

Southwest Riverside County Office Market

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$24.58	\$20.11
Vacancy Rate	8.0%	9.9%
Vacant SF	684,531	838,041
Availability Rate	13.5%	12.8%
Available SF	1,188,862	1,093,909
Sublet SF	20,706	19,839
Months on Market	7.3	16.1

Inventory	Survey	5-Year Avg
Existing Buildings	694	686
Existing SF	8,598,917	8,429,947
12 Mo. Const. Starts	19,006	88,629
Under Construction	223,207	111,213
12 Mo. Deliveries	20,259	78,664

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	55,814	164,025
12 Mo. Leasing SF	579,366	571,372

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$161	\$130
Asking Price Per SF	\$328	\$219
Sales Volume (Mil.)	\$21	\$42
Cap Rate	6.6%	7.4%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

