

Temecula Office Market

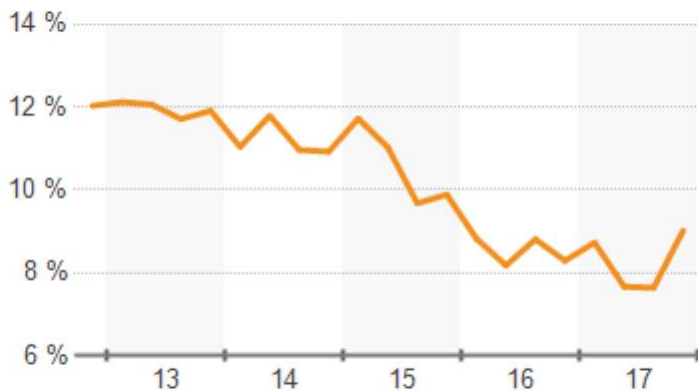
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$25.61	\$19.34
Vacancy Rate	9.0%	10.2%
Vacant SF	337,474	369,796
Availability Rate	19.2%	14.3%
Available SF	728,595	526,074
Sublet SF	13,564	13,503
Months on Market	7.2	14.6

Inventory	Survey	5-Year Avg
Existing Buildings	201	196
Existing SF	3,741,999	3,619,571
12 Mo. Const. Starts	0	51,038
Under Construction	50,121	58,861
12 Mo. Deliveries	0	73,491

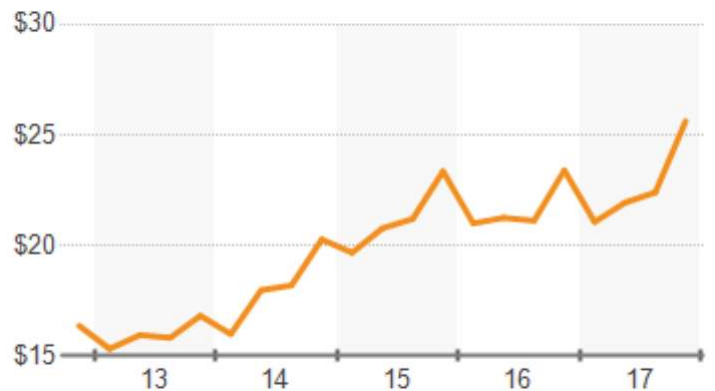
Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-10,107	84,252
12 Mo. Leasing SF	345,159	340,402

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$127	\$124
Asking Price Per SF	\$345	\$213
Sales Volume (Mil.)	\$7.4	\$22
Cap Rate	6.4%	7.2%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

