

Southwest Riverside County Office Market

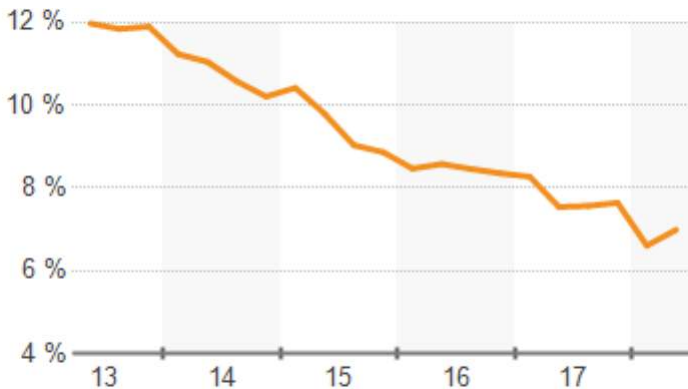
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.39	\$20.71
Vacancy Rate	7.0%	9.4%
Vacant SF	611,438	799,830
Availability Rate	9.0%	12.4%
Available SF	801,086	1,071,319
Sublet SF	16,991	19,453
Months on Market	7.0	15.6

Inventory	Survey	5-Year Avg
Existing Buildings	701	690
Existing SF	8,749,415	8,518,849
12 Mo. Const. Starts	19,006	77,548
Under Construction	104,127	110,054
12 Mo. Deliveries	120,638	90,620

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	223,042	186,310
12 Mo. Leasing SF	582,271	593,718

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$178	\$143
Asking Price Per SF	\$265	\$211
Sales Volume (Mil.)	\$89	\$54
Cap Rate	6.9%	7.3%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

