850 SOUTH CAWSTON AVENUE

HEMET, CA

OWNER/USER OPPORTUNITY

OFFERING MEMORANDUM

NEWMARK

COLDWELL BANKER COMMERCIAL

AFFILIATED BUSINESS DISCLOSURE

Newmark and Coldwell Banker Commercial Realty (the "Agent") has been engaged as the exclusive sales representative for the sale of 850 South Cawston Avenue, Hemet, California ("Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation June 12, 2026 of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

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Newmark and Coldwell Bank Commercial Real Estate, as exclusive advisors, are pleased to present the following opportunity to acquire an owner/user or an investment opportunity at 850 South Cawston Avenue, Hemet, California (The Property). This multi-unit building is approximately 16,200 square feet, situated on approximately 1.96 Acres.

This property is located in the South Inland Empire industrial district. This Property offers an opportunity for an owner to occupy the entire or part of the property or lease the units as an income investment.

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

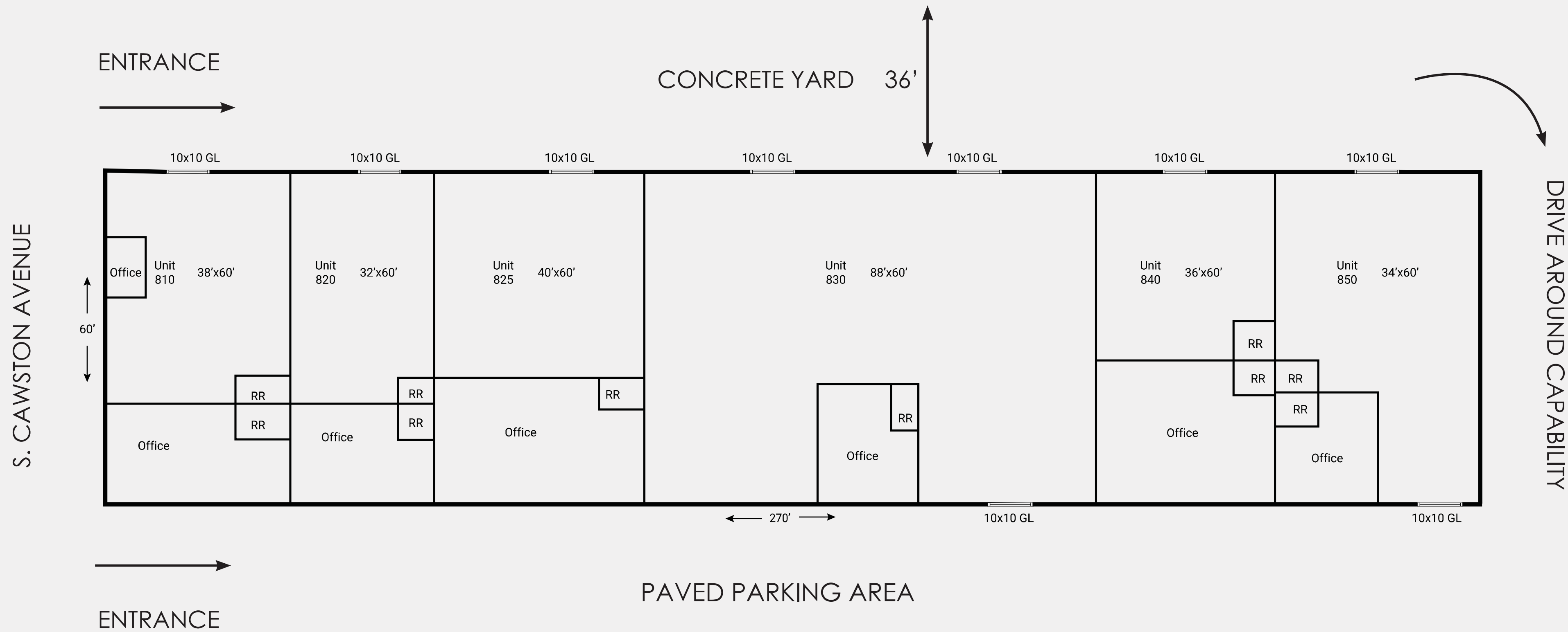
	ADDRESS	850 SOUTH CAWSTON AVENUE, HEMET, CA
	BUILDING SIZE	±16,200 SF
	BUILDING TYPE	MULTI-TENANT BLG (6 UNITS)
	PARCEL SIZE	±1.96 ACRES (1 PARCEL)
	PARCEL NUMBER	456-040-002
	LOADING DOORS	9 GROUND LEVEL DOORS (10'X10')
	POWER	EACH UNIT IS 200 AMP, 277 VOLT, 3 PHASE (NEW EDISON CERTIFIED ELECTRICAL INCLUDING 6 NEW PANELS)
	NEWER ROOF	2017
	CLEAR HEIGHT	12'
	LIGHTING	NEW LED STRIP LIGHTING
	SPRINKLERED	NEW SPRINKLER SYSTEM (CALC TBD)
	CONSTRUCTION	BLOCK
	ZONING	M1-M2
	ADDITIONAL AMENITIES	• 1 ACRE EXCESS LAND (GRADED & HARD PACKED) • NEW DROP DOWN CEILINGS THROUGHOUT • NEW CERTIFIED SEPTIC TANK (2,500 GAL CAPACITY W/ 1,000 GAL OVERFLOW) • 5 GAS METERS PERMITTED (NEED TO BE CONNECTED)

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY LAYOUT



PROPERTY AERIAL

LOCATION AERIAL

FREEWAY AERIAL

MARKET OVERVIEW

MARKET OVERVIEW

INLAND EMPIRE MARKET TRENDS 1Q26

- The market recorded 4.2 MSF in net absorption losses this quarter — the worst quarterly showing on record. Three downsizing retailers (Under Armour, Home Depot, and Skechers) drove nearly 3.0 MSF of the total loss combined.
- Average weighted lease term lengths rose to 79 months in the first quarter — above the 21-year historical average of 69 months — as tenants locked in longer commitments while rents and landlord flexibility remained favorable.
- Class A leasing as a percentage of overall leasing volume increased this quarter, largely from two 1.0 MSF committals on planned space.
- Available sublease space fell to 16.2 MSF, down 2.6% from the prior quarter, as several large occupiers committed to big-box sublease offerings.

OUTLOOK

- Four of the five largest move-ins of the quarter were from Chinese 3PLs and manufacturers — evidence that demand from Chinese-affiliated firms has held up even as U.S. tariff rates on Chinese goods remain at historic highs.
- The U.S. economy is on track to expand roughly 2.4% in 2026, despite a Q4 2025 stumble (0.7% annualized, partly attributable to the government shutdown), with Q1 signaling a recovery toward trend growth. Oil price escalation and persistent tariff-driven inflation remain the primary near-term threats to business confidence and consumer spending.
- The market's current leasing slump, now two quarters running, is expected to weigh on near-term absorption.
- Four pre-leased facilities totaling 5.7 MSF are expected to deliver over the next five quarters, providing a boost to net absorption and helping compress vacancy in the periods ahead.

INLAND EMPIRE INDUSTRIAL

Marketwide Statistics | 1Q2026

	Current Quarter	Prior Quarter	Year Ago	12-Month Forecast
Total Inventory (SF)	756.9M	755.8M	744.4M	↑
Total Vacancy Rate	8.6%	7.9%	7.2%	→
Total Availability Rate	11.1%	10.9%	10.1%	→
Qtr. Net Absp. (SF)	-4.2M	2.8M	2.8M	↑
Average Asking Rent/SF/Month	$0.98 NNN	$1.04 NNN	$1.05 NNN	→
Construction Deliveries (SF)	682K	4.0M	4.0M	→

INLAND EMPIRE SOUTH

1st Quarter 2026 Industrial Properties

21,073,014

Total Square Feet in the South Inland Empire Market

6.8%

Total Vacancy Rate

45,269 SF

1ST Quarter Absorption

$1.07 NNN / mo

Average Asking Lease Rate

PERRIS TO HEMET OVERVIEW

Location – The Perris-to-Hemet corridor offers a large and still-evolving industrial footprint in Inland Southern California, anchored by Perris and extending east toward Hemet and San Jacinto. The corridor benefits from regional freeway connectivity, relative land availability compared with more built-out Inland Empire nodes, and continued appeal to distributors, retailers and manufacturers seeking scale at a lower occupancy cost than many core infill markets.

By the numbers, industrial inventory totals 46.6 million square feet across 311 buildings, implying an average building size of roughly 150,000 square feet. Vacancy was 10.1% in the first quarter of 2026 after climbing from far tighter conditions earlier in the cycle, while total availability stood at 15.4%. Approximately 3.5 million square feet was under construction across four buildings in early 2026.

Rental Growth – Asking rents remain well above pre-pandemic levels, though rent growth has moderated as vacant space and available sublease product have increased. In the first quarter of 2026, the market's direct average asking rent was $0.93/SF/month, NNN, down 31% from late 2023, but 87% higher than 2019. The western portion of the Inland Empire, by comparison, had an asking rent of $1.09/SF/month, NNN, during the first quarter of 2026.

Popular Among Corporations – The corridor's largest industrial occupiers are concentrated in Perris, where major users include Whirlpool, General Mills, The Home Depot, Hanes, Ross Dress for Less, Lowe's, Wayfair, LECANGS and Amazon. The tenant base is broad and includes retailers, e-commerce operators, 3PLs, transportation users, food companies, wholesalers and manufacturers, with smaller industrial pockets in Hemet and San Jacinto adding a manufacturing component through firms such as Edelbrock, Skyline Champion and McCrometer.

Institutional ownership also has a meaningful presence in the corridor. Based on occupied square footage in the tenant roster, prominent owners and landlords include Prologis, Clarion Partners/Trammell Crow Company, IDI Logistics, Link Logistics, Ares-related entities, Majestic Realty, and First Industrial Realty Trust.

Perris-to-Hemet Benefits –

- Relative cost advantage, and growth capacity compared with western Inland Empire cities, supported by the corridor's still-expanding inventory base and active development pipeline. Though, higher drayage costs to/from Southern California's seaports is a trade-off.
- Access to major transportation corridors serving the Inland Empire and the wider Southern California goods-movement network, with Perris functioning as the corridor's primary large-box distribution node.
- Proximity to Ontario International Airport and regional logistics infrastructure that support time-sensitive distribution and e-commerce fulfillment patterns across the Inland Empire.
- A 2.5-hour drive time to 21.1 million consumers.
- Warehouse labor: only 26.3% of the Inland Empire's working population has a Bachelor's degree or higher. Labor remains tight in the region, largely thanks to e-commerce fulfillment centers, which require more workers than traditional distribution centers.
- Includes the cities of Hemet, Homeland, Lakeview, Menifee, Nuevo, Perris, San Jacinto, Winchester
- By the numbers, industrial inventory totals 73.0 million square feet with an average building age of 26 years. The average building size is 81,962 square feet. Vacancy was at a record low of 0.3% during the third quarter of 2021 but has since climbed to 6.2% by year-end 2024 after rising inflation and moderating retail sales prompted distributors to shed overcapacity in their networks.

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HEMET, CA

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