

# Murrieta Office Market

| Availability      | Survey  | 5-Year Avg |
|-------------------|---------|------------|
| Gross Rent Per SF | \$25.40 | \$22.52    |
| Vacancy Rate      | 7.3%    | 10.8%      |
| Vacant SF         | 132,793 | 194,850    |
| Availability Rate | 12.0%   | 13.3%      |
| Available SF      | 227,545 | 242,778    |
| Sublet SF         | 2,507   | 5,334      |
| Months on Market  | 4.2     | 15.5       |

| Inventory            | Survey    | 5-Year Avg |
|----------------------|-----------|------------|
| Existing Buildings   | 114       | 114        |
| Existing SF          | 1,814,690 | 1,810,435  |
| 12 Mo. Const. Starts | 19,006    | 7,809      |
| Under Construction   | 79,006    | 15,327     |
| 12 Mo. Deliveries    | 0         | 4,053      |

| Demand               | Survey  | 5-Year Avg |
|----------------------|---------|------------|
| 12 Mo. Absorption SF | 10,267  | 40,690     |
| 12 Mo. Leasing SF    | 128,634 | 128,447    |

| Sales               | Past Year | 5-Year Avg |
|---------------------|-----------|------------|
| Sale Price Per SF   | \$234     | \$153      |
| Asking Price Per SF | \$257     | \$229      |
| Sales Volume (Mil.) | \$11      | \$7.2      |
| Cap Rate            | 6.0%      | 7.6%       |

## Vacancy Rate



## Gross Asking Rent Per SF



## Net Absorption

