

Temecula Office Market

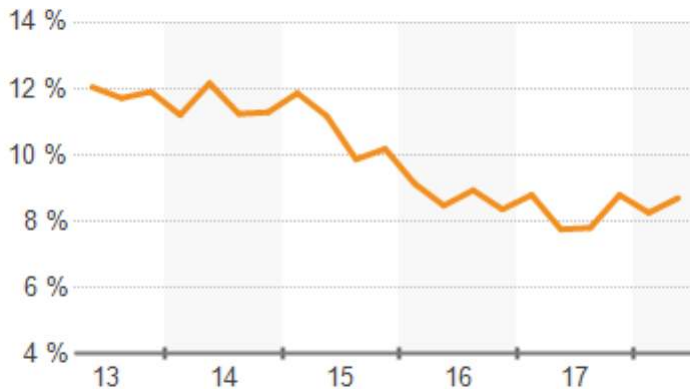
Availability	Survey	5-Year Avg
Gross Rent Per SF	\$23.17	\$20.13
Vacancy Rate	8.7%	10.0%
Vacant SF	330,983	368,901
Availability Rate	10.1%	14.3%
Available SF	386,424	535,894
Sublet SF	16,991	13,548
Months on Market	7.8	13.7

Inventory	Survey	5-Year Avg
Existing Buildings	203	197
Existing SF	3,805,237	3,693,832
12 Mo. Const. Starts	0	44,293
Under Construction	25,121	50,131
12 Mo. Deliveries	26,558	60,620

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	27,692	71,670
12 Mo. Leasing SF	339,080	360,009

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$172	\$145
Asking Price Per SF	\$268	\$182
Sales Volume (Mil.)	\$74	\$34
Cap Rate	6.8%	7.0%

Vacancy Rate



Gross Asking Rent Per SF



Net Absorption

