

Southwest Riverside County Office Market

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.37	\$20.36
Vacancy Rate	7.3%	9.7%
Vacant SF	636,370	827,614
Availability Rate	13.2%	12.8%
Available SF	1,173,414	1,100,440
Sublet SF	18,920	19,704
Months on Market	8.0	15.8

Inventory	Survey	5-Year Avg
Existing Buildings	698	687
Existing SF	8,757,176	8,510,622
12 Mo. Const. Starts	19,006	80,050
Under Construction	104,127	109,066
12 Mo. Deliveries	121,637	90,127

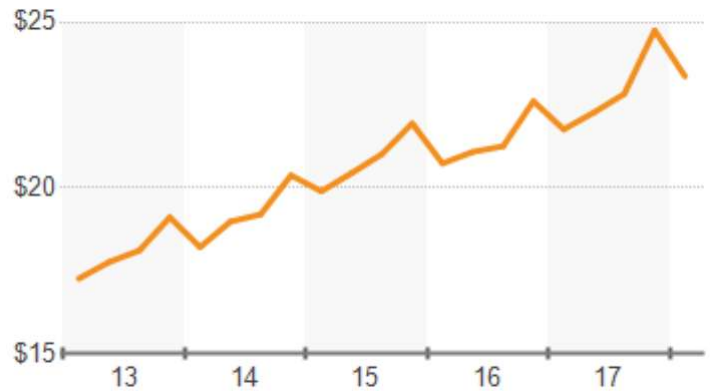
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	211,967	165,940
12 Mo. Leasing SF	625,757	573,640

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$170	\$133
Asking Price Per SF	\$332	\$219
Sales Volume (Mil.)	\$24	\$41
Cap Rate	6.5%	7.3%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

