

# Southwest Riverside County Industrial Market

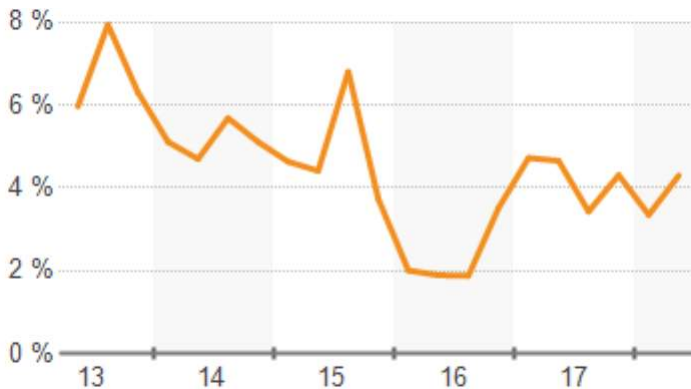
Availability	Survey	5-Year Avg
Rent Per SF	\$9.38	\$6.76
Vacancy Rate	4.3%	4.4%
Vacant SF	1,995,495	1,752,110
Availability Rate	12.3%	8.8%
Available SF	6,197,742	3,692,730
Sublet SF	25,562	13,773
Months on Market	3.1	6.6

Inventory	Survey	5-Year Avg
Existing Buildings	1,493	1,467
Existing SF	46,398,027	39,529,609
12 Mo. Const. Starts	1,381,666	1,870,105
Under Construction	3,831,801	2,331,916
12 Mo. Deliveries	3,029,954	2,220,861

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	3,042,506	2,261,781
12 Mo. Leasing SF	3,138,797	3,791,928

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$112	\$83
Asking Price Per SF	\$199	\$119
Sales Volume (Mil.)	\$174	\$131
Cap Rate	6.0%	6.5%

### Vacancy Rate



### Asking Rent Per SF



### Net Absorption

