

Murrieta Office Market

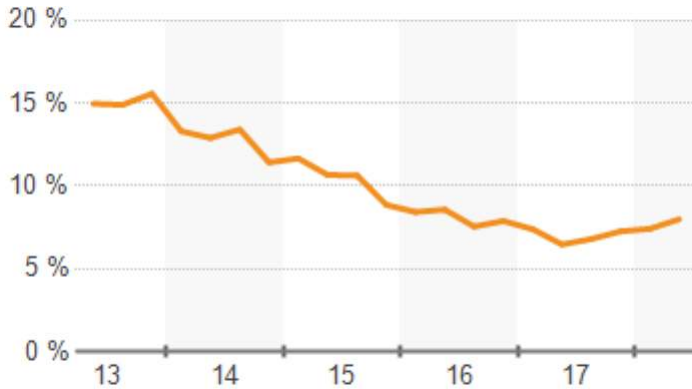
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$26.49	\$22.73
Vacancy Rate	8.0%	10.3%
Vacant SF	144,948	186,402
Availability Rate	12.8%	13.1%
Available SF	242,123	238,856
Sublet SF	0	5,012
Months on Market	6.1	14.8

Inventory	Survey	5-Year Avg
Existing Buildings	114	114
Existing SF	1,814,342	1,810,796
12 Mo. Const. Starts	19,006	7,376
Under Construction	79,006	18,865
12 Mo. Deliveries	0	3,782

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-10,872	36,632
12 Mo. Leasing SF	126,340	129,725

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$234	\$154
Asking Price Per SF	\$273	\$236
Sales Volume (Mil.)	\$10	\$6.8
Cap Rate	6.0%	7.6%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

