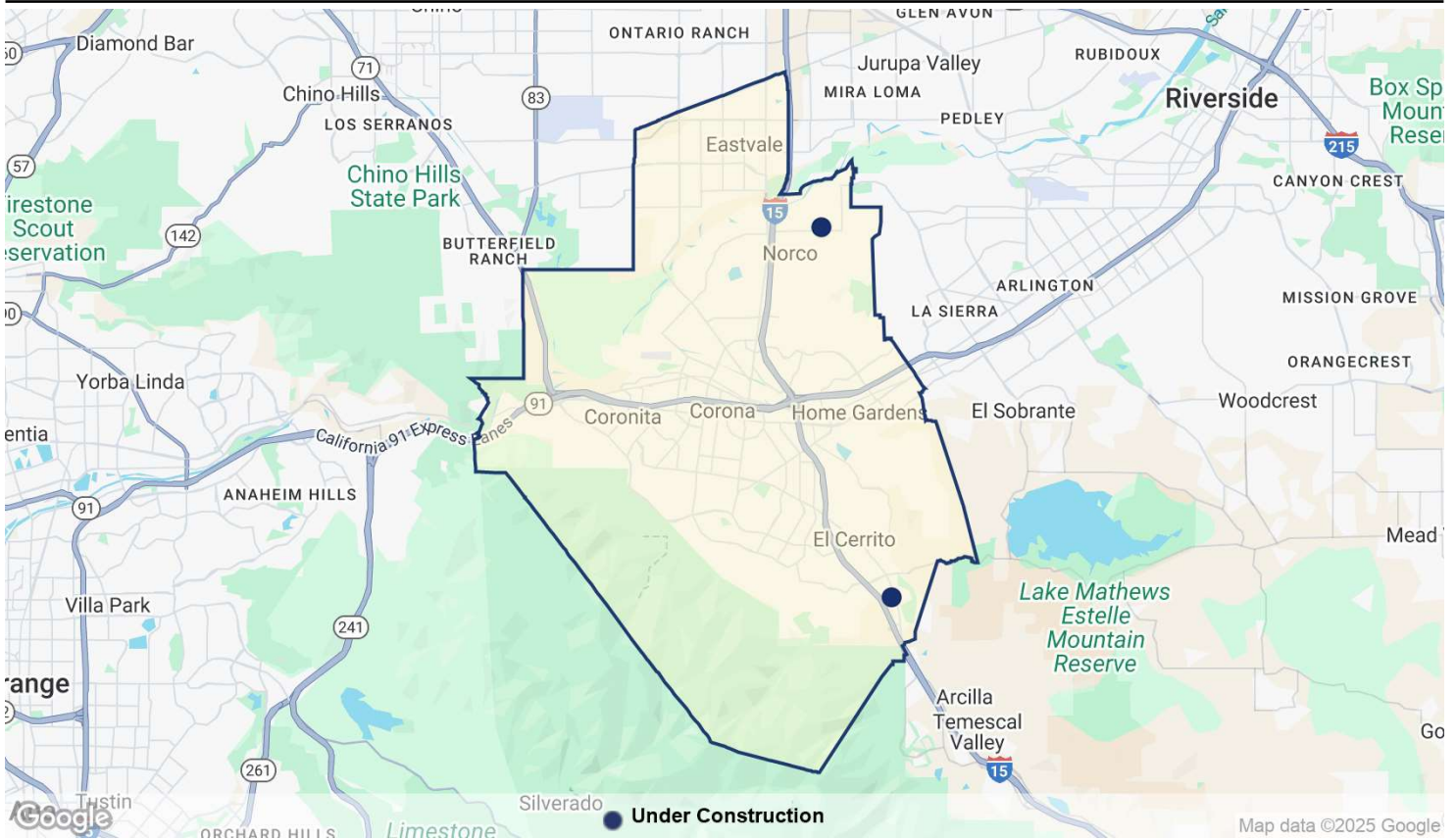
107,056

0

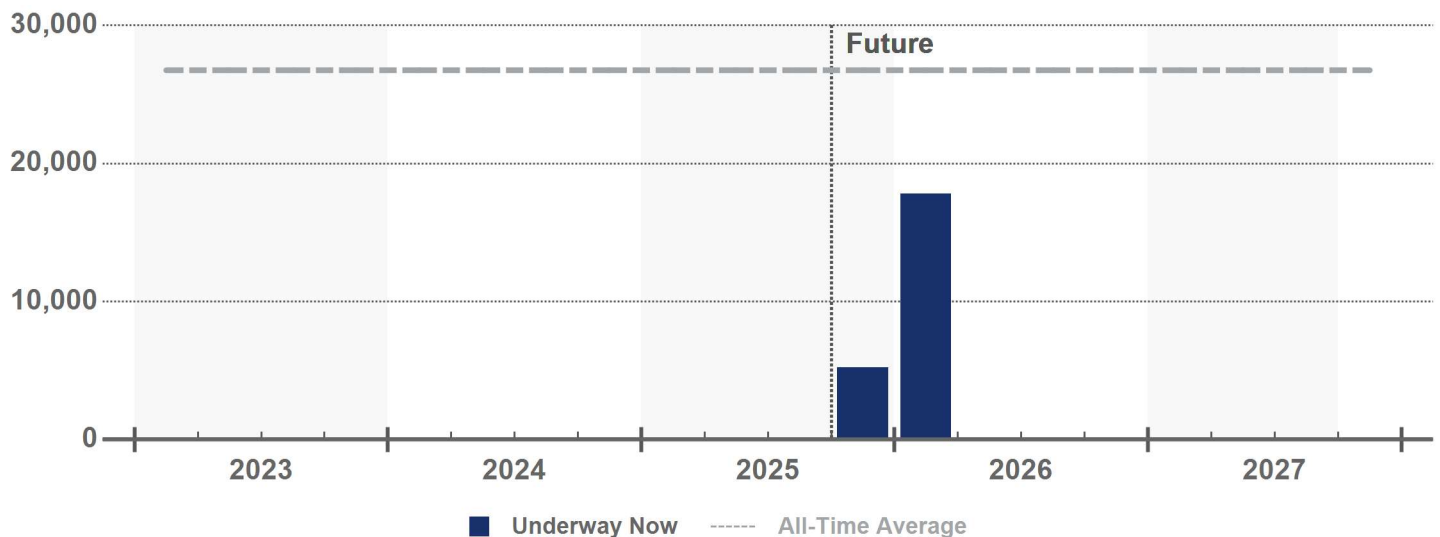
23,009

0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



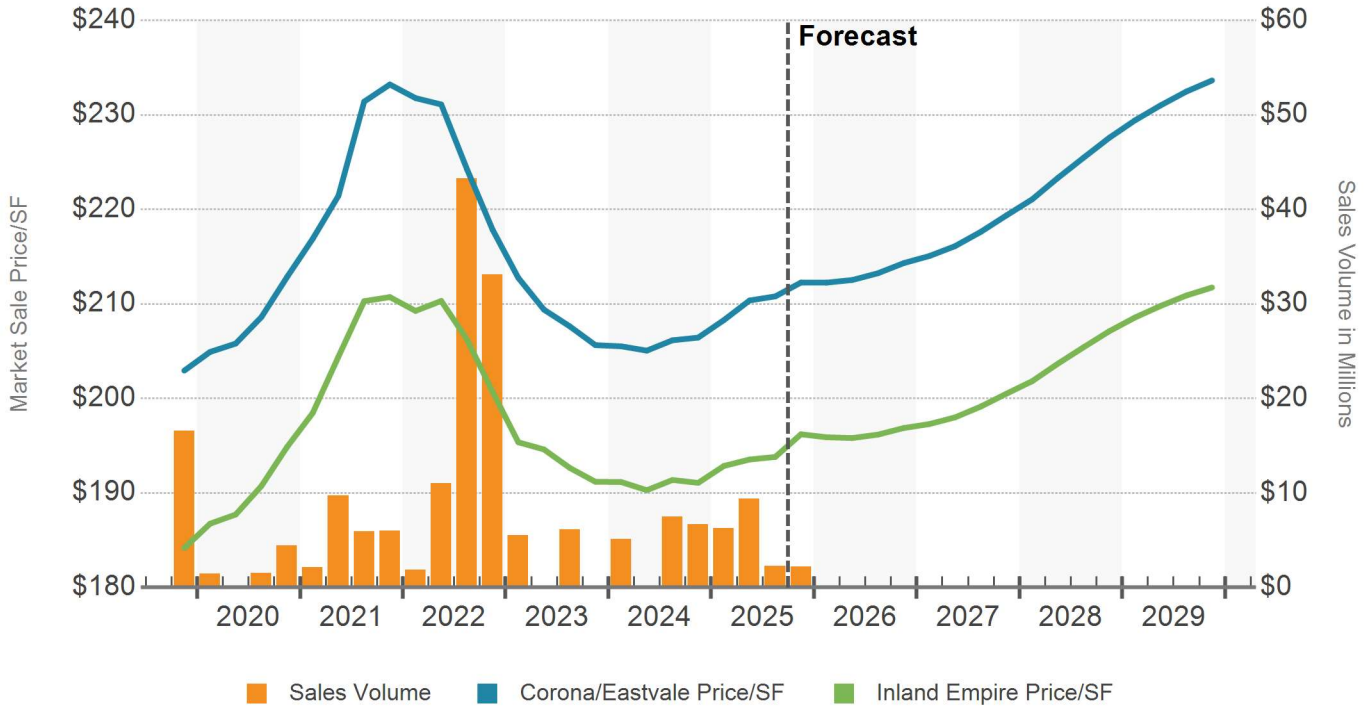
UNDER CONSTRUCTION

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 2794 Pronio Cir	★ ★ ★ ★ ★	17,809	2	Jan 2025	Jan 2026	-
2 633 Sixth St	★ ★ ★ ★ ★	5,200	2	Nov 2024	Jan 2026	- MARINESCU CORNELIUS & LIDIA

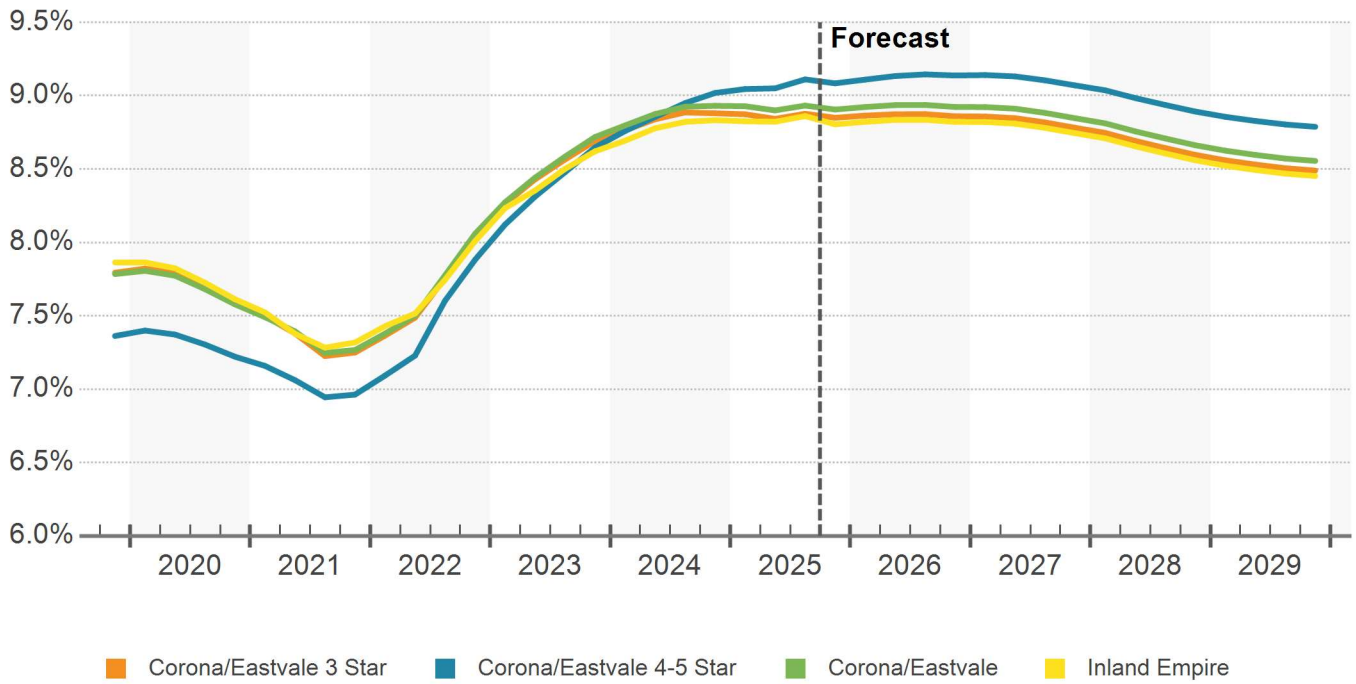
Over the past year, 16 office properties traded in Corona/Eastvale, accounting for 85,000 SF of inventory turnover. Office sales volume in Corona/Eastvale has totaled \$23.3 million over the past year. Average annual sales volume over the past five years is \$31.4 million and \$30.3 million over the past 10 years.

Estimated office market pricing in Corona/Eastvale is \$212/SF compared to the market average of \$196/SF. Average market pricing for Corona/Eastvale is estimated at \$232/SF for 4 & 5 Star properties, \$209/SF for 3 Star assets, and \$210/SF for 1 & 2 Star buildings. The estimated cap rate for Corona/Eastvale office is 8.9%, compared to the metro average of 8.8%.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Corona/Eastvale Office

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

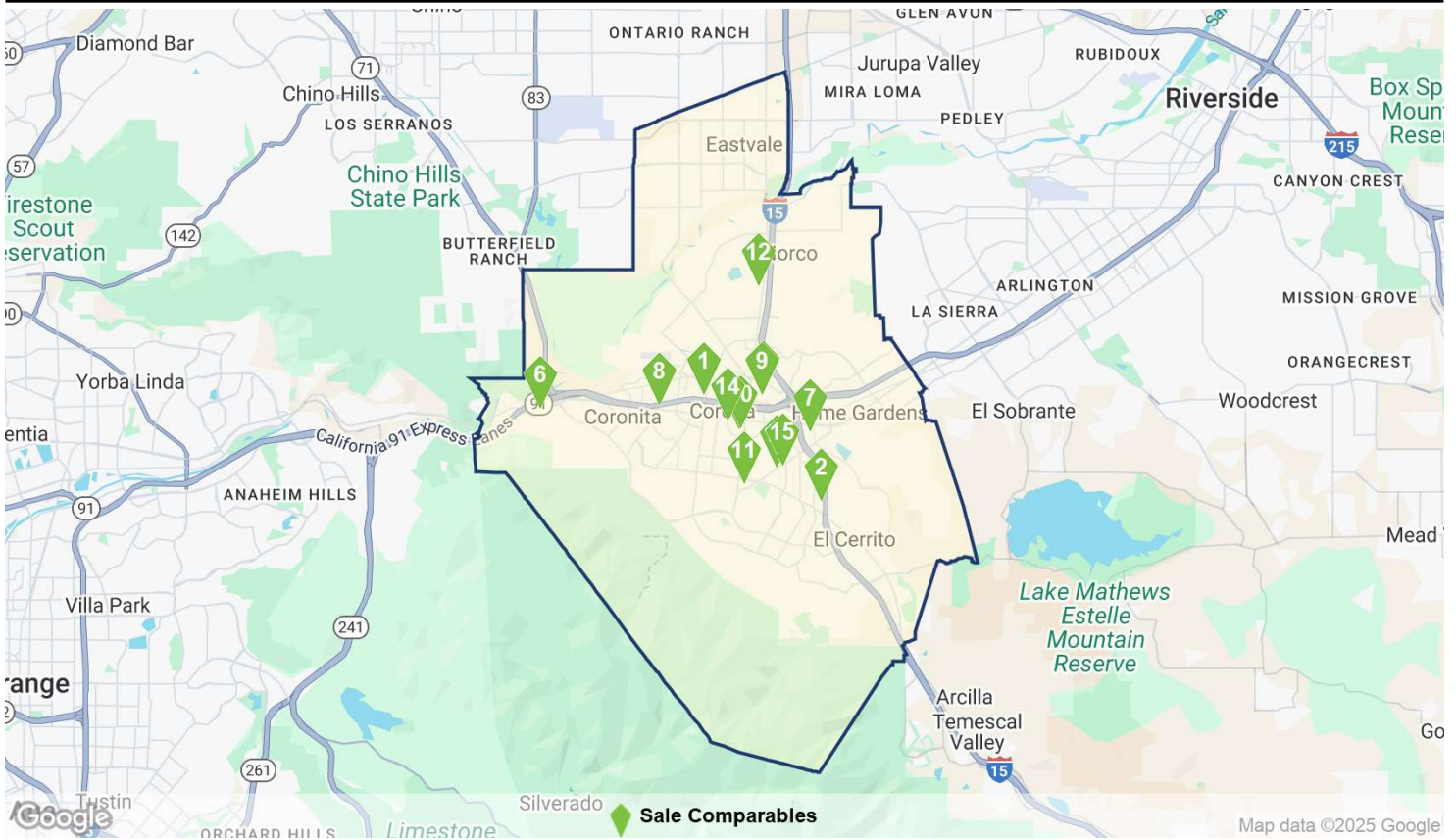
16

-

\$254

2.9%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$550,000	\$1,741,842	\$1,600,000	\$4,400,000
Price/SF	\$98	\$254	\$312	\$505
Cap Rate	-	-	-	-
Time Since Sale in Months	2.3	7.6	7.6	11.6
Property Attributes	Low	Average	Median	High
Building SF	2,200	7,087	5,037	23,315
Stories	1	1	1	3
Typical Floor SF	2,200	5,168	5,037	11,658
Vacancy Rate At Sale	0%	2.9%	0%	30.4%
Year Built	1968	1992	1995	2008
Star Rating	★★★★★	★★★★★ 2.4	★★★★★	★★★★★

Sales Past 12 Months

RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 Griffin Plaza 110 N Lincoln Ave	★★★★★	1988	17,050	0%	4/15/2025	\$4,400,000	\$258	-
2 Bldg 2 2083 Compton Ave	★★★★★	2008	23,315	12.6%	7/31/2025	\$2,282,000	\$98	-
3 526-530 Queensland Cir	★★★★★	2007	7,228	30.4%	1/28/2025	\$2,250,000	\$311	-
4 Washburn Medical Ctr. 910 Washburn Ave	★★★★★	1976	5,379	0%	12/31/2024	\$1,679,139	\$312	-
5 918 Washburn Ave	★★★★★	1972	5,379	0%	12/31/2024	\$1,634,469	\$304	-
6 Bldg 11 4264 Green River Rd	★★★★★	2006	4,695	0%	10/10/2025	\$1,600,000	\$341	-
7 1335 Corona Pointe Ct	★★★★★	2004	4,068	0%	3/20/2025	\$1,600,000	\$393	-
8 1705 W 6th St	★★★★★	2000	7,152	0%	6/10/2025	\$1,482,291	\$207	-
9 531 Queensland Cir	★★★★★	2007	3,648	0%	1/21/2025	\$1,459,200	\$400	-
10 114-124 W 9th St	★★★★★	1973	2,200	0%	5/16/2025	\$1,050,000	\$477	-
11 Village Medical Arts Plaza 341 Magnolia Ave	★★★★★	2005	3,503	0%	4/18/2025	\$1,035,000	\$295	-
12 1801-1809 Lampton Ln	★★★★★	1968	2,278	0%	2/18/2025	\$915,000	\$402	-
11 Village Medical Arts Plaza 341 Magnolia Ave	★★★★★	2005	2,210	0%	6/30/2025	\$839,067	\$380	-
13 770 Magnolia Ave	★★★★★	1975	1,098	4.0%	10/2/2025	\$555,000	\$505	-
14 702 Crawford St	★★★★★	1990	2,651	0%	6/4/2025	\$550,000	\$207	-
15 Corona Medical Plaza 1810 Fullerton Ave	★★★★★	2005	1,000	0%	6/1/2025	-	-	-

Supply & Demand Trends

Corona/Eastvale Office

OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	4,723,669	5,561	0.1%	(5,162)	-0.1%	-
2028	4,718,108	2,092	0%	(6,337)	-0.1%	-
2027	4,716,016	3,943	0.1%	823	0%	4.8
2026	4,712,073	16,077	0.3%	2,983	0.1%	5.4
2025	4,695,996	0	0%	121,578	2.6%	0
YTD	4,695,996	0	0%	115,646	2.5%	0
2024	4,695,996	0	0%	45,120	1.0%	0
2023	4,695,996	(2,541)	-0.1%	(129,425)	-2.8%	-
2022	4,698,537	37,000	0.8%	62,773	1.3%	0.6
2021	4,661,537	26,400	0.6%	134,246	2.9%	0.2
2020	4,635,137	153,541	3.4%	(57,541)	-1.2%	-
2019	4,481,596	34,028	0.8%	(2,435)	-0.1%	-
2018	4,447,568	64,905	1.5%	112,453	2.5%	0.6
2017	4,382,663	20,932	0.5%	114,934	2.6%	0.2
2016	4,361,731	15,354	0.4%	114,259	2.6%	0.1
2015	4,346,377	1,664	0%	103,191	2.4%	0
2014	4,344,713	0	0%	33,118	0.8%	0
2013	4,344,713	(25,257)	-0.6%	283,285	6.5%	-

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	597,119	(235)	0%	(931)	-0.2%	-
2028	597,354	(237)	0%	(584)	-0.1%	-
2027	597,591	(236)	0%	(209)	0%	-
2026	597,827	(231)	0%	(512)	-0.1%	-
2025	598,058	0	0%	73,084	12.2%	0
YTD	598,058	0	0%	62,284	10.4%	0
2024	598,058	0	0%	17,898	3.0%	0
2023	598,058	0	0%	11,028	1.8%	0
2022	598,058	32,500	5.7%	33,346	5.6%	1.0
2021	565,558	0	0%	39,565	7.0%	0
2020	565,558	153,541	37.3%	21,911	3.9%	7.0
2019	412,017	0	0%	(49,223)	-11.9%	-
2018	412,017	0	0%	9,123	2.2%	0
2017	412,017	0	0%	(7,929)	-1.9%	-
2016	412,017	0	0%	23,696	5.8%	0
2015	412,017	0	0%	2,248	0.5%	0
2014	412,017	0	0%	37,343	9.1%	0
2013	412,017	0	0%	160,550	39.0%	0

Supply & Demand Trends

Corona/Eastvale Office

3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	2,896,829	6,325	0.2%	2,865	0.1%	2.2
2028	2,890,504	2,865	0.1%	1,466	0.1%	2.0
2027	2,887,639	4,720	0.2%	8,454	0.3%	0.6
2026	2,882,919	16,770	0.6%	10,354	0.4%	1.6
2025	2,866,149	0	0%	50,978	1.8%	0
YTD	2,866,149	0	0%	54,701	1.9%	0
2024	2,866,149	0	0%	22,284	0.8%	0
2023	2,866,149	0	0%	(129,598)	-4.5%	-
2022	2,866,149	0	0%	17,282	0.6%	0
2021	2,866,149	26,400	0.9%	61,084	2.1%	0.4
2020	2,839,749	0	0%	(59,279)	-2.1%	-
2019	2,839,749	33,200	1.2%	47,313	1.7%	0.7
2018	2,806,549	64,905	2.4%	96,436	3.4%	0.7
2017	2,741,644	24,032	0.9%	117,733	4.3%	0.2
2016	2,717,612	17,000	0.6%	45,917	1.7%	0.4
2015	2,700,612	16,858	0.6%	104,648	3.9%	0.2
2014	2,683,754	0	0%	(1,117)	0%	-
2013	2,683,754	0	0%	148,128	5.5%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2029	1,229,721	(529)	0%	(7,096)	-0.6%	-
2028	1,230,250	(536)	0%	(7,219)	-0.6%	-
2027	1,230,786	(541)	0%	(7,422)	-0.6%	-
2026	1,231,327	(462)	0%	(6,859)	-0.6%	-
2025	1,231,789	0	0%	(2,484)	-0.2%	-
YTD	1,231,789	0	0%	(1,339)	-0.1%	-
2024	1,231,789	0	0%	4,938	0.4%	0
2023	1,231,789	(2,541)	-0.2%	(10,855)	-0.9%	-
2022	1,234,330	4,500	0.4%	12,145	1.0%	0.4
2021	1,229,830	0	0%	33,597	2.7%	0
2020	1,229,830	0	0%	(20,173)	-1.6%	-
2019	1,229,830	828	0.1%	(525)	0%	-
2018	1,229,002	0	0%	6,894	0.6%	0
2017	1,229,002	(3,100)	-0.3%	5,130	0.4%	-
2016	1,232,102	(1,646)	-0.1%	44,646	3.6%	-
2015	1,233,748	(15,194)	-1.2%	(3,705)	-0.3%	-
2014	1,248,942	0	0%	(3,108)	-0.2%	-
2013	1,248,942	(25,257)	-2.0%	(25,393)	-2.0%	-

OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$2.73	129	1.7%	8.5%	324,399	6.9%	0.2%
2028	\$2.69	126	1.8%	6.7%	313,745	6.6%	0.2%
2027	\$2.64	124	1.8%	4.8%	305,201	6.5%	0.1%
2026	\$2.60	122	1.7%	3.0%	301,685	6.4%	0.3%
2025	\$2.55	120	1.3%	1.3%	288,201	6.1%	-2.6%
YTD	\$2.55	120	1.4%	1.2%	294,133	6.3%	-2.5%
2024	\$2.52	118	4.7%	0%	409,779	8.7%	-1.0%
2023	\$2.41	113	2.4%	-4.5%	454,899	9.7%	2.7%
2022	\$2.35	110	4.0%	-6.8%	328,015	7.0%	-0.6%
2021	\$2.26	106	5.1%	-10.3%	353,788	7.6%	-2.4%
2020	\$2.15	101	1.5%	-14.6%	461,634	10.0%	4.4%
2019	\$2.12	100	3.7%	-15.9%	250,552	5.6%	0.8%
2018	\$2.04	96	3.5%	-18.9%	214,089	4.8%	-1.2%
2017	\$1.97	93	2.5%	-21.7%	261,637	6.0%	-2.2%
2016	\$1.93	91	4.8%	-23.5%	355,639	8.2%	-2.3%
2015	\$1.84	86	4.1%	-27.0%	454,544	10.5%	-2.3%
2014	\$1.76	83	2.7%	-29.9%	556,071	12.8%	-0.8%
2013	\$1.72	81	1.7%	-31.8%	589,189	13.6%	-7.0%

4 & 5 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$3.24	134	2.1%	16.1%	44,434	7.4%	0.1%
2028	\$3.17	131	2.6%	13.7%	43,730	7.3%	0.1%
2027	\$3.09	128	3.3%	10.8%	43,371	7.3%	0%
2026	\$2.99	124	6.5%	7.3%	43,384	7.3%	0.1%
2025	\$2.81	116	0.8%	0.8%	43,092	7.2%	-12.2%
YTD	\$2.80	116	0.8%	0.6%	53,893	9.0%	-10.4%
2024	\$2.79	115	2.1%	0%	116,177	19.4%	-3.0%
2023	\$2.73	113	3.3%	-2.1%	134,075	22.4%	-1.8%
2022	\$2.64	109	1.1%	-5.3%	145,103	24.3%	-1.5%
2021	\$2.61	108	6.5%	-6.3%	145,949	25.8%	-7.0%
2020	\$2.45	102	-0.9%	-12.0%	185,514	32.8%	19.7%
2019	\$2.48	103	2.4%	-11.2%	53,884	13.1%	11.9%
2018	\$2.42	100	1.5%	-13.2%	4,661	1.1%	-2.2%
2017	\$2.38	99	4.2%	-14.5%	13,784	3.3%	1.9%
2016	\$2.28	95	6.0%	-18.0%	5,855	1.4%	-5.8%
2015	\$2.16	89	2.0%	-22.7%	29,551	7.2%	-0.5%
2014	\$2.11	88	2.3%	-24.2%	31,799	7.7%	-9.1%
2013	\$2.07	86	2.4%	-25.9%	69,142	16.8%	-39.0%

3 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$2.85	133	2.9%	13.3%	169,121	5.8%	0.1%
2028	\$2.77	129	3.1%	10.1%	165,949	5.7%	0%
2027	\$2.68	125	3.0%	6.9%	164,668	5.7%	-0.1%
2026	\$2.61	122	2.5%	3.8%	168,248	5.8%	0.2%
2025	\$2.54	119	1.2%	1.2%	161,614	5.6%	-1.8%
YTD	\$2.54	119	1.4%	1.2%	157,890	5.5%	-1.9%
2024	\$2.51	117	5.3%	0%	212,591	7.4%	-0.8%
2023	\$2.39	112	2.3%	-5.0%	234,875	8.2%	4.5%
2022	\$2.33	109	3.7%	-7.2%	105,277	3.7%	-0.6%
2021	\$2.25	105	4.6%	-10.5%	122,559	4.3%	-1.3%
2020	\$2.15	100	1.8%	-14.4%	157,243	5.5%	2.1%
2019	\$2.11	99	3.4%	-15.9%	97,964	3.4%	-0.5%
2018	\$2.04	95	3.6%	-18.7%	112,077	4.0%	-1.2%
2017	\$1.97	92	2.3%	-21.5%	143,608	5.2%	-3.5%
2016	\$1.93	90	5.1%	-23.2%	237,309	8.7%	-1.1%
2015	\$1.83	86	4.2%	-27.0%	266,226	9.9%	-3.3%
2014	\$1.76	82	3.6%	-29.9%	354,016	13.2%	0%
2013	\$1.70	79	1.4%	-32.3%	352,899	13.1%	-5.5%

1 & 2 STAR RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2029	\$2.23	114	-2.1%	-7.5%	110,844	9.0%	0.6%
2028	\$2.27	116	-2.1%	-5.5%	104,066	8.5%	0.6%
2027	\$2.32	119	-2.2%	-3.5%	97,162	7.9%	0.6%
2026	\$2.38	121	-2.8%	-1.2%	90,053	7.3%	0.5%
2025	\$2.44	125	1.6%	1.6%	83,495	6.8%	0.2%
YTD	\$2.44	125	1.7%	1.6%	82,350	6.7%	0.1%
2024	\$2.41	123	4.8%	0%	81,011	6.6%	-0.4%
2023	\$2.30	117	2.1%	-4.6%	85,949	7.0%	0.7%
2022	\$2.25	115	6.3%	-6.6%	77,635	6.3%	-0.6%
2021	\$2.11	108	5.3%	-12.2%	85,280	6.9%	-2.7%
2020	\$2.01	102	2.2%	-16.6%	118,877	9.7%	1.6%
2019	\$1.96	100	5.4%	-18.4%	98,704	8.0%	0.1%
2018	\$1.86	95	4.7%	-22.6%	97,351	7.9%	-0.6%
2017	\$1.78	91	1.9%	-26.0%	104,245	8.5%	-0.6%
2016	\$1.75	89	3.3%	-27.4%	112,475	9.1%	-3.7%
2015	\$1.69	86	5.4%	-29.7%	158,767	12.9%	-0.8%
2014	\$1.61	82	0.6%	-33.3%	170,256	13.6%	0.2%
2013	\$1.60	81	2.0%	-33.7%	167,148	13.4%	0.3%

Sale Trends

Corona/Eastvale Office

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$233.63	144	8.6%
2028	-	-	-	-	-	-	\$227.57	140	8.7%
2027	-	-	-	-	-	-	\$219.37	135	8.8%
2026	-	-	-	-	-	-	\$214.32	132	8.9%
2025	-	-	-	-	-	-	\$212.26	131	8.9%
YTD	14	\$20M	1.7%	\$1,539,812	\$246.84	-	\$212.38	131	8.9%
2024	17	\$19.2M	1.5%	\$1,603,217	\$299.04	-	\$206.44	127	8.9%
2023	6	\$11.6M	0.9%	\$1,940,167	\$261.55	-	\$205.64	127	8.7%
2022	12	\$89.2M	8.8%	\$8,111,395	\$217.49	6.3%	\$217.84	134	8.1%
2021	12	\$23.7M	2.6%	\$2,155,513	\$199.89	7.0%	\$233.21	144	7.3%
2020	5	\$7.4M	0.6%	\$1,475,800	\$251.64	7.0%	\$212.85	131	7.6%
2019	17	\$51.4M	3.9%	\$3,212,547	\$294.33	6.5%	\$202.95	125	7.8%
2018	18	\$15.6M	5.5%	\$1,561,913	\$124.33	6.2%	\$194.81	120	7.7%
2017	26	\$34.6M	8.9%	\$2,034,559	\$250.37	-	\$189.91	117	7.5%
2016	15	\$34M	5.0%	\$3,401,400	\$161.53	5.0%	\$191.05	118	7.2%
2015	18	\$15.9M	2.5%	\$2,658,167	\$210.20	7.8%	\$181.69	112	7.2%
2014	24	\$27.2M	5.4%	\$1,697,681	\$132.15	6.7%	\$168.87	104	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$277.56	153	8.8%
2028	-	-	-	-	-	-	\$269.23	148	8.9%
2027	-	-	-	-	-	-	\$257.42	142	9.1%
2026	-	-	-	-	-	-	\$246.41	136	9.1%
2025	-	-	-	-	-	-	\$231.83	128	9.1%
YTD	-	-	-	-	-	-	\$231.63	128	9.1%
2024	-	-	-	-	-	-	\$229.55	126	9.0%
2023	-	-	-	-	-	-	\$237.99	131	8.6%
2022	-	-	-	-	-	-	\$259.35	143	7.9%
2021	-	-	-	-	-	-	\$290.82	160	7.0%
2020	-	-	-	-	-	-	\$271.09	149	7.2%
2019	-	-	-	-	-	-	\$262.88	145	7.4%
2018	-	-	-	-	-	-	\$253.76	140	7.3%
2017	-	-	-	-	-	-	\$247.03	136	7.1%
2016	-	-	-	-	-	-	\$249.35	137	6.8%
2015	-	-	-	-	-	-	\$238.40	131	6.8%
2014	-	-	-	-	-	-	\$218.25	120	6.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

Sale Trends

Corona/Eastvale Office

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$242.02	151	8.5%
2028	-	-	-	-	-	-	\$232.51	145	8.6%
2027	-	-	-	-	-	-	\$220.99	138	8.8%
2026	-	-	-	-	-	-	\$213.07	133	8.9%
2025	-	-	-	-	-	-	\$209.10	130	8.8%
YTD	8	\$11.1M	1.7%	\$1,580,752	\$227.37	-	\$209.25	130	8.8%
2024	7	\$11.9M	1.3%	\$1,987,500	\$329.11	-	\$203.11	127	8.9%
2023	2	\$4.6M	0.4%	\$2,295,500	\$357.72	-	\$201.40	125	8.7%
2022	8	\$76.4M	10.9%	\$9,553,125	\$244.98	6.3%	\$212.16	132	8.1%
2021	4	\$6M	0.8%	\$1,487,500	\$254.01	6.7%	\$227.83	142	7.2%
2020	4	\$5.9M	0.9%	\$1,469,750	\$219.01	7.0%	\$207.40	129	7.6%
2019	10	\$47.9M	5.4%	\$4,792,325	\$313.24	6.5%	\$197.75	123	7.8%
2018	6	\$11.5M	6.2%	\$3,835,710	\$169.65	7.5%	\$189.70	118	7.7%
2017	12	\$14.4M	10.9%	\$1,436,894	\$223.96	-	\$185.50	116	7.5%
2016	9	\$27.6M	5.0%	\$3,447,375	\$204.72	-	\$186.76	116	7.2%
2015	13	\$2.6M	1.5%	\$866,333	\$182.55	-	\$177.27	110	7.2%
2014	13	\$23.7M	7.0%	\$2,963,690	\$132.51	6.3%	\$165.40	103	7.3%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2029	-	-	-	-	-	-	\$192.64	122	8.6%
2028	-	-	-	-	-	-	\$195.77	124	8.7%
2027	-	-	-	-	-	-	\$197.09	125	8.9%
2026	-	-	-	-	-	-	\$201.65	128	9.0%
2025	-	-	-	-	-	-	\$210.18	133	9.0%
YTD	6	\$9M	2.6%	\$1,492,049	\$276.06	-	\$210.39	134	8.9%
2024	10	\$7.3M	2.8%	\$1,218,935	\$260.27	-	\$203.02	129	9.0%
2023	4	\$7.1M	2.6%	\$1,762,500	\$222.58	-	\$199.87	127	8.8%
2022	4	\$12.8M	8.1%	\$4,266,780	\$130.25	-	\$211.01	134	8.2%
2021	8	\$17.8M	7.9%	\$2,537,235	\$186.57	7.3%	\$217.85	138	7.5%
2020	1	\$1.5M	0.2%	\$1,500,000	\$604.84	-	\$197.35	125	7.7%
2019	7	\$3.5M	1.8%	\$579,583	\$160.64	6.2%	\$186.03	118	8.0%
2018	12	\$4.1M	5.7%	\$587,429	\$71.14	4.8%	\$178.16	113	7.8%
2017	14	\$20.2M	7.6%	\$2,888,366	\$273.27	-	\$172.53	109	7.6%
2016	6	\$6.4M	6.7%	\$3,217,500	\$84.82	5.0%	\$172.80	110	7.3%
2015	5	\$13.4M	5.5%	\$4,450,000	\$216.59	7.8%	\$164.52	104	7.5%
2014	11	\$3.5M	3.5%	\$431,672	\$129.72	8.0%	\$153.02	97	7.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred. The price index is not smoothed.