

# Murrieta Office Market

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$28.78	\$22.25
Vacancy Rate	7.4%	11.3%
Vacant SF	134,369	204,314
Availability Rate	11.9%	13.7%
Available SF	224,964	248,715
Sublet SF	7,142	4,862
Months on Market	6.9	15.7

Inventory	Survey	5-Year Avg
Existing Buildings	114	114
Existing SF	1,814,690	1,808,482
12 Mo. Const. Starts	19,006	3,546
Under Construction	79,006	10,160
12 Mo. Deliveries	0	6,748

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	3,216	43,477
12 Mo. Leasing SF	121,868	127,152

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$237	\$149
Asking Price Per SF	\$298	\$247
Sales Volume (Mil.)	\$8.0	\$6.5
Cap Rate	6.0%	7.8%

### Vacancy Rate



### Gross Asking Rent Per SF



### Net Absorption

